

**In The Matter Of:**  
*CITY OF N O NEPA PUBLIC SCOPING MEETING  
IBERVILLE CNI REDEVELOPMENT*

---

*January 24, 2013*

---

*Associated Reporters, Inc.  
201 St. Charles Avenue  
Suite 4315  
New Orleans, LA 70170  
(504) 529-3355*

Original File 012413E.txt

**Min-U-Script® with Word Index**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CITY OF NEW ORLEANS  
NEPA PUBLIC SCOPING MEETING  
IBERVILLE CNI REDEVELOPMENT

Public Scoping Meeting held at  
Craig Elementary School, 1423 St. Philip  
Street, New Orleans, Louisiana 70116, on  
Thursday, January 24th, 2013.

APPEARANCES:

JOSEPH ST. MARTIN  
MAGGIE MERRILL  
BRIAN LAWLOR

REPORTED BY:

ROBERT K. TUCKER  
CERTIFIED COURT REPORTER  
STATE OF LOUISIANA

\* \* \* \* \*

1 MR. LAWLOR:

2 We're going to start, do  
3 something unique and start on time, 7  
4 o'clock. So good evening, everybody. My  
5 name is Brian Lawlor. I'm the Mayor  
6 Landrieu's director of housing policy.  
7 And, first of all, I wanted to thank  
8 everybody for coming tonight and dedicating  
9 an evening to talking with us about our  
10 plans and hopes for Tremé and the Choice  
11 Neighbors Initiative.

12 We've been here before and been  
13 able to come back with some more  
14 information and progress and, really,  
15 again, to get your input and guidance and  
16 sense of what you also think should be done  
17 and shouldn't be done in the Tremé  
18 Iberville neighborhood.

19 We have a lot of folks here  
20 tonight who have been part of our  
21 consultation process from the beginning.  
22 We were here, the last time we were here,  
23 and Craig, was back in the fall. And a lot  
24 of you were here and rightfully asked us a  
25 lot of questions that we didn't have

1 answers to. And I don't think we have  
2 answers to everything tonight.

3 But I think we have some more  
4 information that we didn't have the last  
5 time to share with you and talk through  
6 what our, our vision is and what we think  
7 is possible, not what -- we still haven't  
8 made any final decisions. We still don't  
9 have final plans. We don't have bulldozers  
10 ready to go. We don't have buses of people  
11 ready to move. But we are moving forward  
12 and it's time to come back and visit with  
13 you and get some feedback from you.

14 So first I want to point out and  
15 introduce some of the people that are here  
16 with us tonight. And I'm not going to go  
17 person by person, but we do have some folks  
18 here from HANO. And if you could just  
19 raise your hands and give us a wave, you'll  
20 meet Maggie later on. Any other staff from  
21 HANO?

22 MS. MERRILL:

23 Yes. I see them.

24 MR. LAWLOR:

25 We also have some of the folks

1 from our Iberville resident working team.  
2 If you could just show your hands. Thank  
3 you.

4 And I think we have a good  
5 number of Iberville residents here tonight.  
6 Do we not? Can you give us -- all right.  
7 Excellent.

8 Well, and we also have -- here  
9 are some of our developers who are working  
10 with us. We have the HRI folks. We also  
11 have McCormack Baron's here with us. Thank  
12 you. They're in the back. We have some of  
13 our design team, Manning Architects are  
14 here tonight. You know Andrew, he's been  
15 with us before. We have our environmental  
16 consultants from Earth Search here tonight.  
17 And we have the folks from Joseph St.  
18 Martin's team. And I think that's  
19 everybody. What company?

20 MR. ST. MARTIN:

21 United States Risk.

22 MR. LAWLOR:

23 And U.S. Risk. I'm sorry. I  
24 only know them by name, not by company.  
25 And Urban Strategists, very good, thank

1 you. Anybody else? Any elected officials  
2 here tonight? Okay. Thank you. Welcome.  
3 Thanks for coming. I'm sorry, you're with  
4 counsel?

5 SPEAKER:

6 Council member Palmer's office.

7 MR. LAWLOR:

8 And we have some city officials  
9 here tonight also from the City of New  
10 Orleans. Come on guys, raise your hand.  
11 All right. Great. Thank you. Thank you  
12 everybody, and happy Mardi Gras. And  
13 thanks for spending the last night before  
14 the parades with us. I think this will be  
15 a good night for everybody because we're  
16 very excited about the possibilities that  
17 we have and we really wanted to bring you  
18 up to date and also give as much  
19 explanation of what we think we can  
20 accomplish as possible.

21 And, you know, I've been here at  
22 every one of these meetings and I have  
23 walked away from each meeting saying I wish  
24 we could have done a better job of  
25 explaining what we want to do. So we'll

1 try it again and we'll keep trying. We'll  
2 come back to you on a regular basis to get  
3 your input, to report to you. We've  
4 committed to that. We continue to do that.

5           One thing, I just did want to  
6 take a little step back and just explain  
7 how we got here. And when I say how we got  
8 here, really to go back and talk a little  
9 bit about public housing, what it was meant  
10 to accomplish and what we think the future  
11 lies for public housing in New Orleans,  
12 because things have changed over the years.

13           Public housing was a great  
14 housing program that began after the Great  
15 Depression after World War II. That was a  
16 great idea that helped a lot of people.  
17 And the intention was, really, to give  
18 people an opportunity, was it cleared out a  
19 lot of slums and blight and created good  
20 housing for people. And it was intended to  
21 really create an oasis for -- for folks to  
22 get -- get on their feet, get good jobs and  
23 move on in society and be successful and be  
24 performing successful members.

25           But it was an experiment that

1 didn't really work out. The idea of  
2 creating an oasis actually had an opposite  
3 effect. It almost isolated people. And I  
4 think we've seen the results of that,  
5 particularly at Iberville.

6           Iberville is a great location.  
7 It's great buildings. But the design of it  
8 really cut Iberville off from the rest of  
9 the city. There's no schools at Iberville.  
10 The streets don't go through. There's  
11 really not great transportation. The  
12 properties around it have deteriorated and  
13 basically it's concentrated people and  
14 segregated people rather than incorporating  
15 them into society and giving them  
16 opportunity.

17           Well, HUD, the federal  
18 government agency that built all of these  
19 public housing projects, has recalculated  
20 what's a good plan and has had great  
21 success around the country redesigning,  
22 rebuilding and essentially bringing these  
23 developments back into the community, to  
24 open up opportunity, to open up jobs, to  
25 open up transportation.

1           And the first thing that they  
2 talk about is we should look from the  
3 development out rather than trying to  
4 isolate the development and the residents  
5 from within.

6           We said we need to do that,  
7 also. And to a certain extent, the city  
8 and HANO tried with the Big Four and I  
9 think they made good strides on that. But  
10 there's still things that need to be  
11 learned from that. And I think we have an  
12 opportunity here with Iberville to do that.

13           We've worked very hard from day  
14 one to work with the residents, to talk  
15 about what would make sense for them, what  
16 it is that they need, what they lack and  
17 what would be a good idea for what to do  
18 onsite as well as in the neighborhood. And  
19 HUD has set forth certain criteria for us  
20 to do that and I think we were very  
21 successful. I know we were successful  
22 because hundreds of cities around the  
23 country had the same type of challenges as  
24 we do.

25           And they competed and filed

1 applications and tried to say that we could  
2 do it but they came to New Orleans and they  
3 looked at all the things that we've done,  
4 particularly around Tremé -- whether it's  
5 working on Armstrong Park, whether it's  
6 plans about the Lafitte Greenway -- and  
7 said maybe we can make this work here in  
8 New Orleans. Maybe Iberville really is the  
9 place to do it.

10           And one of the things that we  
11 promised to do was to open up Iberville to  
12 be incorporated and integrated into the  
13 rest of the community in a way that made  
14 sure that the residents who lived on  
15 Iberville, who lived in Iberville now had  
16 an opportunity to come back to whatever was  
17 rebuilt or rehabilitated, that they had  
18 options to move out if they wanted to do  
19 that, but also that no units were lost,  
20 that no public housing units were  
21 demolished and never came back.

22           It was not a -- it's not a  
23 gentrification plan. It's not a plan to  
24 demolish and run. It's something that is  
25 designed program wise to create affordable

1 housing across Tremé and Iberville for as  
2 many people as possible, not to gentrify  
3 it, not to make it only for the wealthy,  
4 not to make it only for the very poor, but  
5 to create opportunities for everybody. And  
6 what we've done is looked at how do we take  
7 the 880 public housing units, subsidies  
8 that we have and essentially spread them  
9 around the community so that there's  
10 affordable housing everywhere.

11 SPEAKER:

12 Can I say something? Right now,  
13 we're getting certified. We need -- but  
14 Monday (inaudible). We need that, too.  
15 We're going to have it. It's just like  
16 food and drinks and whatever. But  
17 communicating with -- (inaudible).

18 SPEAKER:

19 For the communication and go.  
20 But to my knowledge at that time  
21 (inaudible). Me here and got the  
22 communication from the Iberville  
23 government, that we was eligible.

24 MR. ST. MARTIN:

25 And, look, we appreciate all of

1 the comments. We actually have a section  
2 designated for comments and questions and  
3 answers. So we'll ask if you could, if you  
4 could hold your questions till the end of  
5 the presentation, we will take every  
6 question.

7 MR. LAWLOR:

8 I think what we're trying to do  
9 is give enough background and answer  
10 questions that we received before and go  
11 through a presentation. We've, you know,  
12 not given you enough information. We're  
13 trying to provide as much information as we  
14 have. We have time for comments and  
15 questions. We're not leaving until the  
16 questions are answered.

17 So I think we're trying to  
18 respond to people who asked us for  
19 additional information. So we'll do that.  
20 If you want to come back when we're at the  
21 comment period, that would be fine. But we  
22 are going to go through and do a  
23 presentation of what types of things we're  
24 thinking about at the site and things that  
25 might happen within the community.

1           So I am going to wrap up because  
2 I think at this point in time we are at  
3 decision-making mode. We need input from  
4 you because we do need help in deciding how  
5 we move forward onsite. We have secured  
6 funding to start construction but we  
7 haven't decided what we're going to do yet,  
8 of how we're going to do it.

9           We have deadlines that we have  
10 to make up our mind. We can't debate about  
11 it. So let's go through the update, we'll  
12 have our comments and questions, we'll talk  
13 through what the various site options are  
14 and we'll answer whatever questions we  
15 have.

16           I'm going to ask Maggie Merrill  
17 from HANO to just give us a brief update  
18 about HANO's role in this and we'll keep  
19 the agenda rolling.

20           MS. MERRILL:

21           Good evening, everyone. My name  
22 is Maggie Merrill with the Housing  
23 Authority of New Orleans. So -- thank you,  
24 ma'am. If you-all remember, a couple of  
25 years ago we were awarded the Choice

1 Neighborhood grant. And at the time that  
2 required the replacement of 821 public  
3 housing units on the Iberville site, as  
4 well as spread out throughout the whole  
5 Iberville-Tremé neighborhood. And so in  
6 the meantime we've been going through this  
7 environmental review process so we can try  
8 to come up with a final plan for the  
9 Iberville site.

10 So I wanted to just give you an  
11 update because it's been a while since  
12 you've heard from us and I want you to know  
13 what we've doing in the several months.  
14 And most of that has been actually this  
15 environmental review process. But we have  
16 had a few exciting things happen.

17 We had received two tax credit  
18 allocations to help to redevelop the onsite  
19 portion of Iberville. And so the first  
20 chunk of funding that we got was originally  
21 for blocks I and J at Iberville, which are  
22 basically the two blocks, the Crozat block  
23 and then the block on Basin Street.

24 And as most of you probably  
25 know, as we were undergoing archaeological

1 portion of the review, there were burials  
2 found on site, which was to be expected.  
3 We had seen historical maps that showed  
4 that St. Louis Cemetery No. 1 used to be  
5 much larger than its current boundaries.  
6 And so as we were doing the archaeological  
7 dig, we confirmed that that was, in fact,  
8 true. And so obviously that made us step  
9 back and try to re-evaluate and see what we  
10 could do on the site.

11           So what we've done so far is we  
12 have taken that tax credit allocation and  
13 actually changed it to block I and F so  
14 that we can keep moving forward with the  
15 redevelopment of Iberville, because we  
16 understand how important it is to start  
17 that process for the residents that are  
18 there. We also received a second tax  
19 credit allocation for what we call block C,  
20 which is also along the western edge of the  
21 site.

22           And then the important thing  
23 about the tax credits is that it has a very  
24 specific deadline of the end of 2014 that  
25 we have to be completed with this first set

1 of housing.

2           And so we've been going through  
3 this, this environmental review process to  
4 make sure that we're getting -- we're going  
5 through the process and we're getting all  
6 the comment that we can, but also very  
7 sensitive to the fact that there is a  
8 deadline that we have and we don't want to  
9 jeopardize losing the funding for the site.

10           So that's the update that's been  
11 happening onsite. So, of course, in  
12 preparation for that we have been helping  
13 to prepare the residents onsite for  
14 relocation. And so we have relocation  
15 coordinators on site that are doing  
16 assessments with all of the families and  
17 helping to identify resources for them and  
18 helping to identify apartments for them,  
19 getting them signed up in the Section 8  
20 programs so they have those resources  
21 available for relocation.

22           And as soon as we are complete  
23 with the environmental process, we hope to  
24 be able to complete the relocations so we  
25 can start the redevelopment onsite.

1           As I mentioned earlier, there's  
2 a whole offsite component of Iberville to  
3 do about 400 replacement units and then  
4 some additional market rate and mixed  
5 income units throughout the neighborhood.  
6 We don't have any final plans for that now,  
7 though we had anticipated an application  
8 that we would do several sites.

9           But as we start to get concrete  
10 plans and, for instance, if we are able to  
11 buy a property and we want to -- and we get  
12 funding for it, it will undergo this same  
13 environmental review process and the same  
14 process for public comments and review as  
15 we go forward.

16           So I just want everybody to know  
17 and hopefully anticipate that in the future  
18 we'll have additional meetings like this to  
19 look at other options for offsite  
20 development and the design and how it will  
21 impact the neighborhood.

22           One thing I did want -- I do  
23 also want to mention, I think, which is  
24 very important, is that all the residents  
25 of Iberville have the right to return to

1 the replacement units that we create. And  
2 so whether it's onsite or it's to the  
3 offsite replacement units, all of the  
4 Iberville residents have priority for those  
5 units. And we're very -- we're very  
6 serious about that and we're hoping to  
7 develop units that will create more choices  
8 and opportunities for our residents.

9 I believe that's all I have to  
10 say. But obviously in question-and-answer  
11 session, if you need more information,  
12 we'll be happy to provide it.

13 MR. ST. MARTIN:

14 And good evening, everyone. As  
15 Brian acknowledged, my name is Joseph St.  
16 Martin and I'm with St. Martin Brown &  
17 Associates. We're one of three firms that  
18 were brought together to help HANO conduct  
19 the environmental assessment. And  
20 basically any time a federal -- a project  
21 uses federal funds, you have to go through  
22 and conduct an environmental assessment.

23 So St. Martin Brown, along with  
24 U.S. Risk Management and Earth Search have  
25 been working over the last several months

1 to conduct an environmental assessment to  
2 evaluate the impacts of the Iberville  
3 development.

4           So tonight's meeting is a second  
5 NEPA meeting that we're going to be  
6 conducting. We held our first one back in  
7 the fall of last year. And several things  
8 that happened over the last several months  
9 which has caused us to have such a time  
10 span before we could come back and give you  
11 guys some updates on what's going on.

12           The purpose of today's meeting  
13 basically is to discuss the purpose and the  
14 needs of the project. We want to describe  
15 the environmental review process, exactly  
16 what it is, so everyone understands how it  
17 affects the project.

18           One of the things, also, we want  
19 to discuss the expansion of the APE, or  
20 area of potential effects. This is  
21 actually one of the comments that came up  
22 in the last meeting. So this is evidence  
23 to show that we actually do take the  
24 comments seriously and evaluate how they  
25 can impact the project.

1           Also, we're going to have a  
2 presentation by Manning Architects to  
3 discuss the proposed alternative that  
4 you've first seen at the meeting back last  
5 year, along with what has been done to kind  
6 of look at how the development would be  
7 affected based upon the environmental  
8 actions that we found so far.

9           And then lastly, we want to  
10 obviously take your public comments and see  
11 how those things can affect the further  
12 analysis.

13           We will have a section for  
14 public comment at the end of the project.  
15 We do have a couple of ground rules for  
16 public comment. We obviously ask that you  
17 hold all of your questions until we finish  
18 the presentation. Every speaker that wants  
19 to come up and speak, we're going to ask  
20 that you fill out a comment card. You  
21 should have received that on your way in.  
22 If you haven't, we still have some at the  
23 front area where you came to sign in.

24           But that allows us to be able to  
25 actually take information of who made the

1 comment, where the comment came from, so we  
2 can use it appropriately.

3 And we also would request that  
4 when you do come up, that you clearly speak  
5 your name and your address. You see, we  
6 have a court reporter up front that's  
7 actually taking the transcript because we  
8 want to make sure that we get every word  
9 documented.

10 And lastly, we'll allow every  
11 speaker two minutes to come up and speak,  
12 whether it be a comment or question, and  
13 then we'll also have members from the panel  
14 to actually come up and provide answers to  
15 those questions.

16 The project partners that are  
17 involved in the actual redevelopment of  
18 Iberville, obviously HUD is a large partner  
19 in this. The City of New Orleans are  
20 working in conjunction with the Housing  
21 Authority of New Orleans and we have our  
22 development team, the Iberville  
23 Revitalization Company that's also a  
24 project partner.

25 Brian and Maggie briefly kind of

1 gave you guys a history and update of  
2 what's kind of happened so far and when  
3 Manning goes through their presentation,  
4 they'll kind of give you the transition of  
5 what things have -- have come about since  
6 we had our last meeting.

7           Again, tonight's meeting is  
8 focused on the NEPA process. And as I  
9 stated, NEPA stands for the National  
10 Environmental Policy Act. And any time you  
11 use federal funds for a project, the  
12 federal government really wants to make  
13 sure that you assess every potential  
14 environmental impact and how it can impact  
15 the project.

16           And basically, during the NEPA  
17 process, these are all of the different  
18 things that we look at. Obviously we want  
19 public comments and input. We've been  
20 speaking with state and local agencies. We  
21 look at all kind of previous studies that  
22 have been done before the project. We look  
23 at site-specific issues, we look at how  
24 social services can be impacted and also  
25 community organization, which is critical

1 with the Iberville resident working team.  
2 They've been a vital partner in this entire  
3 project.

4           The project area, when we last  
5 met, basically was bounded with the onsite  
6 Iberville development and adjacent  
7 Winn-Dixie and RV parking lot. The  
8 expanded area of potential affect is  
9 actually something that came out of our  
10 last meeting. The area of potential effect  
11 has now been expanded outside the initial  
12 Iberville site and Winn-Dixie and RV site  
13 to actually mimic the Choice Neighborhood  
14 grant area that was defined in the grant.  
15 And that area is bounded by North Broad  
16 Street on the north, Rampart to the south,  
17 St. Bernard Avenue to the east and Tulane  
18 Avenue to the west.

19           We have identified that there  
20 are four surrounding historic districts.  
21 The Mid City, Esplanade, Lower Central and  
22 Vieux Carré. But at this time none of  
23 these areas have plans for development to  
24 actually happen in them.

25           At this point, I'd like to

1 introduce Andrew Baqué with the Manning  
2 team and he's going to go through the  
3 alternative that we presented at our last  
4 meeting, as well as alternatives developed  
5 since then.

6 MR. BAQUÉ:

7 Thank you, Joe. Again, my name  
8 is Andrew Baqué, I'm with Manning  
9 Architects and I'm part of the planning  
10 team that's marshalling the whole planning  
11 process, the master planning process. What  
12 I'm going to do, as Joe indicated, is to  
13 take you through the alternatives and what  
14 has influenced the evolution since the  
15 last time that we met. And I will give  
16 you -- I'll highlight some of the thinking  
17 that has influenced each alternative  
18 throughout the process.

19 A good way to think about these  
20 projects is to look at the -- or consider  
21 the influences and there have been two  
22 primary influences on these alternatives  
23 that they have developed since we last met.  
24 One is the archaeological finding that was  
25 part of the environmental review process.

1           So what you will see is, for  
2 example, alternatives one through six were  
3 all pre-archaeological finding. Seven  
4 through nine all occurred during that  
5 process, the archaeological digs, and the  
6 last two alternatives were after the  
7 archaeological findings.

8           And, again, the second primary  
9 influence was the CNI application process,  
10 which, again, that Maggie and Brian alluded  
11 to. So what I will do now is take you  
12 through the alternatives. I will start  
13 with one through six. And, again, one  
14 through four are the ones that you've seen  
15 before but I'll go back and highlight  
16 those, too as well, okay?

17           And you see alternative one and  
18 alternative one is the status quo.  
19 Alternative one is what's out there today.  
20 And it looks -- this alternative considers  
21 doing nothing. Leaving the exterior of the  
22 building and interior of the buildings as  
23 you have it today, okay?

24           One of the challenges with  
25 alternative one, based on the goals and

1 objectives that Brian and Maggie indicated,  
2 are some of the physical problems with the  
3 development that has spawned some of the  
4 challenges, again, that Brian and them have  
5 indicated.

6           And with Iberville, what you can  
7 see here -- this is Basin Street down here,  
8 this is Iberville here and this is  
9 St. Louis and Robinson up here -- is that  
10 the project is cut off. It's cut off from  
11 the rest of the city, from the rest of the  
12 neighborhood. Again, much of the same  
13 kinds of issues that Brian had indicated.

14           More specifically, though, with  
15 Iberville, if you look at they have nine  
16 courtyards that are -- they have --

17           SPEAKER:

18           Excuse me. What that circle  
19 mean in the middle?

20           MR. BAQUÉ:

21           This is Marais Street, this is  
22 Bienville Street. All right? So this site  
23 right here, this illustration is an  
24 illustration of the existing site as it  
25 exists today.

1           Many of the challenges, as an  
2           example, with the Iberville development has  
3           to do, for example, with the courtyards  
4           where over time because of crime that was  
5           occurring in the courtyards, HANO had to  
6           fence the courtyards off from the rest of  
7           the development, creating even more  
8           isolation with parts of development where  
9           the development itself was already  
10          isolated.

11                 So we then moved to alternative  
12          two that looks at -- considers what if we  
13          leave the physical environment exactly like  
14          it is but we consider renovating the  
15          interior of the buildings. The result of  
16          that is fewer housing units.

17                 Here, again, because of the  
18          nature of the units inside the buildings  
19          right now, they're smaller. Renovating  
20          them, bringing them up to current  
21          standards, you lose unit count. All right?  
22          That's 841 units today. The renovation of  
23          the buildings brings you to 548.

24                 And some of the problems  
25          associated with that is that we are looking

1 to bring, as part of the CNI application  
2 commitment, is that we would bring 304  
3 replacement units back onto the site. And  
4 with that, try to achieve a mixed income  
5 development. Well, where that mixed income  
6 development would try to reach a goal of  
7 900 total units onsite.

8           So with this 548 units, we have  
9 a challenge of trying to achieve that mixed  
10 income. Not only that, but we're shooting  
11 for somewhere around 900 units and we have  
12 548 and there's about 350 units that will  
13 force additional land acquisition and  
14 higher costs to put those units somewhere  
15 else. So this -- this -- that's  
16 alternative two.

17           Alternative three swings it back  
18 to the opposite direction. Alternative  
19 three says what if you consider taking  
20 everything down, starting over. And in  
21 here, what this alternative does is that it  
22 incorporates the principals, the community  
23 planning principals that Brian had alluded  
24 to, the idea that you connect the  
25 development to rest of the community by

1 opening up the streets, restoring the  
2 streets that once existed.

3           You have residential fronting  
4 streets, you have defensible space. You're  
5 defining public space. You're having  
6 private space and parking which is all  
7 secured so that you incorporate the kind of  
8 community planning principals that we see  
9 today in successful sustainable  
10 communities.

11           One of the challenges with  
12 alternative three is that it doesn't  
13 incorporate a preservation strategy which,  
14 as we all know in New Orleans, has a  
15 wonderful heritage of preservation as part  
16 of its community planning history.

17           That brings us to alternative  
18 four. Alternative four was part of the CNI  
19 application. This was the plan that was  
20 submitted. It was developed extensively  
21 through resident working continuing  
22 participation, stakeholders, onsite  
23 stakeholders.

24           What this plan does is that it  
25 opens up the streets. It incorporates all

1 the community planning principals that we  
2 alluded to earlier. But what it does is  
3 that it adds the component of preservation.  
4 And in this case, you can see that we were  
5 able to preserve 22 buildings along Marais  
6 and Bienville.

7           And with this strategy, these  
8 are buildings that could be preserved, not  
9 compromised by restoring the street grid.  
10 These buildings contribute. Leaving those  
11 buildings that actually contribute to the  
12 place making -- community making principals  
13 that we've been talking about.

14           Not only that, but the nature  
15 and the concentration of those buildings  
16 allows us to preserve part of the community  
17 that is an important component of community  
18 making there today. A lot of the public  
19 space along Marais and Bienville would be  
20 saved, preserving the core of the  
21 neighborhood as it exists today.

22           So this is where we hit pause in  
23 the process. This plan was submitted as  
24 part of the CNI application. And then we  
25 started the environmental review process.

1 And alternative five emerges, was the first  
2 to emerge out of that process. And that  
3 was based on the request to consider  
4 preserving more buildings.

5           So in this plan, we had a  
6 workshop with all interested stakeholders  
7 as part of the environmental review process  
8 where we explored the possibility of  
9 preserving additional buildings. And there  
10 were eight more buildings that occurred in  
11 different locations that we were able to  
12 consider adding eight more buildings to the  
13 site.

14           Alternative six was, again, a  
15 response to that continued exploration of  
16 preserving more buildings. This is the  
17 point at which, though, five and six  
18 received very little discussion because  
19 this is the point at which innate,  
20 environmental review process, they started  
21 the archaeological digs. They started the  
22 trenching.

23           And that's where I'll go to now.  
24 Seven, eight and nine are the plans that  
25 emerged during that archaeological part of

1 the process. And alternative seven was the  
2 first one that we had done. And you can  
3 see that it's pre-HANO, it's a sketch  
4 study. This is where in this area right  
5 here, this is what we refer to as block J.  
6 This is St. Louis Cemetery No. 1. This is  
7 block J, block H.

8           Early on in the process during  
9 the archaeological dig, during what they  
10 refer to as the trenching, they found some  
11 burials in these areas right here. We  
12 thought that that was perhaps the extent of  
13 it. This was, again, the preliminary part  
14 of the trenching.

15           So what we began to explore is  
16 what can we do with the units. We knew  
17 that at that point, the likelihood that we  
18 would not do any kind of development on top  
19 of that site. So we started saying where  
20 could we, in fact, move those units  
21 throughout the site and could we still  
22 achieve the community planning and the CNI  
23 objectives, community planning objectives  
24 with the site.

25           The next alternative,

1 alternative eight, you can see block J.  
2 And here, at this point, what we learned  
3 was that the burials extended not only  
4 through J, but up through H, but actually  
5 into block E. And so the green space  
6 represents the area of the existing  
7 cemetery.

8           This study then says effectively  
9 what we've done is we've lost two city  
10 blocks. And how can we still maintain our  
11 objective of unit count, of income mix, of  
12 bedroom mix, many of the other community  
13 planning objectives that we have for the  
14 site. So this one explores -- and you can  
15 see some of these studies where we're  
16 having to take that density and move it to  
17 the other eight blocks on the site.

18           This alternative, alternative  
19 nine, was a plan that was prepared to now  
20 have a conversation with SHPO and the state  
21 to explore what the possibility might be as  
22 a result of discovering where the burials  
23 are in block J and in block H right here.

24           What we learned in that process,  
25 in those formal meetings now with the state

1 is that the extension of Marais through  
2 this, in this area right here, constitutes  
3 a new land use. According to the attorney  
4 general, there's a cemetery there which  
5 means that's the existing land use.

6 If we change that land use by  
7 putting in a new road, we would have to  
8 decommission the cemetery, which is cost  
9 prohibitive. So the idea of extending this  
10 road in this area right here, we began to  
11 realize it was cost prohibitive.

12 Also, by leaving residential  
13 buildings and uses on the site, we began to  
14 learn from our lenders that that, in their  
15 mind, was a huge challenge and the  
16 possibility of getting lending for those  
17 structures may be very difficult, if not  
18 impossible.

19 That led us then to the next  
20 two. These next two, 10 and 11, are the  
21 post-archaeological findings. And in this  
22 alternative, in alternative 10, what we did  
23 was we went back to the alternative where  
24 the entire area along the J block and the H  
25 block was reserved for green space on top

1 of the existing cemetery.

2           The alternative 11 then asked  
3 the question is it possible to try to save  
4 yet even more buildings. And here you'll  
5 see that we have a building shown here,  
6 existing building shown here along Basin.  
7 This is the existing administration  
8 building. And the thought here, along with  
9 the building along Basin Street is that  
10 perhaps programming for these buildings  
11 could be something that relates to the  
12 green space that they are adjacent to.

13           So, for example, in the  
14 administration building in the H block  
15 here, perhaps that could be a community  
16 center and this could be community public  
17 space.

18           Along block J -- and this, which  
19 is a residential structure, is to not put  
20 residential use in there but, in fact, some  
21 kind of program that, as an example, could  
22 be related to St. Louis Cemetery No. 1.

23 Could it be an interpretive center, a  
24 museum of some kind that somehow celebrates  
25 and tells the story of New Orleans

1 cemeteries. Again, focusing on the  
2 St. Louis cemeteries which are in the  
3 immediate area.

4           And so that the financing for  
5 those two buildings could be targeted and  
6 perhaps not dependant upon the same kind of  
7 lending sources that we have for the rest  
8 of the project. And this is where we are  
9 today. We are at alternative 11. All of  
10 these alternatives are lined up in this  
11 area over here which you can look at  
12 afterwards.

13           SPEAKER:

14           I was wondering, though, why you  
15 have to remove any buildings if it's  
16 already on the site. In other words, you  
17 have these -- these spaces that you're  
18 calling green space, why can't you just  
19 leave the building that are there? There's  
20 housing now.

21           MR. ST. MARTIN:

22           Excuse me. We're not finished  
23 the presentation yet. We will take all  
24 public comments. So if you just bear with  
25 us, we've got maybe another five minutes or

1 so and we'll definitely take your  
2 questions.

3 All right. This slide here  
4 represents a potential. We talked briefly  
5 about the Winn-Dixie and RV site being part  
6 of the initial project area. This is very,  
7 very preliminary. We don't have any other  
8 plans besides what we have right here for  
9 us to consider and evaluate at this time.

10 So we just wanted to bring this  
11 up and show it to you. But we have very  
12 limited information right now regarding  
13 this potential site. But that is something  
14 that is potential but it's -- it's not  
15 currently on the table.

16 Basically what we want to make  
17 sure that we are addressing is there are  
18 several key things that we want to make  
19 sure that we are making sure are  
20 accomplished through the process.

21 We've done the initial Section  
22 106 and have been doing several consulting  
23 party meetings. We did the initial NEPA  
24 meeting back in May. We've continued to  
25 have ongoing consultation with all of the

1 stakeholders involved in the project.

2 Today is actually our second meeting that  
3 we're hosting.

4 And to date, we've actually  
5 looked at how archeology affects the  
6 assessment of the environmental assessment.  
7 We've looked at architecture and obviously  
8 we've looked at the cemetery side of it,  
9 given that we found burials onsite of the  
10 existing development.

11 Our tentative project schedule  
12 for the NHPA process, we are still  
13 evaluating and putting together a  
14 programmatic agreement. On the NEPA side,  
15 we'll have another public meeting after  
16 this meeting today because, again, we want  
17 to take all of your comments and questions  
18 in this meeting and incorporate it into our  
19 final public meeting that we'll have.

20 We'll have a copy of the draft  
21 environmental assessment available and that  
22 will probably be available the same time  
23 that we have our final public meeting. And  
24 then after that public meeting, there will  
25 be a process where it gets reviewed and

1 signed off on and then a final  
2 environmental assessment will be produced.

3           So at this point, we're going to  
4 go ahead and open up the floor to public  
5 comments. And for those who don't stay for  
6 the public comment period, we'll leave the  
7 slide up. But we will be taking comments  
8 in writing after today up until February  
9 8th. They can be in writing and mailed to  
10 City Hall, they can be dropped off in  
11 person to City Hall, you can leave them  
12 here with us this evening.

13           And there's also a website  
14 that's available where it can be posted to  
15 the website. Your comment can be posted to  
16 the website. So I'll leave this slide up  
17 while we do our comment period and question  
18 and answer.

19           What we're going to ask is that  
20 each speaker is going to have two minutes  
21 to make a comment or ask a question. We're  
22 going to ask you to actually come up  
23 because we've got a logistical issue with  
24 the microphone. We've only got one mike  
25 tonight. So we're going to ask the

1 speakers to come up and then we'll have  
2 people available to answer questions as  
3 well.

4 So at this time, I open up to  
5 public comments. And we have a drop box up  
6 at the front table to actually leave your  
7 written comments behind as well.

8 MR. LAWLOR:

9 Take that person first.

10 MR. ST. MARTIN:

11 All right. So -- we've got one  
12 person that actually submitted a comment.  
13 Mike Howell, you want to come up and read  
14 your comment?

15 MR. HOWELL:

16 So the rest of us can put our  
17 comments there and then we'll be able to  
18 speak, right?

19 MS. MERRILL:

20 Yes, sir.

21 MR. HOWELL:

22 Because that wasn't explained in  
23 the front.

24 SPEAKER:

25 Can I ask a question? I don't

1 have a comment.

2 MR. ST. MARTIN:

3 We're going to take them in  
4 order. You'll be able to ask a question.

5 SPEAKER:

6 I want to know which  
7 alternatives are now obsolete.

8 MR. ST. MARTIN:

9 I'm going to ask -- we'll go in  
10 order and we'll take your comment, ma'am.

11 MR. HOWELL:

12 Okay. I'm Mike Howell with  
13 (inaudible) Iberville. We made it clear  
14 for a long time that we were -- wanted the  
15 development to be improved but the basic  
16 structure stay the same. And we still hold  
17 this position. We will hold this position  
18 till the very end.

19 But first of all, since there  
20 are going to be changes, I have some  
21 proposals. One -- hopefully there won't --  
22 one, I propose that the persons in charge  
23 of the redevelopment of Iberville  
24 neighborhood erect a stone memorial in the  
25 neighborhood that honors the hundreds of

1 Iberville residents who gave up their  
2 homes, their neighborhoods and their way of  
3 life in order to pave the way for the  
4 implementation and the completion of this  
5 redevelopment.

6           Secondly, I urge everybody who  
7 is interested -- excuse me. I have a  
8 question. The second is one of the  
9 residents asked me why have the planners  
10 reneged on their earlier pledge to use a  
11 phased-in approach to the demolition of  
12 existing buildings and the replacement with  
13 new homes. That is a question that one of  
14 the residents didn't feel comfortable  
15 raising the question. Who knows for  
16 obvious reasons.

17           And then finally, I encourage  
18 everyone who wants to know a little more  
19 about the history of redevelopment and  
20 public housing, including all the way up to  
21 Iberville and this move to get rid of  
22 Iberville, to read a book published by the  
23 University of Walt Minnesota press called  
24 Driven from New Orleans by J. Arena.

25           That's out, you can get it in

1 most of the universities and that will give  
2 you some good insight over the last 20  
3 years. Thank you.

4 MR. ST. MARTIN:

5 All right. Thank you. The next  
6 speaker.

7 MR. LAWLOR:

8 I think we want to respond,  
9 Joseph.

10 MR. ST. MARTIN:

11 Oh, I think we're going to  
12 respond to that. There was a question?

13 MR. LAWLOR:

14 I think we do want to respond  
15 the best that we can at this point in time.

16 I think first of all, a question  
17 was asked which alternatives are obsolete.  
18 We're still considering all alternatives.  
19 We are recommending number 11, the last  
20 one, that is a mix of preservation and new  
21 construction.

22 With regard to the phased  
23 demolition, we haven't made any decisions  
24 about demolition yet. But what we do have  
25 funding lined up for is a phased

1 development of the site. And it only, as  
2 Andrew talked about, only the first step in  
3 that is three blocks. What are the block  
4 letters again?

5 SPEAKER:

6 I, F and C.

7 MR. LAWLOR:

8 I, F and C. So we're not  
9 talking about even if the alternative is  
10 11, which requires other buildings to come  
11 down, it's not like demolish all the  
12 buildings on the site first that we can and  
13 then do I, F and C. We are doing a phased  
14 step.

15 Secondly, in reference to the  
16 memorial or monument, I really want to make  
17 it clear that one of the requirements of  
18 the CNI award is that every resident who  
19 lives on the site now and is in good  
20 standing, of course, but every resident  
21 that's on the site now has an absolute  
22 right to return to a public housing unit on  
23 the site.

24 So there are now about 360  
25 families, households. They are guaranteed

1 a unit on the site as a condition of us  
2 even participating in the grant.

3 SPEAKER:

4 There were more than a hundred  
5 families purged in 2008, 2009 on Mickey  
6 Mouse charges to get them out. And because  
7 of the three-month wave of after Katrina,  
8 hundreds of other families that lived in  
9 Iberville, since we didn't have a great  
10 deal of resources, were never able to come  
11 back.

12 As to the idea that everybody is  
13 just not true. It's only the most  
14 fortunate, strongest people who found a way  
15 to come back. A lot of people couldn't and  
16 they would have loved to.

17 MR. LAWLOR:

18 That hundred is different  
19 hundred. I understand what you're saying.

20 SPEAKER:

21 Piggy backing on what he just  
22 said, can you explain about the area of  
23 impact and how the housing is going to get  
24 divvied up as far as low income, market  
25 value and a market rate and what's the

1 other alternative? And then also --

2 MR. LAWLOR:

3 Wait a minute. Let me interrupt  
4 you because we did ask people to fill out a  
5 form and people have. So let me take the  
6 people that filled out the form first.  
7 We'll take everybody. But we think it's  
8 important to have the form and it will help  
9 us keep a record of the question. And  
10 we'll answer your question.

11 But we really --

12 SPEAKER:

13 As far as the question, I just  
14 want to know if there were more  
15 alternatives. You're still accepting more  
16 other alternatives to all the other  
17 alternatives.

18 MR. LAWLOR:

19 Everything is still under  
20 consideration, yes.

21 MR. OTT:

22 Thanks. I'm a little distressed  
23 that there wasn't a process at the very  
24 beginning and you need to do it at the next  
25 hearing where we can submit comments and

1 line up. And that way residents can have  
2 the preference to go first. Your  
3 caretakers at the front, they didn't know.  
4 So it needs to happen.

5           You know, your assessment of the  
6 fact that public housing turned out a  
7 certain way while here in New Orleans, our  
8 city was emptied of us and then you took  
9 advantage of the disaster to lock people  
10 out of their big four housing developments.

11           And that needs to be said. Not  
12 to say it is to rewrite history. It's  
13 offensive. And that's what's happened with  
14 our schools, that's what's happened with  
15 our hospitals, that's what happened with  
16 everything.

17           On number 11, why have the green  
18 spaces? As I understand -- and by the way,  
19 I am a participating party in this process  
20 through the committee to reopen Charity  
21 Hospital -- that state person that was  
22 there at one of the meetings said that if  
23 you just renovate the buildings, you're not  
24 running afoul of the cemetery that lies  
25 beneath it. Why can't you just leave

1 current buildings where they are and then  
2 if you're going to clear something out,  
3 well, you have the Winn-Dixie site that's  
4 already clear. You don't need to clear  
5 anything out.

6           Also, if you are deciding to  
7 have offsite development, all that offsite  
8 development needs to be constructed before  
9 you tear down Iberville because if you're  
10 scattering the current population outside  
11 of the area, they're going to be less  
12 likely to return. So the offsite  
13 development should be preserved.

14           I mean, there were 80 houses  
15 moved from Lower Mid-City. Those could  
16 actually be utilized if they were built and  
17 put the roofs back on. And there's a lot  
18 of vacant space in the Lafitte Corridor and  
19 other places that people could live very  
20 closely. We don't need to be scattering  
21 people on the Westbank and elsewhere. We  
22 want people back in the center of town and  
23 it should be the original residents.

24           This programmatic agreement,  
25 that is just -- you know, there's a lot of

1 scariness to this. Ask the residents that  
2 live near Lower Mid-City with the VA  
3 hospitals. They have to deal with  
4 piledrivers and messed up cracked walls in  
5 their homes.

6           And this is for current  
7 residents of Tremé and current residents of  
8 the area. You need to be mindful of what  
9 agreements are and these vibration impacts,  
10 because you need assurance that your  
11 property's going to get fixed. Whether  
12 you're a renter or an owner, you need to be  
13 able to stay on top of it.

14           Finally, I just say we have  
15 deadlines. Well, the deadlines should be  
16 subordinate to the population that's here  
17 and that was here at the time of Katrina.  
18 We want our original residents back and we  
19 want them back now and we need to be able  
20 to invite people back and use the money to  
21 subsidize their return. Because there are  
22 still more than 100,000 people that are  
23 displaced because they can't come back  
24 because of high rent.

25           That's all I've got to say. I'm

1 just disturbed that these sketches take out  
2 the development and proposals to put nice  
3 things on the edges. They're going to  
4 actually isolate people more. I don't care  
5 what the refinancers think. It has to be  
6 restoration. Building back better than we  
7 were before means getting the original  
8 people back.

9 MR. ST. MARTIN:

10 Thank you, Mr. Ott. Our next  
11 speaker will be Ms. Shirley Morris.

12 MR. LAWLOR:

13 While Shirley's coming up, I  
14 just want to respond to just a couple of  
15 the things 'cause I thought those are  
16 excellent comments. I'll comment on the  
17 things that I have control over and won't  
18 otherwise.

19 I think it's important for  
20 everybody to know how our options are  
21 limited with -- when we found that there  
22 were burials on the site. We have  
23 basically three options. Or anybody. That  
24 has nothing to do with us. But if someone  
25 finds a burial on their property, they have

1 three options.

2           One is to leave it alone and  
3 continue if you're living on that property  
4 to do it, but not disturb anything around  
5 the bodies or the bodies or the bones. Two  
6 is to stop using the land. Basically, take  
7 off whatever you have on the land, keep it  
8 green space and then you're fine. The  
9 third one Andrew talked about, which is  
10 moving the bodies, which would be digging  
11 them up, testing them, reburying them on  
12 another location.

13           We analyzed the first option of  
14 digging, disturbing bodies and moving them.  
15 Rejected that immediately.

16           The first option of continuing  
17 the existing use also has certain risks to  
18 it because the buildings as they are are  
19 not habitable. The buildings as they are  
20 need significant work and will require  
21 disturbing the burials beneath them and  
22 around them. The law is not clear about --

23           SPEAKER:

24           SHPO said no to that. That's  
25 not -- that's not true.

1           MR. LAWLOR:

2                   Well, I'm telling you what we  
3 know and what our options are. It is true,  
4 SHPO said that they would work with us if  
5 we wanted to do that. Ultimately on  
6 anything that we do here is we have to find  
7 money to do it. And we have to borrow  
8 money to do this. And essentially there is  
9 nobody who is going to lend HANO or the  
10 developer the money to dig up bones and  
11 without knowing exactly what the  
12 ramifications are.

13                   So we thought with option 11,  
14 which is what we're seeking comment on, and  
15 the other options, that a green space was  
16 the best alternative and most feasible  
17 alternative.

18           SPEAKER:

19                   Don't you -- just to elaborate  
20 on that -- don't you disturb the ground? I  
21 mean, look what happened in Lower Mid-City.  
22 They disturbed the ground by removing the  
23 houses and the buildings. In fact, quite  
24 honestly, you're going to uproot those  
25 bodies and then if you redo the streets

1 around it, there's going to be more bodies.

2 MR. LAWLOR:

3 We know where the bodies are.

4 So we are -- nobody told us. We had to go  
5 out and find out. We know where the bodies  
6 are.

7 SPEAKER:

8 Why not preserve --

9 MR. LAWLOR:

10 We're not doing anything where  
11 the bodies are. And what we're doing is  
12 taking option two except for the couple of  
13 buildings, one on Basin and one, the  
14 existing building on Marais, which we can,  
15 as nonresidential buildings, keeping them  
16 and incorporating them into the site plan.  
17 That's what option 11 is.

18 But in terms of it doesn't do  
19 anything disturbing the land where the  
20 bodies are.

21 And lastly, the other thing I  
22 wanted to clear up, you mentioned that the  
23 possibility of damages to buildings from  
24 construction disruption. Programmatic  
25 agreement that we discussed will contain

1 language that anything that happens as a  
2 result of our -- of the development on the  
3 site will be repaired and there will be  
4 protocols to make sure that no damage  
5 happens but in the unlikely event that it  
6 does, those homes, walls, whatever will be  
7 fixed.

8 MR. ST. MARTIN:

9 And at this time I'd like to  
10 invite Ms. Morris up. And Mr. Ott, if you  
11 have multiple questions, we've got enough  
12 time. If you want to fill out another  
13 card, you're more than welcome to do that.  
14 We just want to respect the people that  
15 have filled them out and let them come up.  
16 Thank you.

17 And if anyone else has filled  
18 out -- I don't have any more forms. Cathy  
19 from my office will come around and pick  
20 them up and we'll call you up accordingly.

21 MS. MORRIS:

22 I was always taught -- I come up  
23 in this area. I lived in the 1900 block of  
24 Iberville when I was a child and my parents  
25 taught me the history of New Orleans and

1 the history of this around the Iberville.

2           For one thing, the law don't  
3 sleep when you do unjust. Now, they give  
4 us three months to get out of the  
5 Iberville. If we don't find a house, what  
6 are we supposed to do? Live on the street?  
7 We don't owe no rent and put the people on  
8 the street. When they throw somebody out,  
9 they better be careful because the door can  
10 close on you, too.

11           The thing about it, everybody  
12 think they was born with a gold spoon and  
13 they think because you live in public  
14 housing, you're nothing. But you're  
15 looking at somebody that's something. And  
16 I know the law and I know when you're doing  
17 unjust.

18           My daughter, she's not here  
19 tonight. But if she was here, she would  
20 give you a piece of her mind. And she  
21 don't like it. She's thinking about maybe  
22 moving to Chicago. We don't know where we  
23 going to stay in three months. The houses  
24 they send you to look for is not fit for a  
25 dog to live in. (Clapping).

1           MR. ST. MARTIN:

2                   All right. Next we have Troy,  
3 no last name.

4           TROY:

5                   I just have a question  
6 concerning every single plan that was  
7 shown. They all show reduction in density.  
8 The excuse we can't keep the existing  
9 buildings and renovate them because we lose  
10 density, every other single plan loses  
11 density, too. So I don't understand why  
12 you're not showing where you're making that  
13 density up.

14                   And it also seems odd that  
15 you're not really making light of the  
16 connection between your project and the  
17 CNI. Because the slide you showed for the  
18 proposed development around Winn-Dixie is  
19 just one of many. There's another map, a  
20 slide you showed where the density was  
21 being made up throughout neighborhoods  
22 reaching all the way from Orleans to Broad  
23 to Claiborne and almost to Canal.

24                   That's pretty important to all  
25 these people here, especially the

1 residents, because they're not going to be  
2 able to go back because the density is not  
3 there. So where are they going to go? You  
4 should show them that. You should show  
5 them that now. This is the second meeting  
6 and you're going to have one left. This  
7 should have been shown at the first  
8 meeting.

9           You may not have funding to it,  
10 but show what's being proposed and show  
11 where the money in the development is  
12 coming from. Because you claim it's not  
13 gentrification. Maybe you have not doing  
14 gentrification but all these other outside  
15 development firms that are building the  
16 various around it are doing it. And if  
17 they're not doing it, then show us what  
18 they're doing. That's about it.

19           MR. BAQUÉ:

20           To comment on the density, the  
21 schemes that you see alternative left, the  
22 goal is to shoot for the 900 units on site.  
23 With that, we get the 300 replacement, 304  
24 replacement units which is the commitment.  
25 The scheme that you see the alternative 11,

1 we have somewhere around 880 units in our  
2 preliminary study of that. Which, again,  
3 is more than the existing number of units  
4 on site, plus the fact that we lose the two  
5 blocks, because of the burial grounds.

6 But the burial grounds and where  
7 they are, what that does, if you look in  
8 the H block, you look at the plans over  
9 there, you will see that that green space  
10 is one block from Lafitte Greenway.

11 So what we would hope to be able  
12 to explore is the possibility of using that  
13 as a green space. It helps to connect and  
14 mitigate, if you will, the connection  
15 between that regional asset and the  
16 Iberville development, which, again, plays  
17 into the objective of the CNI award.

18 TROY:

19 Well, if you're reducing the  
20 footprint and increasing the number of  
21 roads through, where are you making up the  
22 density? Are you adding an extra story?

23 MR. BAQUÉ:

24 We have the limit that we set  
25 for ourselves as a target is a four-story

1 limit. Height limit.

2 TROY:

3 That's where you're making up  
4 the density lost?

5 MR. BAQUÉ:

6 As you know, there are two- to  
7 three-story buildings. So, yeah, we're  
8 looking at a cap of four stories. So --

9 TROY:

10 What's the zoning currently  
11 allow.

12 MR. BAQUÉ:

13 Pardon?

14 TROY:

15 What's the zoning currently  
16 allow?

17 MR. BAQUÉ:

18 What --

19 TROY:

20 Are you looking for --

21 MR. BAQUÉ:

22 No. We have to explore what our  
23 zoning options are when we get to that  
24 point.

25 TROY:

1                   The city's options, I  
2 understand. But what are the laws the city  
3 has right now, what is the cap on the  
4 height?

5           MR. BAQUÉ:

6                   I don't know the cap on the  
7 height right now.

8           TROY:

9                   The architectural firm doesn't  
10 know what the maximum number of stories  
11 could be there right now or the variance  
12 need to be requested?

13          MR. BAQUÉ:

14                   Well, because of the nature of  
15 the scope of the project that we're doing  
16 where we're putting in all new streets,  
17 we're putting in a different scale and  
18 scope of open space.

19                   And all new construction  
20 consideration would be that we would have  
21 to re-evaluate what we're going to do with  
22 regard to the regulatory framework for the  
23 project. So that's why at this point what  
24 we're doing is exploring, exploring those  
25 options as we explore these.

1 TROY:

2 The master plan that was adopted  
3 doesn't include --

4 MR. ST. MARTIN:

5 I hate to cut you off. But,  
6 again, we'll take your additional  
7 questions.

8 TROY:

9 No, it's the same question.  
10 He's not answering me.

11 MR. ST. MARTIN:

12 Sir, we've got other speakers  
13 that want to come up. We'll take another  
14 question from you. We'll be more than  
15 willing to do that. We'll just take the  
16 next speaker.

17 Our next speaker is Ms. Janet  
18 Hayes.

19 MS. HAYES:

20 Thank you for letting me speak  
21 and, interestingly, I actually have exactly  
22 the same question as this gentleman has.  
23 But I also want to point out that I think  
24 in terms of getting residents and people  
25 that live in the impact area to fill in

1 these comment cards in order to be able to  
2 make a comment, you're excluding people  
3 that cannot read and write. And I think in  
4 a lot of circumstances you chase people out  
5 of these buildings because they're too  
6 embarrassed to let you know that, but they  
7 still have something they want to say.

8           And I think in terms of density,  
9 that leaving the historic buildings, if  
10 that's possible, I understand it is, will  
11 solve some of the density problems. You  
12 can renovate those buildings and leave  
13 them. But really I want to know how  
14 housing divvies up in the entire impact  
15 area and how you're going to address the  
16 issue of density.

17           I know I have something else,  
18 but you have my comments over there so I  
19 can't remember what it was. If I remember,  
20 I'll --

21           Okay. Let's see. Oh, also,  
22 buildings that front the main streets, we'd  
23 like to see those buildings stay historic.  
24 The historic brick buildings front the main  
25 streets as opposed to demolishing them and

1 putting in some ridiculous building like  
2 what they have in B.

3 I think better comments are  
4 mainly to do with what the gentleman asked.  
5 If you could answer that question first,  
6 that would be wonderful.

7 MR. ST. MARTIN:

8 Well, if you don't mind, I'll  
9 answer the second comment that you made  
10 first. If there's anyone that doesn't feel  
11 comfortable to fill out a form or to come  
12 up and speak, you can personally approach  
13 me after the meeting. I will stay behind  
14 as long as I need to. We want to accept  
15 any comment and every comment possible.

16 So if there's any thought or  
17 fear, please feel free to approach me after  
18 the meeting, or any of my staff. We will  
19 stay here as long as we need to.

20 And in regards to the density, I  
21 think Andrew did respond to the question  
22 the first time by saying that they're  
23 addressing or looking at the density issues  
24 right now by potentially going up higher.  
25 That's the extent of what they've been able

1 to study so far.

2 But the purpose for tonight is  
3 take these comments and further evaluate.  
4 So if we don't have an answer tonight that  
5 satisfies right now we're looking at going  
6 no higher than four stories, then we'll  
7 potentially have another answer for you at  
8 the next meeting.

9 All right. Are there any other  
10 comment cards? I don't have any that have  
11 been submitted.

12 SPEAKER:

13 So might it be okay --

14 MR. ST. MARTIN:

15 Can you come up and ask the  
16 question?

17 SPEAKER:

18 Actually, for people who haven't  
19 filled out, why can't just someone come up  
20 who hasn't spoken?

21 MR. ST. MARTIN:

22 If you don't feel comfortable  
23 filling out a card, please come forward at  
24 this time. We have no objections to that.  
25 We've got a small enough audience that --

1 so if there's anyone that wants to come  
2 forward, please, we welcome.

3 And, again, if you are afraid to  
4 come forward, there's no hesitation, I will  
5 stay here as long as I need to tonight and  
6 I will personally write down your comment  
7 myself.

8 Can you state your name?

9 MS. PERREAU:

10 Julie.

11 MR. ST. MARTIN:

12 Julie.

13 MS. PERREAU:

14 Is the Winn-Dixie lot and the RV  
15 park, is that adjacent or a continuation of  
16 the greenway? Geographically, does it  
17 follow?

18 MR. LAWLOR:

19 It's next to it but it's not  
20 part of it. The greenway lies next to it.

21 MS. PERREAU:

22 It will be narrower?

23 MR. LAWLOR:

24 Essentially the bulkhead of the  
25 trail is right there. I think your

1 question was would development on  
2 Winn-Dixie affect the greenway plan, and  
3 the answer is no. They're side-by-side.

4 TROY:

5 She's asking if it was part of  
6 the greenway and my question was if not, if  
7 they didn't buy that.

8 MR. LAWLOR:

9 They did buy it. We don't own  
10 it. Developers own it and purchased it.

11 TROY:

12 No. If greenway didn't buy it,  
13 who owns the Winn-Dixie lot and RV park?

14 MR. LAWLOR:

15 It's privately owned. It was  
16 purchased a few months ago at a bankruptcy.

17 TROY:

18 Why wasn't it included in the  
19 greenway when they had \$10 million to  
20 purchase land?

21 MR. LAWLOR:

22 I don't know was not a greenway.

23 TROY:

24 The corridor, the green space,  
25 have you ever seen the real maps that

1 included that at the time? Why was it  
2 excluded?

3 MS. MERRILL:

4 I'm not sure if we're talking  
5 about the same piece of property. But the  
6 property where Winn-Dixie is was in  
7 bankruptcy for years. And so it was not  
8 available for purchase for quite some time.  
9 And a few months ago it went through a  
10 bankruptcy procedure and went up for sale  
11 at an auction and was purchased at that  
12 time by a private firm.

13 So it had not been available and  
14 it wasn't HANO. We tried. But it had not  
15 been available for purchase for years. It  
16 had been caught up in a very complex  
17 bankruptcy.

18 TROY:

19 That was the map you showed of  
20 potential housing?

21 MS. MERRILL:

22 No. In --

23 TROY:

24 To the slide showing the  
25 proposal for potential housing?

1 MS. MERRILL:

2 In the original CNI application,  
3 we had plans to purchase that lot. We were  
4 able to work out the bankruptcy. And so  
5 originally we did have plans for  
6 replacement housing there next door. But  
7 as I said, we did not buy it, but we are  
8 exploring other options.

9 TROY:

10 Does C -- the firm, I mean, CNI  
11 own that property?

12 MS. MERRILL:

13 No. CNA stands for Choice  
14 Neighborhoods Initiative. It is a grant  
15 that HANO and the city were funded by.

16 TROY:

17 I meant the developer.

18 MS. MERRILL:

19 No. HRI did not. No. It's  
20 not. As I said, we tried to gain control  
21 of that property and weren't able to do so.

22 MR. LAWLOR:

23 It's nobody current associated  
24 with the development. We were outbid.

25 TROY:

1           You don't know what they plan to  
2 do with it?

3           MR. LAWLOR:

4           No. We've had conversations  
5 about them, with them about can we do  
6 something together and we're in the very  
7 preliminary stages and hopeful about that.  
8 They've been open to discussion about that.

9           So since we do have time, tell  
10 me again your question that you think we  
11 didn't answer.

12          TROY:

13           I was asking about the current  
14 zoning laws for caps on building heights in  
15 Iberville. The city, their master plan  
16 where all of that's known. And I'm  
17 surprised the architect didn't look that up  
18 when he started designing the place.

19          MR. LAWLOR:

20           Okay. But he already gave that  
21 up. He said he doesn't know. I think --

22          TROY:

23           What I was saying about density,  
24 if there is a cap and you can't go four  
25 stories, where do you make it up? I think

1 that would really -- seems really first  
2 thing you ought to find out, a really  
3 important thing.

4 MR. LAWLOR:

5 I think we feel pretty  
6 comfortable about it because there were  
7 four-story buildings in that surrounding  
8 neighborhood. I can't affirmatively answer  
9 yes or no what the zoning is for that  
10 particular parcel. But I think the site  
11 plan is consistent with the existing  
12 building uses in that neighborhood.

13 And we will get an answer as to  
14 what the current zoning is.

15 TROY:

16 Master plan, current zoning is  
17 mixed use or residential only? None of  
18 that was addressed in the plans. They were  
19 just showing residential. There's no  
20 opportunity for business or anything else  
21 in there?

22 MS. MERRILL:

23 Do you want to answer that?  
24 Because that -- that's not true.

25 TROY:

1 I'm asking. Is that true or  
2 false? I'm asking. Was it shown?

3 MS. MERRILL:

4 So he's asking about is there an  
5 opportunity.

6 MR. LAWLOR:

7 But when you say the master  
8 plan, you're saying the city's master plan?

9 MR. BAQUÉ:

10 It does. And right now, the  
11 city is redoing their zoning ordinance and  
12 whatever options are going to be.  
13 Currently right now it's a residential  
14 zoning district. That much we know, and  
15 that what we're doing is consistent with  
16 that.

17 But the city is also  
18 reevaluating the -- one of the things that  
19 we will do is go to them with our  
20 alternative, with our option at the time  
21 and explore what our options are with  
22 regard to the new framework that the city  
23 is considering for the site.

24 MR. ST. MARTIN:

25 Yes, miss.

1 MS. MORRIS:

2 I'm concerned if I don't find  
3 something, a decent house to live in -- to  
4 HANO, from HANO -- if I don't find a decent  
5 house to live in, am I supposed to be on  
6 the street by April the 5th?

7 MS. MERRILL:

8 No, absolutely not. No,  
9 absolutely not. We would never do that.

10 MS. MORRIS:

11 Give us three months.

12 MS. MERRILL:

13 That's part of the legal  
14 requirement of the Uniform Relocation Act,  
15 is a 90-day notice. That's a minimum.  
16 That means HANO cannot make you leave until  
17 that 90 days. So that's what that means.  
18 It doesn't mean that we're going to kick  
19 you off the property. That's not at all  
20 what it means.

21 So we do have relocation  
22 consultants onsite right now that are  
23 working with every single family. And so  
24 if you haven't had a chance to meet with  
25 yours yet, although I know that they did

1 meet with every family onsite, then I  
2 would -- come give me your name and we'll  
3 make sure that you talk with her. Because  
4 we have a lot of resources available and  
5 they help people find apartments. They  
6 have realtors that can help you find  
7 apartments.

8           We're looking at all of our  
9 other developments to see which units are  
10 available. So we have a lot of resources  
11 to help you. So come give me your name and  
12 I'll make sure they contact you.

13           **SPEAKER:**

14           When you plan or when you're  
15 planning to start demolitions and will  
16 you -- I mean, when can we expect to see  
17 the finalized plans? He said at one point  
18 they're going to be demolishing in June and  
19 another source say they're going to be  
20 demolishing in April.

21           It seems to me there are still a  
22 lot of loose ends and we can see, if you  
23 have plans in place first before you start  
24 demolition, especially in terms of where to  
25 put residents. So when can we expect to

1 see demolitions start?

2 MR. LAWLOR:

3 That's part of this process. I  
4 can tell you one thing that's fixed and  
5 that is the deadlines that are associated  
6 with the funding that's already been  
7 secured to do development on the site, to  
8 do those first three blocks.

9 Those, that requires people to  
10 be -- those units to be ready for occupancy  
11 by the end of 2014. Backing up from that  
12 in terms of how long it takes to do the  
13 necessary demolition in the first three  
14 blocks, have the least amount of demolition  
15 of anywhere else on the site, the goal  
16 would be to start demolition in April.  
17 March or April.

18 SPEAKER:

19 So do you think you'll have your  
20 plans finalized by then or you're just  
21 going to sort of do it in stages?

22 MR. LAWLOR:

23 Well, no. We can't -- we're not  
24 going to demolish anything without having a  
25 plan that meets all the requirements of

1 NEPA 106, of all the -- we have to go to  
2 city council for approval of demolition.  
3 There's a lot of procedural steps that we  
4 have to go through.

5           There's a calendar that we  
6 aspire to in order to make sure that we  
7 don't lose that funding. Because that  
8 funding is -- once it goes away, it's not  
9 going to come back. So we will have to  
10 have a plan for that and a place for  
11 everybody who lives in those buildings to  
12 go before that happens.

13           SPEAKER:

14           What I'm wondering is, I'm not  
15 an architect, but I know it takes a long  
16 time for architects to plan these sorts of  
17 designs. You said that there's still room  
18 for other alternatives outside of the ones  
19 that are being offered tonight. What if  
20 you wanted an alternative that maintains  
21 something like around 50 percent of the  
22 historic buildings, including the ones on  
23 the cemeteries and had the corner lots,  
24 historic buildings as well so that it  
25 meshed in well with the rest of the -- of

1 that. Is that even a possibility for  
2 architects to come up with that sort of  
3 design between now and, you know, D Day?

4 MR. LAWLOR:

5 Well, what I was hoping that  
6 Andrew's presentation would show is that we  
7 have considered and looked at and have  
8 intimate knowledge of every building and  
9 every unit on that site. And what needs to  
10 be done to save, renovate each -- each  
11 building. And our recommendation -- you've  
12 seen the 11 variations of one that makes  
13 sense from a -- we've looked at what does  
14 it look like if everything comes down.  
15 Nobody wanted to do that.

16 What does it look like if we  
17 keep every building. We lose 200, nearly  
18 300 units to bring those units up to  
19 habitable size. So I think in terms of  
20 starting over and anew, there's virtually  
21 no configuration that wasn't -- that  
22 reflected in -- in those 11.

23 So the time is do we -- looking  
24 for comment, we're looking for anything  
25 that we might have missed in terms of what

1 option 11 or 10 or 11 has in order to save  
2 that funding that we have available.

3 SPEAKER:

4 So which is the option that  
5 would maintain the maximum number of --  
6 which is the alternative that would mean  
7 the max -- that would maintain the maximum  
8 number of historic buildings and what does  
9 that work out, like what percentage-wise  
10 would that work out to?

11 MR. LAWLOR:

12 Say the question again.

13 SPEAKER:

14 Which is the alternative, then,  
15 that is being offered that is being shown  
16 tonight that maintains the maximum number  
17 of historic structures and what would be  
18 the percentage of the structures that would  
19 be maintained.

20 MR. LAWLOR:

21 I think of the feasible  
22 configurations we're looking at 11, which  
23 saves a hundred -- which would have a  
24 hundred units in the saved buildings, which  
25 has approximately up to 16 buildings of the

1 existing ones on site at the end of  
2 the day. That's the one -- we've been  
3 asked, do you have a plan. We think that's  
4 the best plan and we're looking for  
5 comments on that.

6 SPEAKER:

7 We can fill out a card.

8 MR. LAWLOR:

9 We do have other residents that  
10 want to speak so we'll come back.

11 MR. ST. MARTIN:

12 All right. I see, I think we  
13 had one more question before you. Do you  
14 want to come up?

15 MS. GRAVES:

16 I don't have a question but I  
17 wanted to say that my name is Glenda Graves  
18 and I am (inaudible) and most of you-all  
19 know me. Most of you have had contact with  
20 me. And I just want to say that I am a  
21 resident myself and I'm working in this  
22 project not just for me, but for the  
23 residents. And if you don't know me, fifty  
24 percent of the community is my family.

25 So I refuse to let them just

1    displace us anywhere. Iberville has the  
2    most buildings remaining that any Big Four  
3    has ever had. We also have a relocation  
4    plan in place for the residents. And I'm  
5    praying and hoping and trusting that the  
6    city don't displace us. Give us  
7    opportunity to come back when this  
8    development is rebuilt.

9                    But for the residents of  
10   Iberville, we have more opportunities than  
11   any other site have. And the residents,  
12   we're strong. But we (inaudible) we are  
13   none.

14                   So there is a relocation  
15   specialist onsite. If you haven't met  
16   them, you need to meet them. There will be  
17   plenty of assistance available for you.  
18   And for the seniors, we have a plan in  
19   place. You may not see it and it's not an  
20   easy task, you know, to work with all of  
21   these people.

22                   And we're not moving everybody  
23   out. We're moving them out in phases. We  
24   will not be tossed out like that. And,  
25   again, I refuse to allow that because,

1 again, if you don't know me, half of the  
2 community is my family and I live there  
3 myself. So you may see me prance around  
4 eight to five, but I do live there.

5           And any questions you have, I  
6 have an office at 213 Marais and guess  
7 what, I also advocate for my residents.  
8 You may not hear me or see me acting out,  
9 but I do advocate for my residents. You  
10 may not know that I'm doing it because I  
11 don't operate like that. But I do advocate  
12 for my residents.

13           And, again, many of you know me  
14 and you have to ask me questions and I have  
15 referred it to sources. And if you haven't  
16 had the opportunity to meet me, if you know  
17 me, I am for my people. But I am one  
18 person and I need the help of the  
19 residents. And there's a lot of support  
20 onsite for us.

21           MR. ST. MARTIN:

22           All right. I think Ms. Hanna,  
23 you have a question?

24           MS. HANNA:

25           I have a comment. Mr. Lawlor

1 said we looked at every alternative out  
2 there. But yet as a member of the  
3 consulting party, myself, the SHPO, the  
4 advisory council have continually asked  
5 for, to look at other alternatives, see  
6 more alternatives and save more historic  
7 buildings, including the ones over the  
8 grave -- over the found graves.

9           Because SHPO has said it is a  
10 possibility to rebuild the houses there, to  
11 just restore the houses there. And it  
12 would be nice. I'm going to formally ask  
13 here to, again, see more alternatives.

14           We had a consultant meeting on  
15 Friday where we thought we were going to  
16 see alternative 12, and I think Mr. Kenny,  
17 I think you told me that we're out of time,  
18 we have to move on, this is as far as we're  
19 going to go, even though we asked for  
20 alternatives for over four minutes. So it  
21 would believe nice to see more alternatives  
22 (inaudible).

23           MR. ST. MARTIN:

24           Okay. We'll definitely take  
25 that comment and include it into the

1 record.

2 MR. MARSHAL:

3 My name is Cody Marshal. I also  
4 work for many organization as well as  
5 intern. I'm also -- I also work as a  
6 maintenance aid at HANO. And I live there.  
7 So furthermore on that is scraping hallways  
8 is a mess. So -- and don't count doing  
9 electrical work. Some of the wiring is  
10 frayed, old. You have to take and fish the  
11 wire straight into the -- did it with help,  
12 did it with people.

13 You have to break a pipe, break  
14 a plaster wall to actually get the -- take  
15 the drain because sometimes the drains, the  
16 pipes are so old, they old as the building,  
17 72 years old. 1940 take away 2013, you  
18 talking about 73 years old. That's 73  
19 years old.

20 So some of the plumbing, the  
21 electricals, that -- they're just old,  
22 dilapidated. Ever since the Reagan years  
23 they cut the funding, the proper funding  
24 from public programs, including public  
25 housing. Just went in disarray.

1                   But it's time to move on and do  
2 what we got to do. Thank you.

3                   MR. ST. MARTIN:

4                   All right. Do we have any other  
5 questions or comments? And, again, I'll  
6 make myself available after the meeting if  
7 anybody wanted to personally come up. Sir?

8                   SPEAKER:

9                   Okay. I just wanted to make a  
10 couple of points. First of all, I live in  
11 a house that's 151 years old and there's a  
12 lot of other people that live in older  
13 houses and, yes, you do have problems with  
14 the pipes as they get older.

15                   The problem here has been that  
16 HANO has not been willing to spend the time  
17 and effort over the last 30 years to keep  
18 up everything. Because it started under  
19 Reagan and they started slowly running down  
20 the development.

21                   So we still have these problems.  
22 But what's better, fixing pipes that are  
23 broken or just tearing the whole thing  
24 down? I don't see the logic to that.  
25 Thank you.

1 MR. ST. MARTIN:

2 All right. Ms. Glenda?

3 MS. GRAVES:

4 I want to speak to his comment.  
5 I've been living in Iberville for the last  
6 30 years. I haven't had one work order.  
7 So it's not about the pipes being rusty,  
8 dirty or broken. It's that we want better  
9 living also. We want communities where we  
10 can walk outside and see the better living.  
11 We want good quality interior, exterior  
12 like a lot of other folks have at their  
13 places.

14 And a lot of you folks don't  
15 live in Iberville, so you can say that.  
16 But if you've ever lived there, you know  
17 the conditions we go through. And we have  
18 to -- some folk have to unplug their  
19 microwave and plug up a washing machine,  
20 turn off the television to run the dryer.  
21 So if you live there, you know what we go  
22 through. If you don't live there, you  
23 really don't know.

24 SPEAKER:

25 We would not be here in

1 Iberville were it not for the people who  
2 fought to get the development reopened.  
3 You forget that. You never fought. There  
4 was a whole struggle during --

5 MR. ST. MARTIN:

6 We're not going to start a  
7 debate, sir. So we'll take one more  
8 question.

9 MR. LAWLOR:

10 Wait a minute, Sandra. I think  
11 we got to show each other a little respect.  
12 Nobody challenged you or stood up when you  
13 made a comment that they didn't agree with.  
14 Not everybody agrees with everybody here.  
15 I don't think there should be any back and  
16 forth between individual comments.

17 Everybody's entitled to their  
18 own personal comment and I don't think we  
19 need to comment or go after someone because  
20 of a comment they made. You want to make  
21 your own comment, you can. If you want to  
22 say something about what somebody else  
23 said, I don't think it's appropriate. And  
24 we won't have it. Thank you.

25 SPEAKER:

1           I would like to say that change  
2 is where we want to start. Everyone knows  
3 that they always (inaudible) and that's  
4 where we start. And then what the change  
5 looks like, whether it's new construction  
6 or renovation of the existing buildings is  
7 what we're up discussing now. But it's  
8 absolutely understood that they all need  
9 help.

10           MR. LAWLOR:

11                   Yes, sir.

12           TROY:

13                   A planning question. Since I  
14 already addressed density and that's going  
15 to be talked about or figured out, what  
16 wasn't brought up was if the density is  
17 matched or very, very close to, you  
18 original proposition was to diversify the  
19 income and family types that are there.

20                   And if that's the case, it's the  
21 opposite of what there is now. You  
22 corralled and isolated residents and  
23 concentrated the poor economic class, okay,  
24 if you're going to diversify, where's the  
25 people you're taking out going? Because

1 that's what I was saying before.

2           There's still going to be some  
3 dispersement, so even if the footprint  
4 density is the same, the density of  
5 economic classes is still being dispersed.  
6 And -- where are they supposed to go?  
7 Where are they going to go?

8           MR. LAWLOR:

9           Let me address that again, that  
10 one of the requirements of the grant that  
11 we're getting from HUD is that anyone who  
12 lives on the site now is entitled and has a  
13 right to return to the new site when it's  
14 redeveloped and rehabbed or rebuilt.

15           It will be integrated. And the  
16 reason why we come up with an ultimate goal  
17 of creating 2,000 affordable housing  
18 options in Tremé is that in order to  
19 achieve a mix we have to hit that 800 and  
20 something number of existing units on  
21 Iberville. And we think that appropriate  
22 mix is one-third public housing units,  
23 one-third working families or the tax  
24 credit units and one-third market. That's  
25 the model for onsite also. So all of the

1 units will be the same.

2 TROY:

3 But two-thirds of the existing  
4 population will have to move somewhere  
5 else?

6 MR. LAWLOR:

7 No. Let me say it again.  
8 Everybody who is on the site now -- because  
9 the option 11 has 880 units. There are  
10 300 --

11 TROY:

12 You're not at capacity now, so  
13 you can meet that. But if it's at  
14 capacity (inaudible).

15 MR. LAWLOR:

16 Correct. Anybody else? We're  
17 at the time that we said we would end the  
18 meeting but if anybody else has any  
19 comments? Sir?

20 SPEAKER:

21 Yeah. Just process, does the  
22 housing development and the redevelopment  
23 fall under the housing conservation  
24 district panel? In other words, that the  
25 review process is not only the city

1 council, but that has to go before the  
2 housing?

3 MR. LAWLOR:

4 No. It's not a historic  
5 district.

6 SPEAKER:

7 But to preserve the structures.  
8 In other words --

9 MS. MERRILL:

10 The neighborhood conservation  
11 district? So it's not. All public housing  
12 units have to get -- they have their own  
13 separate process, which is city council  
14 approval process. So they don't go through  
15 NCDC. They go through city council.

16 SPEAKER:

17 Okay. Again, I was wondering  
18 also in light of the developments going on  
19 at River Garden where they had displaced  
20 the original resident management group in  
21 favor of a private firm that hired off-duty  
22 police and there was a protest, I think,  
23 yesterday or today, and we have all these  
24 residents here who are actually  
25 demonstrating that they are already doing

1 stuff.

2           Is there going to be some  
3 assurance that they're going to be able to  
4 be preserved in these agreements or are  
5 they going to get ousted like what happened  
6 to the folks in St. Thomas?

7           Because I'm very worried  
8 about -- it's one thing to say that you're  
9 going to have original people back. And I  
10 have to say the floor is really way too low  
11 because you-all did evictions and HANO,  
12 under different management perhaps, but you  
13 did evictions before and it's just not  
14 acceptable.

15           You got to bring back people  
16 that were there originally. But you have  
17 these folks who volunteered and they're  
18 here. Well, what assurance are you going  
19 to give them that they're going to be here  
20 instead of having HRI or whoever's going to  
21 swoop in and become the managers?

22           MR. LAWLOR:

23           I think the terms of the grant  
24 as we describe them speak for themselves.  
25 They will still continue to be under the

1 regulation of HUD, who runs the public  
2 housing programs. I can't speak for  
3 St. Thomas and what those issues are.

4 But we believe that a public  
5 housing unit is a public housing unit and  
6 those people who move into them will be  
7 protected. That's the city's position and  
8 the mayor's position also. Yes, sir.

9 SPEAKER:

10 I just have one technical  
11 question. There are tax subsidies that go  
12 along with the individual units.

13 MR. LAWLOR:

14 The current financing plan, yes,  
15 contemplates that.

16 SPEAKER:

17 And how long will the tax  
18 subsidies be for different types of houses?

19 MR. LAWLOR:

20 It's a 10-year benefit and a  
21 15-year compliance. So when a lender  
22 contributes a dollar to the development  
23 budget, he gets in return for each dollar  
24 that he contributes a tax credit that he  
25 gets over a 10-year period. He gets a

1 dollar back over a 10- or 15-year period.

2 SPEAKER:

3 One last thing. What about  
4 after the 15-year period, whatever it is,  
5 subsidy is over? Does HANO still exercise  
6 control over that unit or is the private?

7 MR. LAWLOR:

8 Well, HANO always will own the  
9 underlying (inaudible). Although they'll  
10 lease away the use of the land and regulate  
11 on all sorts of levels what the operation  
12 will be. But there's a long-term  
13 management plan that HUD requires.

14 What does the state require with  
15 regard to the tax credit allocation?

16 TROY:

17 35-year extended use by the  
18 state but it's 40. So it's a 40-year  
19 (inaudible). Is HRI going to be  
20 subcontracted by HANO to run?

21 MS. MERRILL:

22 They're the developer. They're  
23 the developer.

24 MR. ST. MARTIN:

25 All right. At this time we'll

1 take one last question. But the folks of  
2 Craig Elementary were gracious enough to  
3 allow us to use the facility tonight. So  
4 we've got workers that are here overtime  
5 and we said that we would stop it at 8:30.

6 So if there's any other  
7 questions, please feel free to write your  
8 comment down, we will answer it. We'll  
9 take one last question.

10 SPEAKER:

11 He just asked the question about  
12 HRI.

13 MR. ST. MARTIN:

14 If you write it down, we'll  
15 provide an answer.

16 SPEAKER:

17 You're not going to publicly say  
18 it.

19 TROY:

20 I asked if HRI was going to be  
21 subcontracted by HANO.

22 MS. MERRILL:

23 HRI (inaudible).

24 SPEAKER:

25 Never got a chance to go back

1 home yet. Now I'm going into the situation  
2 again. But my question is: If you-all  
3 have 300 public housing units on the site  
4 when you-all rebuild, what if only a  
5 hundred of those public housing residents  
6 want to come back? What do you-all do with  
7 the rest of the public housing units?

8 MS. MERRILL:

9 So the question is if only a  
10 hundred of the original residents want to  
11 come back and there's an extra 200 units?

12 SPEAKER:

13 Right.

14 MS. MERRILL:

15 You would open those up to the  
16 regular public housing residents. You  
17 would open them up to anybody who wants to  
18 come and sign up for those units. But  
19 always first priority for former Iberville  
20 residents. So if they decide in a year or  
21 two that they would want to come back after  
22 it's open, they would still be able to have  
23 first priority to go to the top of the  
24 line.

25 MR. LAWLOR:

1                   So I think the answer was units  
2 that aren't occupied by current Iberville  
3 residents would be -- we would go to the  
4 public housing wait list.

5                   MS. MERRILL:

6                   Yeah. We'd open it up for a  
7 wait list.

8                   MR. LAWLOR:

9                   And whatever priorities that  
10 were in effect for that. But if an  
11 Iberville resident changed their mind and  
12 wanted to get back, they would go to the  
13 top of the wait list.

14                   MR. ST. MARTIN:

15                   Okay.

16                   MR. LAWLOR:

17                   Well, thank you everybody for  
18 giving us your evening and your ear. We'll  
19 take all your comments. They're  
20 appreciated. We'll get back.

21

22

23

24

25

	<b>82:17;83:6</b>	<b>900 (3)</b> 27:7,11;56:22	<b>address (3)</b> 20:5;61:15;86:9	<b>38:4</b>
<b>\$</b>	<b>300 (4)</b> 56:23;75:18;	<b>90-day (1)</b> 71:15	<b>addressed (2)</b> 69:18;85:14	<b>aid (1)</b> 81:6
<b>\$10 (1)</b> 65:19	<b>304 (2)</b> 27:2;56:23	<b>A</b>	<b>addressing (2)</b> 36:17;62:23	<b>allocation (3)</b> 14:12,19;91:15
<b>1</b>	<b>350 (1)</b> 27:12	<b>able (19)</b> 2:13;15:24;16:10;	<b>adds (1)</b> 29:3	<b>allocations (1)</b> 13:18
<b>1 (3)</b> 14:4;31:6;34:22	<b>35-year (1)</b> 91:17	19:24;29:5;30:11;	<b>adjacent (3)</b> 22:6;34:12;64:15	<b>allow (5)</b> 20:10;58:11,16;
<b>10 (3)</b> 33:20,22;76:1	<b>360 (1)</b> 43:24	39:17;40:4;44:10;	<b>administration (2)</b> 34:7,14	78:25;92:3
<b>10- (1)</b> 91:1	<b>4</b>	48:13,19;56:2;57:11;	<b>adopted (1)</b> 60:2	<b>allows (2)</b> 19:24;29:16
<b>100,000 (1)</b> 48:22	<b>40 (1)</b> 91:18	61:1;62:25;67:4,21;	<b>advantage (1)</b> 46:9	<b>alluded (3)</b> 24:10;27:23;29:2
<b>106 (2)</b> 36:22;74:1	<b>400 (1)</b> 16:3	89:3;93:22	<b>advisory (1)</b> 80:4	<b>almost (2)</b> 7:3;55:23
<b>10-year (2)</b> 90:20,25	<b>40-year (1)</b> 91:18	<b>absolute (1)</b> 43:21	<b>advocate (3)</b> 79:7,9,11	<b>alone (1)</b> 50:2
<b>11 (15)</b> 33:20;34:2;35:9;	<b>5</b>	<b>absolutely (3)</b> 71:8,9;85:8	<b>affect (3)</b> 19:11;22:8;65:2	<b>along (11)</b> 14:20;17:23;19:5;
42:19;43:10;46:17;	<b>50 (1)</b> 74:21	<b>accept (1)</b> 62:14	<b>affected (1)</b> 19:7	29:5,19;33:24;34:6,
51:13;52:17;56:25;	<b>548 (3)</b> 26:23;27:8,12	<b>acceptable (1)</b> 89:14	<b>affects (2)</b> 18:17;37:5	8,9,18;90:12
75:12,22;76:1,1,22;	<b>5th (1)</b> 71:6	<b>accepting (1)</b> 45:15	<b>affirmatively (1)</b> 69:8	<b>alternative (40)</b> 19:3;23:3,17;
87:9	<b>7</b>	<b>accomplish (2)</b> 5:20;6:10	<b>affordable (3)</b> 9:25;10:10;86:17	24:17,18,19,20,25;
<b>12 (1)</b> 80:16	<b>7 (1)</b> 2:3	<b>accomplished (1)</b> 36:20	<b>afoul (1)</b> 46:24	26:11;27:16,17,18,
<b>151 (1)</b> 82:11	<b>72 (1)</b> 81:17	<b>According (1)</b> 33:3	<b>afraid (1)</b> 64:3	21;28:12,17,18;30:1,
<b>15-year (3)</b> 90:21;91:1,4	<b>73 (2)</b> 81:18,18	<b>accordingly (1)</b> 53:20	<b>afterwards (1)</b> 35:12	14;31:1,25;32:1,18,
<b>16 (1)</b> 76:25	<b>8</b>	<b>achieve (4)</b> 27:4,9;31:22;	<b>again (30)</b> 2:15;6:1;21:7;	18;33:22,22,23;34:2;
<b>1900 (1)</b> 53:23	<b>8 (1)</b> 15:19	86:19	23:7;24:8,10,13;	35:9;43:9;45:1;
<b>1940 (1)</b> 81:17	<b>8:30 (1)</b> 92:5	<b>acknowledged (1)</b> 17:15	25:4,12;26:17;30:14;	51:16,17;56:21,25;
<b>2</b>	<b>80 (1)</b> 47:14	<b>acquisition (1)</b> 27:13	31:13;35:1;37:16;	70:20;74:20;76:6,14;
<b>2,000 (1)</b> 86:17	<b>800 (1)</b> 86:19	<b>across (1)</b> 10:1	43:4;57:2,16;60:6;	80:1,16
<b>20 (1)</b> 42:2	<b>821 (1)</b> 13:2	<b>Act (2)</b> 21:10;71:14	64:3;68:10;76:12;	<b>alternatives (19)</b> 23:4,13,22;24:2,6,
<b>200 (2)</b> 75:17;93:11	<b>841 (1)</b> 26:22	<b>acting (1)</b> 79:8	78:25;79:1,13;80:13;	12;35:10;40:7;42:17,
<b>2008 (1)</b> 44:5	<b>880 (3)</b> 10:7;57:1;87:9	<b>actions (1)</b> 19:8	82:5;86:9;87:7;	18;45:15,16,17;
<b>2009 (1)</b> 44:5	<b>8th (1)</b> 38:9	<b>actual (1)</b> 20:17	88:17;93:2	74:18;80:5,6,13,20,
<b>2013 (1)</b> 81:17	<b>9</b>	<b>actually (25)</b> 7:2;11:1;13:14;	<b>agencies (1)</b> 21:20	21
<b>2014 (2)</b> 14:24;73:11	<b>90 (1)</b> 71:17	14:13;18:21,23;	<b>agency (1)</b> 7:18	<b>although (2)</b> 71:25;91:9
<b>213 (1)</b> 79:6		19:25;20:7,14;22:9,	<b>agenda (1)</b> 12:19	<b>always (4)</b> 53:22;85:3;91:8;
<b>22 (1)</b> 29:5		13,24;29:11;32:4;	<b>ago (3)</b> 12:25;65:16;66:9	93:19
<b>3</b>		37:2,4;38:22;39:6,	<b>agree (1)</b> 84:13	<b>amount (1)</b> 73:14
<b>30 (2)</b>		12;47:16;49:4;	<b>agreements (2)</b> 37:14;47:24;52:25	<b>analysis (1)</b> 19:12
		60:21;63:18;81:14;	<b>agrees (1)</b> 84:14	<b>analyzed (1)</b> 50:13
		88:24	<b>ahead (1)</b>	<b>Andrew (6)</b> 4:14;23:1,8;43:2;
		<b>adding (2)</b> 30:12;57:22		50:9;62:21
		<b>additional (6)</b> 11:19;16:4,18;		<b>Andrew's (1)</b> 75:6
		27:13;30:9;60:6		<b>anew (1)</b> 75:20
				<b>answered (1)</b> 11:16
				<b>anticipate (1)</b> 16:17
				<b>anticipated (1)</b> 16:7

<p><b>apartments (3)</b> 15:18;72:5,7</p> <p><b>APE (1)</b> 18:19</p> <p><b>application (6)</b> 16:7;24:9;27:1; 28:19;29:24;67:2</p> <p><b>applications (1)</b> 9:1</p> <p><b>appreciate (1)</b> 10:25</p> <p><b>appreciated (1)</b> 94:20</p> <p><b>approach (3)</b> 41:11;62:12,17</p> <p><b>appropriate (2)</b> 84:23;86:21</p> <p><b>appropriately (1)</b> 20:2</p> <p><b>approval (2)</b> 74:2;88:14</p> <p><b>approximately (1)</b> 76:25</p> <p><b>April (4)</b> 71:6;72:20;73:16, 17</p> <p><b>archaeological (8)</b> 13:25;14:6;23:24; 24:5,7;30:21,25;31:9</p> <p><b>archeology (1)</b> 37:5</p> <p><b>architect (2)</b> 68:17;74:15</p> <p><b>Architects (5)</b> 4:13;19:2;23:9; 74:16;75:2</p> <p><b>architectural (1)</b> 59:9</p> <p><b>architecture (1)</b> 37:7</p> <p><b>area (21)</b> 18:20;19:23;22:4, 8,10,14,15;31:4; 32:6;33:2,10,24; 35:3,11;36:6;44:22; 47:11;48:8;53:23; 60:25;61:15</p> <p><b>areas (2)</b> 22:23;31:11</p> <p><b>Arena (1)</b> 41:24</p> <p><b>Armstrong (1)</b> 9:5</p> <p><b>around (16)</b> 7:12,21;8:22;9:4; 10:9;27:11;50:4,22; 52:1;53:19;54:1; 55:18;56:16;57:1; 74:21;79:3</p> <p><b>aspire (1)</b> 74:6</p> <p><b>assess (1)</b> 21:13</p>	<p><b>assessment (8)</b> 17:19,22;18:1; 37:6,6,21;38:2;46:5</p> <p><b>assessments (1)</b> 15:16</p> <p><b>asset (1)</b> 57:15</p> <p><b>assistance (1)</b> 78:17</p> <p><b>associated (3)</b> 26:25;67:23;73:5</p> <p><b>Associates (1)</b> 17:17</p> <p><b>assurance (3)</b> 48:10;89:3,18</p> <p><b>attorney (1)</b> 33:3</p> <p><b>auction (1)</b> 66:11</p> <p><b>audience (1)</b> 63:25</p> <p><b>Authority (2)</b> 12:23;20:21</p> <p><b>available (13)</b> 15:21;37:21,22; 38:14;39:2;66:8,13, 15;72:4,10;76:2; 78:17;82:6</p> <p><b>Avenue (2)</b> 22:17,18</p> <p><b>award (2)</b> 43:18;57:17</p> <p><b>awarded (1)</b> 12:25</p> <p><b>away (4)</b> 5:23;74:8;81:17; 91:10</p>	<p><b>Baron's (1)</b> 4:11</p> <p><b>based (3)</b> 19:7;24:25;30:3</p> <p><b>basic (1)</b> 40:15</p> <p><b>basically (9)</b> 7:13;13:22;17:20; 18:13;21:16;22:5; 36:16;49:23;50:6</p> <p><b>Basin (5)</b> 13:23;25:7;34:6,9; 52:13</p> <p><b>basis (1)</b> 6:2</p> <p><b>bear (1)</b> 35:24</p> <p><b>become (1)</b> 89:21</p> <p><b>bedroom (1)</b> 32:12</p> <p><b>began (4)</b> 6:14;31:15;33:10, 13</p> <p><b>beginning (2)</b> 2:21;45:24</p> <p><b>behind (2)</b> 39:7;62:13</p> <p><b>beneath (2)</b> 46:25;50:21</p> <p><b>benefit (1)</b> 90:20</p> <p><b>Bernard (1)</b> 22:17</p> <p><b>besides (1)</b> 36:8</p> <p><b>best (3)</b> 42:15;51:16;77:4</p> <p><b>better (7)</b> 5:24;49:6;54:9; 62:3;82:22;83:8,10</p> <p><b>Bienville (3)</b> 25:22;29:6,19</p> <p><b>Big (3)</b> 8:8;46:10;78:2</p> <p><b>bit (1)</b> 6:9</p> <p><b>blight (1)</b> 6:19</p> <p><b>block (19)</b> 13:22,23;14:13,19; 31:5,7,7;32:1,5,23, 23;33:24,25;34:14, 18;43:3;53:23;57:8, 10</p> <p><b>blocks (8)</b> 13:21,22;32:10,17; 43:3;57:5;73:8,14</p> <p><b>bodies (10)</b> 50:5,5,10,14; 51:25;52:1,3,5,11,20</p> <p><b>bones (2)</b> 50:5;51:10</p>	<p><b>book (1)</b> 41:22</p> <p><b>born (1)</b> 54:12</p> <p><b>borrow (1)</b> 51:7</p> <p><b>boundaries (1)</b> 14:5</p> <p><b>bounded (2)</b> 22:5,15</p> <p><b>box (1)</b> 39:5</p> <p><b>break (2)</b> 81:13,13</p> <p><b>Brian (8)</b> 2:5;17:15;20:25; 24:10;25:1,4,13; 27:23</p> <p><b>brick (1)</b> 61:24</p> <p><b>brief (1)</b> 12:17</p> <p><b>briefly (2)</b> 20:25;36:4</p> <p><b>bring (6)</b> 5:17;27:1,2;36:10; 75:18;89:15</p> <p><b>bringing (2)</b> 7:22;26:20</p> <p><b>brings (2)</b> 26:23;28:17</p> <p><b>Broad (2)</b> 22:15;55:22</p> <p><b>broken (2)</b> 82:23;83:8</p> <p><b>brought (2)</b> 17:18;85:16</p> <p><b>Brown (2)</b> 17:16,23</p> <p><b>budget (1)</b> 90:23</p> <p><b>building (17)</b> 24:22;34:5,6,8,9, 14;35:19;49:6; 52:14;56:15;62:1; 68:14;69:12;75:8,11, 17;81:16</p> <p><b>buildings (49)</b> 7:7;24:22;26:15, 18,23;29:5,8,10,11, 15;30:4,9,10,12,16; 33:13;34:4,10,35:5, 15;41:12;43:10,12; 46:23;47:1;50:18,19; 51:23;52:13,15,23; 55:9;58:7;61:5,9,12, 22,23,24;69:7;74:11, 22,24;76:8,24,25; 78:2;80:7;85:6</p> <p><b>built (2)</b> 7:18;47:16</p> <p><b>bulkhead (1)</b> 64:24</p>	<p><b>bulldozers (1)</b> 3:9</p> <p><b>burial (3)</b> 49:25;57:5,6</p> <p><b>burials (7)</b> 14:1;31:11;32:3, 22;37:9;49:22;50:21</p> <p><b>buses (1)</b> 3:10</p> <p><b>business (1)</b> 69:20</p> <p><b>buy (5)</b> 16:11;65:7,9,12; 67:7</p>
<b>C</b>				
<p><b>calendar (1)</b> 74:5</p> <p><b>call (2)</b> 14:19;53:20</p> <p><b>called (1)</b> 41:23</p> <p><b>calling (1)</b> 35:18</p> <p><b>came (6)</b> 9:2,21;18:21; 19:23;20:1;22:9</p> <p><b>Can (51)</b> 4:6;5:19;9:7; 10:12;13:7;14:14; 15:6,25;18:25;19:11; 20:2;21:14,24;25:6; 29:4;31:2,16;32:1, 10,14;35:11;38:9,10, 11,14,15;39:16,25; 41:25;42:15;43:12; 44:22;45:25;46:1; 52:14;54:9;61:12; 62:12;63:15;64:8; 68:5;72:6,16,22,25; 73:4;77:7;83:10,15; 84:21;87:13</p> <p><b>Canal (1)</b> 55:23</p> <p><b>cap (4)</b> 58:8;59:3,6;68:24</p> <p><b>capacity (2)</b> 87:12,14</p> <p><b>caps (1)</b> 68:14</p> <p><b>card (4)</b> 19:20;53:13; 63:23;77:7</p> <p><b>cards (2)</b> 61:1;63:10</p> <p><b>care (1)</b> 49:4</p> <p><b>careful (1)</b> 54:9</p> <p><b>caretakers (1)</b> 46:3</p> <p><b>Carré (1)</b></p>				

22:22	<b>circumstances (1)</b>	17;45:25;49:16;	<b>confirmed (1)</b>	68:4
<b>case (2)</b>	61:4	61:18;62:3;63:3;	14:7	<b>coordinators (1)</b>
29:4;85:20	<b>cities (1)</b>	77:5;82:5;84:16;	<b>conjunction (1)</b>	15:15
<b>Cathy (1)</b>	8:22	87:19;94:19	20:20	<b>copy (1)</b>
53:18	<b>city (22)</b>	<b>commitment (2)</b>	<b>connect (2)</b>	37:20
<b>caught (1)</b>	5:8,9;7:9;8:7;	27:2;56:24	27:24;57:13	<b>core (1)</b>
66:16	20:19;22:21;25:11;	<b>committed (1)</b>	<b>connection (2)</b>	29:20
<b>cause (1)</b>	32:9;38:10,11;46:8;	6:4	55:16;57:14	<b>corner (1)</b>
49:15	59:2;67:15;68:15;	<b>committee (1)</b>	<b>conservation (2)</b>	74:23
<b>caused (1)</b>	70:11,17,22;74:2;	46:20	87:23;88:10	<b>corralled (1)</b>
18:9	78:6;87:25;88:13,15	<b>communicating (1)</b>	<b>consider (6)</b>	85:22
<b>celebrates (1)</b>	<b>city's (3)</b>	10:17	23:20;26:14;	<b>Corridor (2)</b>
34:24	59:1;70:8;90:7	<b>communication (2)</b>	27:19;30:3,12;36:9	47:18;65:24
<b>cemeteries (3)</b>	<b>Claiborne (1)</b>	10:19,22	<b>consideration (2)</b>	<b>cost (2)</b>
35:1,2;74:23	55:23	<b>communities (2)</b>	45:20;59:20	33:8,11
<b>Cemetery (9)</b>	<b>claim (1)</b>	28:10;83:9	<b>considered (1)</b>	<b>costs (1)</b>
14:4;31:6;32:7;	56:12	<b>community (20)</b>	75:7	27:14
33:4,8;34:1,22;37:8;	<b>Clapping (1)</b>	7:23;9:13;10:9;	<b>considering (2)</b>	<b>Council (6)</b>
46:24	54:25	11:25;21:25;27:22,	42:18;70:23	5:6;74:2;80:4;
<b>center (3)</b>	<b>class (1)</b>	25;28:8,16;29:1,12,	<b>considers (2)</b>	88:1,13,15
34:16,23;47:22	85:23	16,17;31:22,23;	24:20;26:12	<b>counsel (1)</b>
<b>Central (1)</b>	<b>classes (1)</b>	32:12;34:15,16;	<b>consistent (2)</b>	5:4
22:21	86:5	77:24;79:2	69:11;70:15	<b>count (3)</b>
<b>certain (4)</b>	<b>clear (7)</b>	<b>company (3)</b>	<b>constitutes (1)</b>	26:21;32:11;81:8
8:7,19;46:7;50:17	40:13;43:17;47:2,	4:19,24;20:23	33:2	<b>country (2)</b>
<b>certified (1)</b>	4,4;50:22;52:22	<b>competed (1)</b>	<b>constructed (1)</b>	7:21;8:23
10:13	<b>cleared (1)</b>	8:25	47:8	<b>couple (5)</b>
<b>challenge (2)</b>	6:18	<b>complete (2)</b>	<b>construction (5)</b>	12:24;19:15;
27:9;33:15	<b>clearly (1)</b>	15:22,24	12:6;42:21;52:24;	49:14;52:12;82:10
<b>challenged (1)</b>	20:4	<b>completed (1)</b>	59:19;85:5	<b>course (2)</b>
84:12	<b>close (2)</b>	14:25	<b>consultant (1)</b>	15:11;43:20
<b>challenges (5)</b>	54:10;85:17	<b>completion (1)</b>	80:14	<b>court (1)</b>
8:23;24:24;25:4;	<b>closely (1)</b>	41:4	<b>consultants (2)</b>	20:6
26:1;28:11	47:20	<b>complex (1)</b>	4:16;71:22	<b>courtyards (4)</b>
<b>chance (2)</b>	<b>CNA (1)</b>	66:16	<b>consultation (2)</b>	25:16;26:3,5,6
71:24;92:25	67:13	<b>compliance (1)</b>	2:21;36:25	<b>cracked (1)</b>
<b>change (3)</b>	<b>CNI (10)</b>	90:21	<b>consulting (2)</b>	48:4
33:6;85:1,4	24:9;27:1;28:18;	<b>component (3)</b>	36:22;80:3	<b>Craig (2)</b>
<b>changed (3)</b>	29:24;31:22;43:18;	16:2;29:3,17	<b>contact (2)</b>	2:23;92:2
6:12;14:13;94:11	55:17;57:17;67:2,10	<b>compromised (1)</b>	72:12;77:19	<b>create (5)</b>
<b>changes (1)</b>	<b>Cody (1)</b>	29:9	<b>contain (1)</b>	6:21;9:25;10:5;
40:20	81:3	<b>concentrated (2)</b>	52:25	17:1,7
<b>charge (1)</b>	<b>comfortable (4)</b>	7:13;85:23	<b>contemplates (1)</b>	<b>created (1)</b>
40:22	41:14;62:11;	<b>concentration (1)</b>	90:15	6:19
<b>charges (1)</b>	63:22;69:6	29:15	<b>continually (1)</b>	<b>creating (3)</b>
44:6	<b>coming (4)</b>	<b>concerned (1)</b>	80:4	7:2;26:7;86:17
<b>Charity (1)</b>	2:8;5:3;49:13;	71:2	<b>continuation (1)</b>	<b>credit (6)</b>
46:20	56:12	<b>concerning (1)</b>	64:15	13:17;14:12,19;
<b>chase (1)</b>	<b>comment (36)</b>	55:6	<b>continue (3)</b>	86:24;90:24;91:15
61:4	11:21;15:6;19:14,	<b>concrete (1)</b>	6:4;50:3;89:25	<b>credits (1)</b>
<b>Chicago (1)</b>	16,20;20:1,1,12;	16:9	<b>continued (2)</b>	14:23
54:22	38:6,15,17,21;39:12,	<b>condition (1)</b>	30:15;36:24	<b>crime (1)</b>
<b>child (1)</b>	14;40:1,10;49:16;	44:1	<b>continuing (2)</b>	26:4
53:24	51:14;56:20;61:1,2;	<b>conditions (1)</b>	28:21;50:16	<b>criteria (1)</b>
<b>Choice (4)</b>	62:9,15,15;63:10;	83:17	<b>contribute (2)</b>	8:19
2:10;12:25;22:13;	64:6;75:24;79:25;	<b>conduct (3)</b>	29:10,11	<b>critical (1)</b>
67:13	80:25;83:4;84:13,18,	17:18,22;18:1	<b>contributes (2)</b>	21:25
<b>choices (1)</b>	19,20,21;92:8	<b>conducting (1)</b>	90:22,24	<b>Crozat (1)</b>
17:7	<b>comments (26)</b>	18:6	<b>control (3)</b>	13:22
<b>chunk (1)</b>	11:1,2,14;12:12;	<b>configuration (1)</b>	49:17;67:20;91:6	<b>current (12)</b>
13:20	16:14;18:21,24;	75:21	<b>conversation (1)</b>	14:5;26:20;47:1,
<b>circle (1)</b>	19:10;21:19;35:24;	<b>configurations (1)</b>	32:20	10;48:6,7;67:23;
25:18	37:17;38:5,7;39:5,7,	76:22	<b>conversations (1)</b>	68:13;69:14,16;

90:14;94:2 <b>currently (4)</b> 36:15;58:10,15; 70:13 <b>cut (5)</b> 7:8;25:10,10;60:5; 81:23	72:24;73:13,14,16; 74:2 <b>demolitions (2)</b> 72:15;73:1 <b>demonstrating (1)</b> 88:25 <b>density (20)</b> 32:16;55:7,10,11, 13,20;56:2,20;57:22; 58:4;61:8,11,16; 62:20,23;68:23; 85:14,16;86:4,4 <b>dependant (1)</b> 35:6 <b>Depression (1)</b> 6:15 <b>describe (2)</b> 18:14;89:24 <b>design (4)</b> 4:13;7:7;16:20; 75:3 <b>designated (1)</b> 11:2 <b>designed (1)</b> 9:25 <b>designing (1)</b> 68:18 <b>designs (1)</b> 74:17 <b>deteriorated (1)</b> 7:12 <b>develop (1)</b> 17:7 <b>developed (3)</b> 23:4,23;28:20 <b>developer (4)</b> 51:10;67:17; 91:22,23 <b>developers (2)</b> 4:9;65:10 <b>development (37)</b> 8:3,4;16:20;18:3; 19:6;20:22;22:6,23; 25:3;26:2,7,8,9;27:5, 6,25;31:18;37:10; 40:15;43:1;47:7,8, 13;49:2;53:2;55:18; 56:11,15;57:16;65:1; 67:24;73:7;78:8; 82:20;84:2;87:22; 90:22 <b>developments (4)</b> 7:23;46:10;72:9; 88:18 <b>different (6)</b> 21:17;30:11; 44:18;59:17;89:12; 90:18 <b>difficult (1)</b> 33:17 <b>dig (3)</b> 14:7;31:9;51:10 <b>digging (2)</b>	50:10,14 <b>digs (2)</b> 24:5;30:21 <b>dilapidated (1)</b> 81:22 <b>direction (1)</b> 27:18 <b>director (1)</b> 2:6 <b>dirty (1)</b> 83:8 <b>disarray (1)</b> 81:25 <b>disaster (1)</b> 46:9 <b>discovering (1)</b> 32:22 <b>discuss (3)</b> 18:13,19;19:3 <b>discussed (1)</b> 52:25 <b>discussing (1)</b> 85:7 <b>discussion (2)</b> 30:18;68:8 <b>dispersed (1)</b> 86:5 <b>dispersement (1)</b> 86:3 <b>displace (2)</b> 78:1,6 <b>displaced (2)</b> 48:23;88:19 <b>disruption (1)</b> 52:24 <b>distressed (1)</b> 45:22 <b>district (4)</b> 70:14;87:24;88:5, 11 <b>districts (1)</b> 22:20 <b>disturb (2)</b> 50:4;51:20 <b>disturbed (2)</b> 49:1;51:22 <b>disturbing (3)</b> 50:14,21;52:19 <b>diversify (2)</b> 85:18,24 <b>divvied (1)</b> 44:24 <b>divvies (1)</b> 61:14 <b>documented (1)</b> 20:9 <b>dog (1)</b> 54:25 <b>dollar (3)</b> 90:22,23;91:1 <b>done (12)</b> 2:16,17;5:24;9:3; 10:6;14:11;19:5;	21:22;31:2;32:9; 36:21;75:10 <b>door (2)</b> 54:9;67:6 <b>down (10)</b> 25:7;27:20;43:11; 47:9;64:6;75:14; 82:19,24;92:8,14 <b>draft (1)</b> 37:20 <b>drain (1)</b> 81:15 <b>drains (1)</b> 81:15 <b>drinks (1)</b> 10:16 <b>Driven (1)</b> 41:24 <b>drop (1)</b> 39:5 <b>dropped (1)</b> 38:10 <b>dryer (1)</b> 83:20 <b>during (6)</b> 21:16;24:4;30:25; 31:8,9;84:4	<b>electrical (1)</b> 81:9 <b>electricals (1)</b> 81:21 <b>Elementary (1)</b> 92:2 <b>eligible (1)</b> 10:23 <b>else (10)</b> 5:1;27:15;53:17; 61:17;69:20;73:15; 84:22;87:5,16,18 <b>elsewhere (1)</b> 47:21 <b>embarrassed (1)</b> 61:6 <b>emerge (1)</b> 30:2 <b>emerged (1)</b> 30:25 <b>emerges (1)</b> 30:1 <b>emptied (1)</b> 46:8 <b>encourage (1)</b> 41:17 <b>end (7)</b> 11:4;14:24;19:14; 40:18;73:11;77:1; 87:17 <b>ends (1)</b> 72:22 <b>enough (5)</b> 11:9,12;53:11; 63:25;92:2 <b>entire (3)</b> 22:2;33:24;61:14 <b>entitled (2)</b> 84:17;86:12 <b>environment (1)</b> 26:13 <b>environmental (20)</b> 4:15;13:7,15;15:3, 23;16:13;17:19,22; 18:1,15;19:7;21:10, 14;23:25;29:25;30:7, 20;37:6,21;38:2 <b>erect (1)</b> 40:24 <b>especially (2)</b> 55:25;72:24 <b>Esplanade (1)</b> 22:21 <b>essentially (4)</b> 7:22;10:8;51:8; 64:24 <b>evaluate (4)</b> 18:2,24;36:9;63:3 <b>evaluating (1)</b> 37:13 <b>even (7)</b> 26:7;34:4;43:9; 44:2;75:1;80:19;
<b>D</b>		<b>E</b>		

86:3 <b>evening (6)</b> 2:4,9;12:21;17:14; 38:12;94:18 <b>event (1)</b> 53:5 <b>everybody (18)</b> 2:4,8;4:19;5:12, 15;10:5;16:16;41:6; 44:12;45:7;49:20; 54:11;74:11;78:22; 84:14,14;87:8;94:17 <b>Everybody's (1)</b> 84:17 <b>everyone (5)</b> 12:21;17:14; 18:16;41:18;85:2 <b>everywhere (1)</b> 10:10 <b>evictions (2)</b> 89:11,13 <b>evidence (1)</b> 18:22 <b>exactly (4)</b> 18:15;26:13; 51:11;60:21 <b>example (5)</b> 24:2;26:2,3;34:13, 21 <b>Excellent (2)</b> 4:7;49:16 <b>except (1)</b> 52:12 <b>excited (1)</b> 5:16 <b>exciting (1)</b> 13:16 <b>excluded (1)</b> 66:2 <b>excluding (1)</b> 61:2 <b>Excuse (4)</b> 25:18;35:22;41:7; 55:8 <b>exercise (1)</b> 91:5 <b>existed (1)</b> 28:2 <b>existing (17)</b> 25:24;32:6;33:5; 34:1,6,7;37:10; 41:12;50:17;52:14; 55:8;57:3;69:11; 77:1;85:6;86:20; 87:3 <b>exists (2)</b> 25:25;29:21 <b>expanded (2)</b> 22:8,11 <b>expansion (1)</b> 18:19 <b>expect (2)</b> 72:16,25	<b>expected (1)</b> 14:2 <b>experiment (1)</b> 6:25 <b>explain (2)</b> 6:6;44:22 <b>explained (1)</b> 39:22 <b>explaining (1)</b> 5:25 <b>explanation (1)</b> 5:19 <b>exploration (1)</b> 30:15 <b>explore (6)</b> 31:15;32:21; 57:12;58:22;59:25; 70:21 <b>explored (1)</b> 30:8 <b>explores (1)</b> 32:14 <b>exploring (3)</b> 59:24,24;67:8 <b>extended (2)</b> 32:3;91:17 <b>extending (1)</b> 33:9 <b>extension (1)</b> 33:1 <b>extensively (1)</b> 28:20 <b>extent (3)</b> 8:7;31:12;62:25 <b>exterior (2)</b> 24:21;83:11 <b>extra (2)</b> 57:22;93:11	<b>fear (1)</b> 62:17 <b>feasible (2)</b> 51:16;76:21 <b>February (1)</b> 38:8 <b>federal (5)</b> 7:17;17:20,21; 21:11,12 <b>feedback (1)</b> 3:13 <b>feel (6)</b> 41:14;62:10,17; 63:22;69:5;92:7 <b>feet (1)</b> 6:22 <b>fence (1)</b> 26:6 <b>few (3)</b> 13:16;65:16;66:9 <b>fewer (1)</b> 26:16 <b>fifty (1)</b> 77:23 <b>figured (1)</b> 85:15 <b>filed (1)</b> 8:25 <b>fill (6)</b> 19:20;45:4;53:12; 60:25;62:11;77:7 <b>filled (4)</b> 45:6;53:15,17; 63:19 <b>filling (1)</b> 63:23 <b>final (7)</b> 3:8,9;13:8;16:6; 37:19,23;38:1 <b>finalized (2)</b> 72:17;73:20 <b>finally (2)</b> 41:17;48:14 <b>financing (2)</b> 35:4;90:14 <b>find (8)</b> 51:6;52:5;54:5; 69:2;71:2,4;72:5,6 <b>finding (2)</b> 23:24;24:3 <b>findings (2)</b> 24:7;33:21 <b>finds (1)</b> 49:25 <b>fine (2)</b> 11:21;50:8 <b>finish (1)</b> 19:17 <b>finished (1)</b> 35:22 <b>firm (4)</b> 59:9;66:12;67:10; 88:21	<b>firms (2)</b> 17:17;56:15 <b>first (29)</b> 2:7;3:14;8:1; 13:19;14:25;18:6; 19:4;30:1;31:2;39:9; 40:19;42:16;43:2,12; 45:6;46:2;50:13,16; 56:7;62:5,10,22; 69:1;72:23;73:8,13; 82:10;93:19,23 <b>fish (1)</b> 81:10 <b>fit (1)</b> 54:24 <b>five (4)</b> 30:1,17;35:25; 79:4 <b>fixed (3)</b> 48:11;53:7;73:4 <b>fixing (1)</b> 82:22 <b>floor (2)</b> 38:4;89:10 <b>focused (1)</b> 21:8 <b>focusing (1)</b> 35:1 <b>folk (1)</b> 83:18 <b>folks (11)</b> 2:19;3:17,25;4:10, 17;6:21;83:12,14; 89:6,17;92:1 <b>follow (1)</b> 64:17 <b>food (1)</b> 10:16 <b>footprint (2)</b> 57:20;86:3 <b>force (1)</b> 27:13 <b>forget (1)</b> 84:3 <b>form (4)</b> 45:5,6,8;62:11 <b>formal (1)</b> 32:25 <b>formally (1)</b> 80:12 <b>former (1)</b> 93:19 <b>forms (1)</b> 53:18 <b>forth (2)</b> 8:19;84:16 <b>fortunate (1)</b> 44:14 <b>forward (7)</b> 3:11;12:5;14:14; 16:15;63:23;64:2,4 <b>fought (2)</b> 84:2,3	<b>found (7)</b> 14:2;19:8;31:10; 37:9;44:14;49:21; 80:8 <b>Four (11)</b> 8:8;22:20;24:14; 28:18,18;46:10;58:8; 63:6;68:24;78:2; 80:20 <b>four-story (2)</b> 57:25;69:7 <b>framework (2)</b> 59:22;70:22 <b>frayed (1)</b> 81:10 <b>free (2)</b> 62:17;92:7 <b>Friday (1)</b> 80:15 <b>front (7)</b> 19:23;20:6;39:6, 23;46:3;61:22,24 <b>fronting (1)</b> 28:3 <b>funded (1)</b> 67:15 <b>funding (12)</b> 12:6;13:20;15:9; 16:12;42:25;56:9; 73:6;74:7,8;76:2; 81:23,23 <b>funds (2)</b> 17:21;21:11 <b>further (2)</b> 19:11;63:3 <b>furthermore (1)</b> 81:7 <b>future (2)</b> 6:10;16:17
	<b>F</b>		<b>G</b>	
	<b>facility (1)</b> 92:3 <b>fact (7)</b> 14:7;15:7;31:20; 34:20;46:6;51:23; 57:4 <b>fall (3)</b> 2:23;18:7;87:23 <b>false (1)</b> 70:2 <b>families (5)</b> 15:16;43:25;44:5, 8;86:23 <b>family (5)</b> 71:23;72:1;77:24; 79:2;85:19 <b>far (7)</b> 14:11;19:8;21:2; 44:24;45:13;63:1; 80:18 <b>favor (1)</b> 88:21	<b>gain (1)</b> 67:20 <b>Garden (1)</b> 88:19 <b>gave (3)</b> 21:1;41:1;68:20 <b>general (1)</b> 33:4 <b>gentleman (2)</b> 60:22;62:4 <b>gentrification (3)</b> 9:23;56:13,14 <b>gentrify (1)</b> 10:2 <b>Geographically (1)</b> 64:16 <b>gets (4)</b> 37:25;90:23,25,25 <b>given (2)</b> 11:12;37:9 <b>giving (2)</b>		

7:15;94:18 <b>Glenda (2)</b> 77:17;83:2 <b>goal (4)</b> 27:6;56:22;73:15; 86:16 <b>goals (1)</b> 24:25 <b>goes (2)</b> 21:3;74:8 <b>gold (1)</b> 54:12 <b>good (15)</b> 2:4;4:4,25;5:15; 6:19,22;7:20;8:9,17; 12:21;17:14;23:19; 42:2;43:19;83:11 <b>government (3)</b> 7:18;10:23;21:12 <b>gracious (1)</b> 92:2 <b>grant (7)</b> 13:1;22:14,14; 44:2;67:14;86:10; 89:23 <b>Gras (1)</b> 5:12 <b>grave (1)</b> 80:8 <b>GRAVES (4)</b> 77:15,17;80:8; 83:3 <b>Great (9)</b> 5:11;6:13,14,16; 7:6,7,11,20;44:9 <b>green (10)</b> 32:5;33:25;34:12; 35:18;46:17;50:8; 51:15;57:9,13;65:24 <b>Greenway (9)</b> 9:6;57:10;64:16, 20;65:2,6,12,19,22 <b>grid (1)</b> 29:9 <b>ground (3)</b> 19:15;51:20,22 <b>grounds (2)</b> 57:5,6 <b>group (1)</b> 88:20 <b>guaranteed (1)</b> 43:25 <b>guess (1)</b> 79:6 <b>guidance (1)</b> 2:15 <b>guys (3)</b> 5:10;18:11;21:1	<b>half (1)</b> 79:1 <b>Hall (2)</b> 38:10,11 <b>hallways (1)</b> 81:7 <b>hand (1)</b> 5:10 <b>hands (2)</b> 3:19;4:2 <b>Hanna (2)</b> 79:22,24 <b>HANO (19)</b> 3:18,21;8:8;12:17; 17:18;26:5;51:9; 66:14;67:15;71:4,4, 16;81:6;82:16; 89:11;91:5,8,20; 92:21 <b>HANO's (1)</b> 12:18 <b>happen (4)</b> 11:25;13:16; 22:24;46:4 <b>happened (7)</b> 18:8;21:2;46:13, 14,15;51:21;89:5 <b>happening (1)</b> 15:11 <b>happens (3)</b> 53:1,5;74:12 <b>happy (2)</b> 5:12;17:12 <b>hard (1)</b> 8:13 <b>hate (1)</b> 60:5 <b>Hayes (2)</b> 60:18,19 <b>hear (1)</b> 79:8 <b>heard (1)</b> 13:12 <b>hearing (1)</b> 45:25 <b>Height (3)</b> 58:1;59:4,7 <b>heights (1)</b> 68:14 <b>held (1)</b> 18:6 <b>help (10)</b> 12:4;13:18;17:18; 45:8;72:5,6,11; 79:18;81:11;85:9 <b>helped (1)</b> 6:16 <b>helping (3)</b> 15:12,17,18 <b>helps (1)</b> 57:13 <b>heritage (1)</b> 28:15	<b>hesitation (1)</b> 64:4 <b>high (1)</b> 48:24 <b>higher (3)</b> 27:14;62:24;63:6 <b>highlight (2)</b> 23:16;24:15 <b>hired (1)</b> 88:21 <b>historic (10)</b> 22:20;61:9,23,24; 74:22,24;76:8,17; 80:6;88:4 <b>historical (1)</b> 14:3 <b>history (6)</b> 21:1;28:16;41:19; 46:12;53:25;54:1 <b>hit (2)</b> 29:22;86:19 <b>hold (4)</b> 11:4;19:17;40:16, 17 <b>home (1)</b> 93:1 <b>homes (4)</b> 41:2,13;48:5;53:6 <b>honestly (1)</b> 51:24 <b>honors (1)</b> 40:25 <b>hope (2)</b> 15:23;57:11 <b>hopeful (1)</b> 68:7 <b>hopefully (2)</b> 16:17;40:21 <b>hopes (1)</b> 2:10 <b>hoping (3)</b> 17:6;75:5;78:5 <b>Hospital (1)</b> 46:21 <b>hospitals (2)</b> 46:15;48:3 <b>hosting (1)</b> 37:3 <b>house (4)</b> 54:5;71:3,5;82:11 <b>households (1)</b> 43:25 <b>houses (7)</b> 47:14;51:23; 54:23;80:10,11; 82:13;90:18 <b>housing (42)</b> 2:6;6:9,11,13,14, 20;7:19;9:20;10:1,7, 10;12:22;13:3;15:1; 20:20;26:16;35:20; 41:20;43:22;44:23; 46:6,10;54:14;61:14;	66:20,25;67:6;81:25; 86:17,22;87:22,23; 88:2,11;90:2,5,5; 93:3,5,7,16;94:4 <b>Howell (5)</b> 39:13,15,21;40:11, 12 <b>HRI (7)</b> 4:10;67:19;89:20; 91:19;92:12,20,23 <b>HUD (6)</b> 7:17;8:19;20:18; 86:11;90:1;91:13 <b>huge (1)</b> 33:15 <b>hundred (7)</b> 44:4,18,19;76:23, 24;93:5,10 <b>hundreds (3)</b> 8:22;40:25;44:8	<b>important (8)</b> 14:16,22;16:24; 29:17;45:8;49:19; 55:24;69:3 <b>impossible (1)</b> 33:18 <b>improved (1)</b> 40:15 <b>inaudible (12)</b> 10:14,17,21;40:13; 77:18;78:12;80:22; 85:3;87:14;91:9,19; 92:23 <b>include (2)</b> 60:3;80:25 <b>included (2)</b> 65:18;66:1 <b>including (4)</b> 41:20;74:22;80:7; 81:24 <b>income (7)</b> 16:5;27:4,5,10; 32:11;44:24;85:19 <b>incorporate (3)</b> 28:7,13;37:18 <b>incorporated (1)</b> 9:12 <b>incorporates (2)</b> 27:22;28:25 <b>incorporating (2)</b> 7:14;52:16 <b>increasing (1)</b> 57:20 <b>indicated (4)</b> 23:12;25:1,5,13 <b>individual (2)</b> 84:16;90:12 <b>influence (1)</b> 24:9 <b>influenced (2)</b> 23:14,17 <b>influences (2)</b> 23:21,22 <b>information (8)</b> 2:14;3:4;11:12,13, 19;17:11;19:25; 36:12 <b>initial (4)</b> 22:11;36:6,21,23 <b>Initiative (2)</b> 2:11;67:14 <b>innate (1)</b> 30:19 <b>input (4)</b> 2:15;6:3;12:3; 21:19 <b>inside (1)</b> 26:18 <b>insight (1)</b> 42:2 <b>instance (1)</b> 16:10 <b>instead (1)</b>
<b>H</b>			<b>I</b>	
<b>habitable (2)</b> 50:19;75:19			<b>Iberville (53)</b> 2:18;4:1,5;7:5,6,8, 9;8:12;9:8,11,15,15; 10:1,22;13:3,9,19, 21;14:15;16:2,25; 17:4;18:2;20:18,22; 22:1,6,12;25:6,8,15; 26:2;40:13,23;41:1, 21,22;44:9;47:9; 53:24;54:1,5;57:16; 68:15;78:1,10;83:5, 15;84:1;86:21; 93:19;94:2,11 <b>Iberville-Tremé (1)</b> 13:5 <b>idea (6)</b> 6:16;7:1;8:17; 27:24;33:9;44:12 <b>identified (1)</b> 22:19 <b>identify (2)</b> 15:17,18 <b>II (1)</b> 6:15 <b>illustration (2)</b> 25:23,24 <b>immediate (1)</b> 35:3 <b>immediately (1)</b> 50:15 <b>impact (7)</b> 16:21;18:25; 21:14,14;44:23; 60:25;61:14 <b>impacted (1)</b> 21:24 <b>impacts (2)</b> 18:2;48:9 <b>implementation (1)</b> 41:4	

89:20 <b>integrated (2)</b> 9:12;86:15 <b>intended (1)</b> 6:20 <b>intention (1)</b> 6:17 <b>interested (2)</b> 30:6;41:7 <b>interestingly (1)</b> 60:21 <b>interior (3)</b> 24:22;26:15;83:11 <b>intern (1)</b> 81:5 <b>interpretive (1)</b> 34:23 <b>interrupt (1)</b> 45:3 <b>intimate (1)</b> 75:8 <b>into (11)</b> 7:15;23:9;12;32:5; 37:18;52:16;57:17; 80:25;81:11;90:6; 93:1 <b>introduce (2)</b> 3:15;23:1 <b>invite (2)</b> 48:20;53:10 <b>involved (2)</b> 20:17;37:1 <b>isolate (2)</b> 8:4;49:4 <b>isolated (3)</b> 7:3;26:10;85:22 <b>isolation (1)</b> 26:8 <b>issue (2)</b> 38:23;61:16 <b>issues (4)</b> 21:23;25:13; 62:23;90:3	<b>K</b> <b>Katrina (2)</b> 44:7;48:17 <b>keep (8)</b> 6:1;12:18;14:14; 45:9;50:7;55:8; 75:17;82:17 <b>keeping (1)</b> 52:15 <b>Kenny (1)</b> 80:16 <b>key (1)</b> 36:18 <b>kick (1)</b> 71:18 <b>kind (10)</b> 19:5;20:25;21:2,4, 21;28:7;31:18;34:21, 24;35:6 <b>kinds (1)</b> 25:13 <b>knew (1)</b> 31:16 <b>knowing (1)</b> 51:11 <b>knowledge (2)</b> 10:20;75:8 <b>known (1)</b> 68:16 <b>knows (2)</b> 41:15;85:2	<b>L</b> <b>lack (1)</b> 8:16 <b>Lafitte (3)</b> 9:6;47:18;57:10 <b>land (9)</b> 27:13;33:3,5,6; 50:6,7;52:19;65:20; 91:10 <b>Landrieu's (1)</b> 2:6 <b>language (1)</b> 53:1 <b>large (1)</b> 20:18 <b>larger (1)</b> 14:5 <b>last (23)</b> 2:22;3:4;5:13; 17:25;18:7,8,22; 19:4;21:6;22:4,10; 23:3,15,23;24:6; 42:2,19;55:3;82:17; 83:5;91:3;92:1,9 <b>lastly (3)</b> 19:9;20:10;52:21 <b>later (1)</b> 3:20	<b>law (3)</b> 50:22;54:2,16 <b>LAWLOR (47)</b> 2:1,5;3:24;4:22; 5:7;11:7;39:8;42:7, 13;43:7;44:17;45:2, 18;49:12;51:1;52:2, 9;64:18,23;65:8,14, 21;67:22;68:3,19; 69:4;70:6;73:2,22; 75:4;76:11,20;77:8; 79:25;84:9;85:10; 86:8;87:6,15;88:3; 89:22;90:13,19;91:7; 93:25;94:8,16 <b>laws (2)</b> 59:2;68:14 <b>learn (1)</b> 33:14 <b>learned (3)</b> 8:11;32:2,24 <b>lease (1)</b> 91:10 <b>least (1)</b> 73:14 <b>leave (10)</b> 26:13;35:19;38:6, 11,16;39:6;46:25; 50:2;61:12;71:16 <b>leaving (5)</b> 11:15;24:21; 29:10;33:12;61:9 <b>led (1)</b> 33:19 <b>left (2)</b> 56:6,21 <b>legal (1)</b> 71:13 <b>lend (1)</b> 51:9 <b>lender (1)</b> 90:21 <b>lenders (1)</b> 33:14 <b>lending (2)</b> 33:16;35:7 <b>less (1)</b> 47:11 <b>letters (1)</b> 43:4 <b>letting (1)</b> 60:20 <b>levels (1)</b> 91:11 <b>lies (3)</b> 6:11;46:24;64:20 <b>life (1)</b> 41:3 <b>light (2)</b> 55:15;88:18 <b>likelihood (1)</b> 31:17 <b>likely (1)</b>	47:12 <b>limit (3)</b> 57:24;58:1,1 <b>limited (2)</b> 36:12;49:21 <b>line (2)</b> 46:1;93:24 <b>lined (2)</b> 35:10;42:25 <b>list (3)</b> 94:4,7,13 <b>little (6)</b> 6:6,8;30:18;41:18; 45:22;84:11 <b>live (16)</b> 47:19;48:2;54:6, 13,25;60:25;71:3,5; 79:2,4;81:6;82:10, 12;83:15,21,22 <b>lived (5)</b> 9:14,15;44:8; 53:23;83:16 <b>lives (3)</b> 43:19;74:11;86:12 <b>living (4)</b> 50:3;83:5,9,10 <b>local (1)</b> 21:20 <b>location (2)</b> 7:6;50:12 <b>locations (1)</b> 30:11 <b>lock (1)</b> 46:9 <b>logic (1)</b> 82:24 <b>logistical (1)</b> 38:23 <b>long (7)</b> 40:14;62:14,19; 64:5;73:12;74:15; 90:17 <b>long-term (1)</b> 91:12 <b>look (19)</b> 8:2;10:25;16:19; 19:6;21:18,21,22,23; 23:20;25:15;35:11; 51:21;54:24;57:7,8; 68:17;75:14,16;80:5 <b>looked (8)</b> 9:3;10:6;37:5,7,8; 75:7,13;80:1 <b>looking (11)</b> 26:25;54:15;58:8, 20;62:23;63:5;72:8; 75:23,24;76:22;77:4 <b>looks (3)</b> 24:20;26:12;85:5 <b>loose (1)</b> 72:22 <b>lose (5)</b> 26:21;55:9;57:4;	74:7;75:17 <b>loses (1)</b> 55:10 <b>losing (1)</b> 15:9 <b>lost (3)</b> 9:19;32:9;58:4 <b>lot (22)</b> 2:19,23,25;6:16, 19;22:7;29:18; 44:15;47:17,25;61:4; 64:14;65:13;67:3; 72:4,10,22;74:3; 79:19;82:12;83:12, 14 <b>lots (1)</b> 74:23 <b>Louis (5)</b> 14:4;25:9;31:6; 34:22;35:2 <b>loved (1)</b> 44:16 <b>low (2)</b> 44:24;89:10 <b>Lower (4)</b> 22:21;47:15;48:2; 51:21
<b>J</b> <b>Janet (1)</b> 60:17 <b>jeopardize (1)</b> 15:9 <b>job (1)</b> 5:24 <b>jobs (2)</b> 6:22;7:24 <b>Joe (2)</b> 23:7,12 <b>Joseph (3)</b> 4:17;17:15;42:9 <b>Julie (2)</b> 64:10,12 <b>June (1)</b> 72:18	<b>M</b> <b>ma'am (2)</b> 12:24;40:10 <b>machine (1)</b> 83:19 <b>Maggie (6)</b> 3:20;12:16,22; 20:25;24:10;25:1 <b>mailed (1)</b> 38:9 <b>main (2)</b> 61:22,24 <b>mainly (1)</b> 62:4 <b>maintain (3)</b> 32:10;76:5,7 <b>maintained (1)</b> 76:19 <b>maintains (2)</b> 74:20;76:16 <b>maintenance (1)</b> 81:6 <b>makes (1)</b> 75:12 <b>making (8)</b> 29:12,12,18;36:19; 55:12,15;57:21;58:3 <b>Management (4)</b> 17:24;88:20; 89:12;91:13 <b>managers (1)</b> 89:21 <b>Manning (5)</b> 4:13;19:2;21:3;				

<p>23:1,8 <b>many (6)</b> 10:2;26:1;32:12; 55:19;79:13;81:4 <b>map (2)</b> 55:19;66:19 <b>maps (2)</b> 14:3;65:25 <b>Marais (6)</b> 25:21;29:5,19; 33:1;52:14;79:6 <b>March (1)</b> 73:17 <b>Mardi (1)</b> 5:12 <b>market (4)</b> 16:4;44:24,25; 86:24 <b>MARSHAL (2)</b> 81:2,3 <b>marshalling (1)</b> 23:10 <b>MARTIN (31)</b> 4:20;10:24;17:13, 16,16,23;35:21; 39:10;40:2,8;42:4, 10;49:9;53:8;55:1; 60:4,11;62:7;63:14, 21;64:11;70:24; 77:11;79:21;80:23; 82:3;83:1;84:5; 91:24;92:13;94:14 <b>Martin's (1)</b> 4:18 <b>master (6)</b> 23:11;60:2;68:15; 69:16;70:7,8 <b>matched (1)</b> 85:17 <b>max (1)</b> 76:7 <b>maximum (4)</b> 59:10;76:5,7,16 <b>may (7)</b> 33:17;36:24;56:9; 78:19;79:3,8,10 <b>maybe (5)</b> 9:7,8;35:25;54:21; 56:13 <b>Mayor (1)</b> 2:5 <b>mayor's (1)</b> 90:8 <b>McCormack (1)</b> 4:11 <b>mean (7)</b> 25:19;47:14; 51:21;67:10;71:18; 72:16;76:6 <b>means (5)</b> 33:5;49:7;71:16, 17,20 <b>meant (2)</b></p>	<p>6:9;67:17 <b>meantime (1)</b> 13:6 <b>meet (6)</b> 3:20;71:24;72:1; 78:16;79:16;87:13 <b>meeting (26)</b> 5:23;18:4,5,12,22; 19:4;21:6,7;22:10; 23:4;36:24;37:2,15, 16,18,19,23,24;56:5, 8;62:13,18;63:8; 80:14;82:6;87:18 <b>meetings (5)</b> 5:22;16:18;32:25; 36:23;46:22 <b>meets (1)</b> 73:25 <b>member (2)</b> 5:6;80:2 <b>members (2)</b> 6:24;20:13 <b>memorial (2)</b> 40:24;43:16 <b>mention (1)</b> 16:23 <b>mentioned (2)</b> 16:1;52:22 <b>MERRILL (20)</b> 3:22;12:16,20,22; 39:19;66:3,21;67:1, 12,18;69:22;70:3; 71:7,12;88:9;91:21; 92:22;93:8,14;94:5 <b>meshed (1)</b> 74:25 <b>mess (1)</b> 81:8 <b>messed (1)</b> 48:4 <b>met (4)</b> 22:5;23:15,23; 78:15 <b>Mickey (1)</b> 44:5 <b>microphone (1)</b> 38:24 <b>microwave (1)</b> 83:19 <b>Mid (1)</b> 22:21 <b>Mid-City (3)</b> 47:15;48:2;51:21 <b>middle (1)</b> 25:19 <b>might (4)</b> 11:25;32:21; 63:13;75:25 <b>mike (3)</b> 38:24;39:13;40:12 <b>million (1)</b> 65:19 <b>mimic (1)</b></p>	<p>22:13 <b>mind (5)</b> 12:10;33:15; 54:20;62:8;94:11 <b>mindful (1)</b> 48:8 <b>minimum (1)</b> 71:15 <b>Minnesota (1)</b> 41:23 <b>minute (2)</b> 45:3;84:10 <b>minutes (4)</b> 20:11;35:25; 38:20;80:20 <b>miss (1)</b> 70:25 <b>missed (1)</b> 75:25 <b>mitigate (1)</b> 57:14 <b>mix (5)</b> 32:11,12;42:20; 86:19,22 <b>mixed (5)</b> 16:4;27:4,5,9; 69:17 <b>mode (1)</b> 12:3 <b>model (1)</b> 86:25 <b>Monday (1)</b> 10:14 <b>money (5)</b> 48:20;51:7,8,10; 56:11 <b>months (8)</b> 13:13;17:25;18:8; 54:4,23;65:16;66:9; 71:11 <b>monument (1)</b> 43:16 <b>more (29)</b> 2:13;3:3;17:7,11; 25:14;26:7;30:4,10, 12,16;34:4;41:18; 44:4;45:14,15;48:22; 49:4;52:1;53:13,18; 57:3;60:14;77:13; 78:10;80:6,6,13,21; 84:7 <b>Morris (5)</b> 49:11;53:10,21; 71:1,10 <b>most (8)</b> 13:14,24;42:1; 44:13;51:16;77:18, 19;78:2 <b>Mouse (1)</b> 44:6 <b>move (11)</b> 3:11;6:23;9:18; 12:5;31:20;32:16;</p>	<p>41:21;80:18;82:1; 87:4;90:6 <b>moved (2)</b> 26:11;47:15 <b>moving (7)</b> 3:11;14:14;50:10, 14;54:22;78:22,23 <b>much (5)</b> 5:18;11:13;14:5; 25:12;70:14 <b>multiple (1)</b> 53:11 <b>museum (1)</b> 34:24 <b>myself (5)</b> 64:7;77:21;79:3; 80:3;82:6</p>	<p>5:9;6:11;9:2,8; 12:23;20:19,21; 28:14;33:3,7;34:25; 41:13,24;42:20;46:7; 53:25;59:16,19; 70:22;85:5;86:13 <b>next (13)</b> 31:25;33:19,20; 42:5;45:24;49:10; 55:2;60:16,17;63:8; 64:19,20;67:6 <b>NHPA (1)</b> 37:12 <b>nice (3)</b> 49:2;80:12,21 <b>night (2)</b> 5:13,15 <b>nine (4)</b> 24:4;25:15;30:24; 32:19 <b>nobody (5)</b> 51:9;52:4;67:23; 75:15;84:12 <b>none (3)</b> 22:22;69:17;78:13 <b>nonresidential (1)</b> 52:15 <b>North (2)</b> 22:15,16 <b>notice (1)</b> 71:15 <b>number (10)</b> 4:5;42:19;46:17; 57:3,20;59:10;76:5, 8,16;86:20</p>
<b>N</b>				
<p><b>name (12)</b> 2:5;4:24;12:21; 17:15;20:5;23:7; 55:3;64:8;72:2,11; 77:17;81:3 <b>narrower (1)</b> 64:22 <b>National (1)</b> 21:9 <b>nature (3)</b> 26:18;29:14;59:14 <b>NCDC (1)</b> 88:15 <b>near (1)</b> 48:2 <b>nearly (1)</b> 75:17 <b>necessary (1)</b> 73:13 <b>need (24)</b> 8:6,10,16;10:13, 14;12:3,4;17:11; 45:24;47:4,20;48:8, 10,12,19;50:20; 59:12;62:14,19;64:5; 78:16;79:18;84:19; 85:8 <b>needs (5)</b> 18:14;46:4,11; 47:8;75:9 <b>neighborhood (14)</b> 2:18;8:18;13:1,5; 16:5,21;22:13;25:12; 29:21;40:24,25;69:8, 12;88:10 <b>neighborhoods (3)</b> 41:2;55:21;67:14 <b>Neighbors (1)</b> 2:11 <b>NEPA (7)</b> 18:5;21:8,9,16; 36:23;37:14;74:1 <b>New (21)</b></p>				
<b>O</b>				
<p><b>oasis (2)</b> 6:21;7:2 <b>objections (1)</b> 63:24 <b>objective (2)</b> 32:11;57:17 <b>objectives (4)</b> 25:1;31:23,23; 32:13 <b>obsolete (2)</b> 40:7;42:17 <b>obvious (1)</b> 41:16 <b>obviously (7)</b> 14:8;17:10;19:10, 16;20:18;21:18;37:7 <b>occupancy (1)</b> 73:10 <b>occupied (1)</b> 94:2 <b>occurred (2)</b> 24:4;30:10 <b>occurring (1)</b> 26:5 <b>o'clock (1)</b></p>				

2:4 <b>odd (1)</b> 55:14 <b>off (10)</b> 7:8;25:10,10;26:6; 38:1,10;50:7;60:5; 71:19;83:20 <b>off-duty (1)</b> 88:21 <b>offensive (1)</b> 46:13 <b>offered (2)</b> 74:19;76:15 <b>office (3)</b> 5:6;53:19;79:6 <b>officials (2)</b> 5:1,8 <b>offsite (6)</b> 16:2,19;17:3;47:7, 7,12 <b>old (8)</b> 81:10,16,16,17,18, 19,21;82:11 <b>older (2)</b> 82:12,14 <b>once (2)</b> 28:2;74:8 <b>one (53)</b> 5:22;6:5;8:14; 9:10;16:22;17:17; 18:6,18,21;23:24; 24:2,13,13,17,18,19, 24,25;28:11;31:2; 32:14;38:24;39:11; 40:21,22;41:8,13; 42:20;43:17;46:22; 50:2,9;52:13,13; 54:2;55:19;56:6; 57:10;70:18;72:17; 73:4;75:12;77:2,13; 79:17;83:6;84:7; 86:10;89:8;90:10; 91:3;92:1,9 <b>ones (5)</b> 24:14;74:18,22; 77:1;80:7 <b>one-third (3)</b> 86:22,23,24 <b>ongoing (1)</b> 36:25 <b>only (14)</b> 4:24;10:3,4;27:10; 29:14;32:3;38:24; 43:1,2;44:13;69:17; 87:25;93:4,9 <b>onsite (16)</b> 8:18;12:5;13:18; 15:11,13,25;17:2; 22:5;27:7;28:22; 37:9;71:22;72:1; 78:15;79:20;86:25 <b>onto (1)</b> 27:3	<b>open (12)</b> 7:24,24,25;9:11; 38:4;39:4;59:18; 68:8;93:15,17,22; 94:6 <b>opening (1)</b> 28:1 <b>opens (1)</b> 28:25 <b>operate (1)</b> 79:11 <b>operation (1)</b> 91:11 <b>opportunities (3)</b> 10:5;17:8;78:10 <b>opportunity (9)</b> 6:18;7:16,24;8:12; 9:16;69:20;70:5; 78:7;79:16 <b>opposed (1)</b> 61:25 <b>opposite (3)</b> 7:2;27:18;85:21 <b>option (9)</b> 50:13,16;51:13; 52:12,17;70:20;76:1, 4;87:9 <b>options (15)</b> 9:18;12:13;16:19; 49:20,23;50:1;51:3, 15;58:23;59:1,25; 67:8;70:12,21;86:18 <b>order (8)</b> 40:4,10;41:3;61:1; 74:6;76:1;83:6; 86:18 <b>ordinance (1)</b> 70:11 <b>organization (2)</b> 21:25;81:4 <b>original (8)</b> 47:23;48:18;49:7; 67:2;85:18;88:20; 89:9;93:10 <b>originally (3)</b> 13:20;67:5;89:16 <b>Orleans (13)</b> 5:10;6:11;9:2,8; 12:23;20:19,21; 28:14;34:25;41:24; 46:7;53:25;55:22 <b>otherwise (1)</b> 49:18 <b>OTT (3)</b> 45:21;49:10;53:10 <b>ought (1)</b> 69:2 <b>ourselves (1)</b> 57:25 <b>ousted (1)</b> 89:5 <b>out (44)</b> 3:14;6:18;7:1;8:3;	9:18;13:4;19:20; 22:9;24:19;30:2; 41:25;44:6;45:4,6; 46:6,10;47:2,5;49:1; 52:5,5;53:12,15,18; 54:4,8;60:23;61:4; 62:11;63:19,23;67:4; 69:2;76:9,10;77:7; 78:23,23,24;79:8; 80:1,17;85:15,25 <b>outbid (1)</b> 67:24 <b>outside (5)</b> 22:11;47:10; 56:14;74:18;83:10 <b>over (19)</b> 6:12;17:25;18:8; 26:4;27:20;35:11; 42:2;49:17;57:8; 61:18;75:20;80:7,8, 20;82:17;90:25;91:1, 5,6 <b>overtime (1)</b> 92:4 <b>owe (1)</b> 54:7 <b>own (7)</b> 65:9,10;67:11; 84:18,21;88:12;91:8 <b>owned (1)</b> 65:15 <b>owner (1)</b> 48:12 <b>owns (1)</b> 65:13	28:22 <b>particular (1)</b> 69:10 <b>particularly (2)</b> 7:5;9:4 <b>partner (3)</b> 20:18,24;22:2 <b>partners (1)</b> 20:16 <b>parts (1)</b> 26:8 <b>party (3)</b> 36:23;46:19;80:3 <b>pause (1)</b> 29:22 <b>pave (1)</b> 41:3 <b>people (42)</b> 3:10,15;6:16,18, 20;7:3,13,14;10:2; 11:18;39:2;44:14,15; 45:4,5,6;46:9;47:19, 21,22;48:20,22;49:4, 8;53:14;54:7;55:25; 60:24;61:2,4;63:18; 72:5;73:9;78:21; 79:17;81:12;82:12; 84:1;85:25;89:9,15; 90:6 <b>percent (2)</b> 74:21;77:24 <b>percentage (1)</b> 76:18 <b>percentage-wise (1)</b> 76:9 <b>performing (1)</b> 6:24 <b>perhaps (5)</b> 31:12;34:10,15; 35:6;89:12 <b>period (6)</b> 11:21;38:6,17; 90:25;91:1,4 <b>PERREAU (3)</b> 64:9,13,21 <b>person (7)</b> 3:17,17;38:11; 39:9,12;46:21;79:18 <b>personal (1)</b> 84:18 <b>personally (3)</b> 62:12;64:6;82:7 <b>persons (1)</b> 40:22 <b>phased (3)</b> 42:22,25;43:13 <b>phased-in (1)</b> 41:11 <b>phases (1)</b> 78:23 <b>physical (2)</b> 25:2;26:13 <b>pick (1)</b>	53:19 <b>piece (2)</b> 54:20;66:5 <b>Piggy (1)</b> 44:21 <b>piledrivers (1)</b> 48:4 <b>pipe (1)</b> 81:13 <b>pipes (4)</b> 81:16;82:14,22; 83:7 <b>place (7)</b> 9:9;29:12;68:18; 72:23;74:10;78:4,19 <b>places (2)</b> 47:19;83:13 <b>plan (30)</b> 7:20;9:23,23;13:8; 28:19,24;29:23;30:5; 32:19;52:16;55:6,10; 60:2;65:2;68:1,15; 69:11,16;70:8,8; 72:14;73:25;74:10, 16;77:3,4;78:4,18; 90:14;91:13 <b>planners (1)</b> 41:9 <b>planning (12)</b> 23:9,10,11;27:23; 28:8,16;29:1;31:22, 23;32:13;72:15; 85:13 <b>plans (15)</b> 2:10;3:9;9:6;16:6, 10;22:23;30:24; 36:8;57:8;67:3,5; 69:18;72:17,23; 73:20 <b>plaster (1)</b> 81:14 <b>plays (1)</b> 57:16 <b>please (4)</b> 62:17;63:23;64:2; 92:7 <b>pledge (1)</b> 41:10 <b>plenty (1)</b> 78:17 <b>plug (1)</b> 83:19 <b>plumbing (1)</b> 81:20 <b>plus (1)</b> 57:4 <b>point (13)</b> 3:14;12:2;22:25; 30:17,19;31:17;32:2; 38:3;42:15;58:24; 59:23;60:23;72:17 <b>points (1)</b> 82:10
		<b>P</b>		
		<b>Palmer's (1)</b> 5:6 <b>panel (2)</b> 20:13;87:24 <b>parades (1)</b> 5:14 <b>parcel (1)</b> 69:10 <b>Pardon (1)</b> 58:13 <b>parents (1)</b> 53:24 <b>Park (3)</b> 9:5;64:15;65:13 <b>parking (2)</b> 22:7;28:6 <b>part (16)</b> 2:20;23:9,25;27:1; 28:15,18;29:16,24; 30:7,25;31:13;36:5; 64:20;65:5;71:13; 73:3 <b>participating (2)</b> 44:2;46:19 <b>participation (1)</b>		

<p><b>police (1)</b> 88:22</p> <p><b>policy (2)</b> 2:6;21:10</p> <p><b>poor (2)</b> 10:4;85:23</p> <p><b>population (3)</b> 47:10;48:16;87:4</p> <p><b>portion (2)</b> 13:19;14:1</p> <p><b>position (4)</b> 40:17,17;90:7,8</p> <p><b>possibilities (1)</b> 5:16</p> <p><b>possibility (7)</b> 30:8;32:21;33:16; 52:23;57:12;75:1; 80:10</p> <p><b>possible (6)</b> 3:7;5:20;10:2; 34:3;61:10;62:15</p> <p><b>post-archaeological (1)</b> 33:21</p> <p><b>posted (2)</b> 38:14,15</p> <p><b>potential (9)</b> 18:20;21:13;22:8, 10;36:4,13,14;66:20, 25</p> <p><b>potentially (2)</b> 62:24;63:7</p> <p><b>prance (1)</b> 79:3</p> <p><b>praying (1)</b> 78:5</p> <p><b>pre-archaeological (1)</b> 24:3</p> <p><b>preference (1)</b> 46:2</p> <p><b>pre-HANO (1)</b> 31:3</p> <p><b>preliminary (4)</b> 31:13;36:7;57:2; 68:7</p> <p><b>preparation (1)</b> 15:12</p> <p><b>prepare (1)</b> 15:13</p> <p><b>prepared (1)</b> 32:19</p> <p><b>presentation (8)</b> 11:5,11,23;19:2, 18;21:3;35:23;75:6</p> <p><b>presented (1)</b> 23:3</p> <p><b>preservation (4)</b> 28:13,15;29:3; 42:20</p> <p><b>preserve (4)</b> 29:5,16;52:8;88:7</p> <p><b>preserved (3)</b> 29:8;47:13;89:4</p> <p><b>preserving (4)</b> 29:20;30:4,9,16</p>	<p><b>press (1)</b> 41:23</p> <p><b>pretty (2)</b> 55:24;69:5</p> <p><b>previous (1)</b> 21:21</p> <p><b>primary (2)</b> 23:22;24:8</p> <p><b>principals (5)</b> 27:22,23;28:8; 29:1,12</p> <p><b>priorities (1)</b> 94:9</p> <p><b>priority (3)</b> 17:4;93:19,23</p> <p><b>private (4)</b> 28:6;66:12;88:21; 91:6</p> <p><b>privately (1)</b> 65:15</p> <p><b>probably (2)</b> 13:24;37:22</p> <p><b>problem (1)</b> 82:15</p> <p><b>problems (5)</b> 25:2;26:24;61:11; 82:13,21</p> <p><b>procedural (1)</b> 74:3</p> <p><b>procedure (1)</b> 66:10</p> <p><b>process (36)</b> 2:21;13:7,15; 14:17;15:3,5,23; 16:13,14;18:15;21:8, 17;23:11,11,18,25; 24:5,9;29:23,25; 30:2,7,20;31:1,8; 32:24;36:20;37:12, 25;45:23;46:19; 73:3;87:21,25;88:13, 14</p> <p><b>produced (1)</b> 38:2</p> <p><b>program (3)</b> 6:14;9:25;34:21</p> <p><b>programmatic (3)</b> 37:14;47:24;52:24</p> <p><b>programming (1)</b> 34:10</p> <p><b>programs (3)</b> 15:20;81:24;90:2</p> <p><b>progress (1)</b> 2:14</p> <p><b>prohibitive (2)</b> 33:9,11</p> <p><b>project (21)</b> 17:20;18:14,17,25; 19:14;20:16,24; 21:11,15,22;22:3,4; 25:10;35:8;36:6; 37:1,11;55:16;59:15,</p>	<p>23;77:22</p> <p><b>projects (2)</b> 7:19;23:20</p> <p><b>promised (1)</b> 9:11</p> <p><b>proper (1)</b> 81:23</p> <p><b>properties (1)</b> 7:12</p> <p><b>property (8)</b> 16:11;49:25;50:3; 66:5,6;67:11,21; 71:19</p> <p><b>property's (1)</b> 48:11</p> <p><b>proposal (1)</b> 66:25</p> <p><b>proposals (2)</b> 40:21;49:2</p> <p><b>propose (1)</b> 40:22</p> <p><b>proposed (3)</b> 19:3;55:18;56:10</p> <p><b>proposition (1)</b> 85:18</p> <p><b>protected (1)</b> 90:7</p> <p><b>protest (1)</b> 88:22</p> <p><b>protocols (1)</b> 53:4</p> <p><b>provide (4)</b> 11:13;17:12; 20:14;92:15</p> <p><b>public (39)</b> 6:9,11,13;7:19; 9:20;10:7;13:2; 16:14;19:10,14,16; 21:19;28:5;29:18; 34:16;35:24;37:15, 19,23,24;38:4,6; 39:5;41:20;43:22; 46:6;54:13;81:24,24; 86:22;88:11;90:1,4, 5;93:3,5,7,16;94:4</p> <p><b>publicly (1)</b> 92:17</p> <p><b>published (1)</b> 41:22</p> <p><b>purchase (4)</b> 65:20;66:8,15; 67:3</p> <p><b>purchased (3)</b> 65:10,16;66:11</p> <p><b>purged (1)</b> 44:5</p> <p><b>purpose (3)</b> 18:12,13;63:2</p> <p><b>put (7)</b> 27:14;34:19; 39:16;47:17;49:2; 54:7;72:25</p> <p><b>putting (5)</b> 33:7;37:13;59:16, 17;62:1</p>	<p><b>Q</b></p> <p><b>quality (1)</b> 83:11</p> <p><b>question-and-answer (1)</b> 17:10</p> <p><b>quite (2)</b> 51:23;66:8</p> <p><b>quo (1)</b> 24:18</p> <p><b>R</b></p> <p><b>raise (2)</b> 3:19;5:10</p> <p><b>raising (1)</b> 41:15</p> <p><b>ramifications (1)</b> 51:12</p> <p><b>Rampart (1)</b> 22:16</p> <p><b>rate (2)</b> 16:4;44:25</p> <p><b>rather (2)</b> 7:14;8:3</p> <p><b>reach (1)</b> 27:6</p> <p><b>reaching (1)</b> 55:22</p> <p><b>read (3)</b> 39:13;41:22;61:3</p> <p><b>ready (3)</b> 3:10,11;73:10</p> <p><b>Reagan (2)</b> 81:22;82:19</p> <p><b>real (1)</b> 65:25</p> <p><b>realize (1)</b> 33:11</p> <p><b>really (19)</b> 2:14;5:17;6:8,17, 21;7:1,8,11;9:8; 21:12;43:16;45:11; 55:15;61:13;69:1,1, 2;83:23;89:10</p> <p><b>realtors (1)</b> 72:6</p> <p><b>reason (1)</b> 86:16</p> <p><b>reasons (1)</b> 41:16</p> <p><b>rebuild (2)</b> 80:10;93:4</p> <p><b>rebuilding (1)</b> 7:22</p> <p><b>rebuilt (3)</b> 9:17;78:8;86:14</p> <p><b>reburying (1)</b> 50:11</p> <p><b>recalculated (1)</b> 7:19</p>	<p><b>received (5)</b> 11:10;13:17; 14:18;19:21;30:18</p> <p><b>recommendation (1)</b> 75:11</p> <p><b>recommending (1)</b> 42:19</p> <p><b>record (2)</b> 45:9;81:1</p> <p><b>redesigning (1)</b> 7:21</p> <p><b>redevelop (1)</b> 13:18</p> <p><b>redeveloped (1)</b> 86:14</p> <p><b>redevelopment (7)</b> 14:15;15:25; 20:17;40:23;41:5,19; 87:22</p> <p><b>redo (1)</b> 51:25</p> <p><b>redoing (1)</b> 70:11</p> <p><b>reducing (1)</b> 57:19</p> <p><b>reduction (1)</b> 55:7</p> <p><b>re-evaluate (2)</b> 14:9;59:21</p> <p><b>reevaluating (1)</b> 70:18</p> <p><b>refer (2)</b> 31:5,10</p> <p><b>reference (1)</b> 43:15</p> <p><b>referred (1)</b> 79:15</p> <p><b>refinancers (1)</b> 49:5</p> <p><b>reflected (1)</b> 75:22</p> <p><b>refuse (2)</b> 77:25;78:25</p> <p><b>regard (4)</b> 42:22;59:22; 70:22;91:15</p> <p><b>regarding (1)</b> 36:12</p> <p><b>regards (1)</b> 62:20</p> <p><b>regional (1)</b> 57:15</p> <p><b>regular (2)</b> 6:2;93:16</p> <p><b>regulate (1)</b> 91:10</p> <p><b>regulation (1)</b> 90:1</p> <p><b>regulatory (1)</b> 59:22</p> <p><b>rehabbed (1)</b> 86:14</p>
--	---	--	--	---



<p>21:23 <b>situation (1)</b> 93:1 <b>six (4)</b> 24:2,13;30:14,17 <b>size (1)</b> 75:19 <b>sketch (1)</b> 31:3 <b>sketches (1)</b> 49:1 <b>sleep (1)</b> 54:3 <b>slide (6)</b> 36:3;38:7,16; 55:17,20;66:24 <b>slowly (1)</b> 82:19 <b>slums (1)</b> 6:19 <b>small (1)</b> 63:25 <b>smaller (1)</b> 26:19 <b>social (1)</b> 21:24 <b>society (2)</b> 6:23;7:15 <b>solve (1)</b> 61:11 <b>somebody (3)</b> 54:8,15;84:22 <b>somehow (1)</b> 34:24 <b>someone (3)</b> 49:24;63:19;84:19 <b>sometimes (1)</b> 81:15 <b>somewhere (4)</b> 27:11,14;57:1; 87:4 <b>soon (1)</b> 15:22 <b>sorry (2)</b> 4:23;5:3 <b>sort (2)</b> 73:21;75:2 <b>sorts (2)</b> 74:16;91:11 <b>source (1)</b> 72:19 <b>sources (2)</b> 35:7;79:15 <b>south (1)</b> 22:16 <b>space (16)</b> 28:4,5,6;29:19; 32:5;33:25;34:12,17; 35:18;47:18;50:8; 51:15;57:9,13;59:18; 65:24 <b>spaces (2)</b> 35:17;46:18</p>	<p><b>span (1)</b> 18:10 <b>spawned (1)</b> 25:3 <b>speak (10)</b> 19:19;20:4,11; 39:18;60:20;62:12; 77:10;83:4;89:24; 90:2 <b>SPEAKER (42)</b> 5:5;10:11,18; 19:18;20:11;25:17; 35:13;38:20;39:24; 40:5;42:6;43:5;44:3, 20;45:12;49:11; 50:23;51:18;52:7; 60:16,17;63:12,17; 72:13;73:18;74:13; 76:3,13;77:6;82:8; 83:24;84:25;87:20; 88:6,16;90:9,16; 91:2;92:10,16,24; 93:12 <b>speakers (2)</b> 39:1;60:12 <b>speaking (1)</b> 21:20 <b>specialist (1)</b> 78:15 <b>specific (1)</b> 14:24 <b>specifically (1)</b> 25:14 <b>spend (1)</b> 82:16 <b>spending (1)</b> 5:13 <b>spoken (1)</b> 63:20 <b>spoon (1)</b> 54:12 <b>spread (2)</b> 10:8;13:4 <b>St (40)</b> 4:17,20;10:24; 14:4;17:13,15,16,23; 22:17;25:9;31:6; 34:22;35:2,21;39:10; 40:2,8;42:4,10;49:9; 53:8;55:1;60:4,11; 62:7;63:14,21;64:11; 70:24;77:11;79:21; 80:23;82:3;83:1; 84:5;89:6;90:3; 91:24;92:13;94:14 <b>staff (2)</b> 3:20;62:18 <b>stages (2)</b> 68:7;73:21 <b>stakeholders (4)</b> 28:22,23;30:6; 37:1 <b>standards (1)</b></p>	<p>26:21 <b>standing (1)</b> 43:20 <b>stands (2)</b> 21:9;67:13 <b>start (14)</b> 2:2,3;12:6;14:16; 15:25;16:9;24:12; 72:15,23;73:1,16; 84:6;85:2,4 <b>started (7)</b> 29:25;30:20,21; 31:19;68:18;82:18, 19 <b>starting (2)</b> 27:20;75:20 <b>state (7)</b> 21:20;32:20,25; 46:21;64:8;91:14,18 <b>stated (1)</b> 21:9 <b>States (1)</b> 4:21 <b>status (1)</b> 24:18 <b>stay (8)</b> 38:5;40:16;48:13; 54:23;61:23;62:13, 19;64:5 <b>step (4)</b> 6:6;14:8;43:2,14 <b>steps (1)</b> 74:3 <b>still (21)</b> 3:7,8;8:10;19:22; 31:21;32:10;37:12; 40:16;42:18;45:15, 19;48:22;61:7; 72:21;74:17;82:21; 86:2,5;89:25;91:5; 93:22 <b>stone (1)</b> 40:24 <b>stood (1)</b> 84:12 <b>stop (2)</b> 50:6;92:5 <b>stories (4)</b> 58:8;59:10;63:6; 68:25 <b>story (2)</b> 34:25;57:22 <b>straight (1)</b> 81:11 <b>Strategists (1)</b> 4:25 <b>strategy (2)</b> 28:13;29:7 <b>Street (10)</b> 13:23;22:16;25:7, 21,22;29:9;34:9; 54:6,8;71:6 <b>streets (9)</b></p>	<p>7:10;28:1,2,4,25; 51:25;59:16;61:22, 25 <b>strides (1)</b> 8:9 <b>strong (1)</b> 78:12 <b>strongest (1)</b> 44:14 <b>structure (2)</b> 34:19;40:16 <b>structures (4)</b> 33:17;76:17,18; 88:7 <b>struggle (1)</b> 84:4 <b>studies (2)</b> 21:21;32:15 <b>study (4)</b> 31:4;32:8;57:2; 63:1 <b>stuff (1)</b> 89:1 <b>subcontracted (2)</b> 91:20;92:21 <b>submit (1)</b> 45:25 <b>submitted (4)</b> 28:20;29:23; 39:12;63:11 <b>subordinate (1)</b> 48:16 <b>subsidies (3)</b> 10:7;90:11,18 <b>subsidize (1)</b> 48:21 <b>subsidy (1)</b> 91:5 <b>success (1)</b> 7:21 <b>successful (5)</b> 6:23,24;8:21,21; 28:9 <b>support (1)</b> 79:19 <b>supposed (3)</b> 54:6;71:5;86:6 <b>sure (12)</b> 9:14;15:4;20:8; 21:13;36:17,19,19; 53:4;66:4;72:3,12; 74:6 <b>surprised (1)</b> 68:17 <b>surrounding (2)</b> 22:20;69:7 <b>sustainable (1)</b> 28:9 <b>swings (1)</b> 27:17 <b>swoop (1)</b> 89:21</p>	<p><b>T</b> <b>table (2)</b> 36:15;39:6 <b>talk (6)</b> 3:5;6:8;8:2,14; 12:12;72:3 <b>talked (4)</b> 36:4;43:2;50:9; 85:15 <b>talking (5)</b> 2:9;29:13;43:9; 66:4;81:18 <b>target (1)</b> 57:25 <b>targeted (1)</b> 35:5 <b>task (1)</b> 78:20 <b>taught (2)</b> 53:22,25 <b>tax (9)</b> 13:17;14:12,18,23; 86:23;90:11,17,24; 91:15 <b>team (7)</b> 4:1,13,18;20:22; 22:1;23:2,10 <b>tear (1)</b> 47:9 <b>tearing (1)</b> 82:23 <b>technical (1)</b> 90:10 <b>television (1)</b> 83:20 <b>telling (1)</b> 51:2 <b>tells (1)</b> 34:25 <b>tentative (1)</b> 37:11 <b>terms (8)</b> 52:18;60:24;61:8; 72:24;73:12;75:19, 25;89:23 <b>testing (1)</b> 50:11 <b>Thanks (3)</b> 5:3,13;45:22 <b>thinking (3)</b> 11:24;23:16;54:21 <b>third (1)</b> 50:9 <b>Thomas (2)</b> 89:6;90:3 <b>though (5)</b> 16:7;25:14;30:17; 35:14;80:19 <b>thought (6)</b> 31:12;34:8;49:15; 51:13;62:16;80:15</p>
---	---	---	--	--

<p><b>three (12)</b> 17:17;27:17,19; 28:12;43:3;49:23; 50:1;54:4,23;71:11; 73:8,13</p> <p><b>three-month (1)</b> 44:7</p> <p><b>three-story (1)</b> 58:7</p> <p><b>throughout (5)</b> 13:4;16:5;23:18; 31:21;55:21</p> <p><b>throw (1)</b> 54:8</p> <p><b>till (2)</b> 11:4;40:18</p> <p><b>today (12)</b> 24:19,23;25:25; 26:22;28:9;29:18,21; 35:9;37:2,16;38:8; 88:23</p> <p><b>today's (1)</b> 18:12</p> <p><b>together (3)</b> 17:18;37:13;68:6</p> <p><b>told (2)</b> 52:4;80:17</p> <p><b>tonight (17)</b> 2:8,20;3:2,16;4:5, 14,16;5:2,9;38:25; 54:19;63:2,4;64:5; 74:19;76:16;92:3</p> <p><b>tonight's (2)</b> 18:4;21:7</p> <p><b>took (1)</b> 46:8</p> <p><b>top (5)</b> 31:18;33:25; 48:13;93:23;94:13</p> <p><b>tossed (1)</b> 78:24</p> <p><b>total (1)</b> 27:7</p> <p><b>town (1)</b> 47:22</p> <p><b>trail (1)</b> 64:25</p> <p><b>transcript (1)</b> 20:7</p> <p><b>transition (1)</b> 21:4</p> <p><b>transportation (2)</b> 7:11,25</p> <p><b>Tremé (6)</b> 2:10,17;9:4;10:1; 48:7;86:18</p> <p><b>trenching (3)</b> 30:22;31:10,14</p> <p><b>tried (4)</b> 8:8;9:1;66:14; 67:20</p> <p><b>Troy (29)</b> 55:2,4,57:18;58:2,</p>	<p>9,14,19,25;59:8; 60:1,8;65:4,11,17, 23;66:18,23;67:9,16, 25;68:12,22;69:15, 25;85:12;87:2,11; 91:16;92:19</p> <p><b>true (6)</b> 14:8;44:13;50:25; 51:3;69:24;70:1</p> <p><b>trusting (1)</b> 78:5</p> <p><b>try (6)</b> 6:1;13:7;14:9; 27:4,6;34:3</p> <p><b>trying (6)</b> 6:1;8:3;11:8,13, 17;27:9</p> <p><b>Tulane (1)</b> 22:17</p> <p><b>turn (1)</b> 83:20</p> <p><b>turned (1)</b> 46:6</p> <p><b>two (16)</b> 13:17,22;20:11; 23:21;24:6;26:12; 27:16;32:9;33:20,20; 35:5;38:20;50:5; 52:12;57:4;93:21</p> <p><b>two- (1)</b> 58:6</p> <p><b>two-thirds (1)</b> 87:3</p> <p><b>type (1)</b> 8:23</p> <p><b>types (3)</b> 11:23;85:19;90:18</p>	<p>43:22;44:1;75:9; 90:5,5;91:6</p> <p><b>United (1)</b> 4:21</p> <p><b>units (42)</b> 9:19,20;10:7;13:3; 16:3,5;17:1,3,5,7, 26:16,18,22;27:3,7,8, 11,12,14;31:16,20; 56:22,24;57:1,3; 72:9;73:10;75:18,18; 76:24;86:20,22,24; 87:1,9;88:12;90:12; 93:3,7,11,18;94:1</p> <p><b>universities (1)</b> 42:1</p> <p><b>University (1)</b> 41:23</p> <p><b>unjust (2)</b> 54:3,17</p> <p><b>unlikely (1)</b> 53:5</p> <p><b>unplug (1)</b> 83:18</p> <p><b>up (77)</b> 5:18;7:24,24,25; 9:11;12:1,10;13:8; 15:19;18:21;19:19; 20:4,6,11,14,25;9; 26:20;28:1,25;32:4; 35:10;36:11;38:4,7, 8,16,22;39:1,4,5,13; 41:1,20;42:25;44:24; 46:1;48:4;49:13; 50:11;51:10;52:22; 53:10,15,20,20,22; 55:13,21;57:21;58:3; 60:13;61:14;62:12, 24;63:15,19;66:10, 16;68:17,21,25; 73:11;75:2,18;76:25; 77:14;82:7,18;83:19; 84:12;85:7,16;86:16; 93:15,17,18;94:6</p> <p><b>update (5)</b> 12:11,17;13:11; 15:10;21:1</p> <p><b>updates (1)</b> 18:11</p> <p><b>upon (2)</b> 19:7;35:6</p> <p><b>uproot (1)</b> 51:24</p> <p><b>Urban (1)</b> 4:25</p> <p><b>urge (1)</b> 41:6</p> <p><b>use (13)</b> 20:2;21:11;33:3,5, 6;34:20;41:10; 48:20;50:17;69:17; 91:10,17;92:3</p> <p><b>used (1)</b></p>	<p>14:4</p> <p><b>uses (3)</b> 17:21;33:13;69:12</p> <p><b>using (2)</b> 50:6;57:12</p> <p><b>utilized (1)</b> 47:16</p>	<p>41:2,3,20;44:14; 46:1,7,18;55:22; 89:10</p> <p><b>wealthy (1)</b> 10:3</p> <p><b>website (3)</b> 38:13,15,16</p> <p><b>Welcome (3)</b> 5:2;53:13;64:2</p> <p><b>weren't (1)</b> 67:21</p> <p><b>west (1)</b> 22:18</p> <p><b>Westbank (1)</b> 47:21</p> <p><b>western (1)</b> 14:20</p> <p><b>what's (11)</b> 7:20;18:11;21:2; 24:19;44:25;46:13, 14;56:10;58:10,15; 82:22</p> <p><b>where's (1)</b> 85:24</p> <p><b>whoever's (1)</b> 89:20</p> <p><b>whole (5)</b> 13:4;16:2;23:10; 82:23;84:4</p> <p><b>willing (2)</b> 60:15;82:16</p> <p><b>Winn-Dixie (9)</b> 22:7,12;36:5;47:3; 55:18;64:14;65:2,13; 66:6</p> <p><b>wire (1)</b> 81:11</p> <p><b>wiring (1)</b> 81:9</p> <p><b>wise (1)</b> 9:25</p> <p><b>wish (1)</b> 5:23</p> <p><b>within (2)</b> 8:5;11:25</p> <p><b>without (2)</b> 51:11;73:24</p> <p><b>wonderful (2)</b> 28:15;62:6</p> <p><b>wondering (3)</b> 35:14;74:14;88:17</p> <p><b>word (1)</b> 20:8</p> <p><b>words (3)</b> 35:16;87:24;88:8</p> <p><b>work (13)</b> 7:1;8:14;9:7; 50:20;51:4;67:4; 76:9,10;78:20;81:4, 5,9;83:6</p> <p><b>worked (1)</b> 8:13</p> <p><b>workers (1)</b></p>
	<b>U</b>		<b>V</b>	
			<b>W</b>	
	<p><b>ultimate (1)</b> 86:16</p> <p><b>Ultimately (1)</b> 51:5</p> <p><b>under (5)</b> 45:19;82:18; 87:23;89:12,25</p> <p><b>undergo (1)</b> 16:12</p> <p><b>undergoing (1)</b> 13:25</p> <p><b>underlying (1)</b> 91:9</p> <p><b>understands (1)</b> 18:16</p> <p><b>understood (1)</b> 85:8</p> <p><b>Uniform (1)</b> 71:14</p> <p><b>unique (1)</b> 2:3</p> <p><b>unit (8)</b> 26:21;32:11;</p>	<p><b>Wait (5)</b> 45:3;84:10;94:4,7, 13</p> <p><b>walk (1)</b> 83:10</p> <p><b>walked (1)</b> 5:23</p> <p><b>wall (1)</b> 81:14</p> <p><b>walls (2)</b> 48:4;53:6</p> <p><b>Walt (1)</b> 41:23</p> <p><b>wants (5)</b> 19:18;21:12; 41:18;64:1;93:17</p> <p><b>War (1)</b> 6:15</p> <p><b>washing (1)</b> 83:19</p> <p><b>wave (2)</b> 3:19;44:7</p> <p><b>way (12)</b> 9:13;19:21;23:19;</p>		

92:4  
**working (10)**  
4:1,9;9:5;17:25;  
20:20;22:1;28:21;  
71:23;77:21;86:23  
**workshop (1)**  
30:6  
**World (1)**  
6:15  
**worried (1)**  
89:7  
**wrap (1)**  
12:1  
**write (4)**  
61:3;64:6;92:7,14  
**writing (2)**  
38:8,9  
**written (1)**  
39:7

**Y**

**year (3)**  
18:7;19:5;93:20  
**years (12)**  
6:12;12:25;42:3;  
66:7,15;81:17,18,19,  
22;82:11,17;83:6  
**yesterday (1)**  
88:23  
**you-all (6)**  
12:24;77:18;  
89:11;93:2,4,6

**Z**

**zoning (9)**  
58:10,15,23;68:14;  
69:9,14,16;70:11,14