

In The Matter Of:
IBERVILLE CNI REDEVELOPMENT MEETING

February 19, 2013

Associated Reporters Incorporated
(225) 216-2036

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

IBERVILLE CNI REDEVELOPMENT MEETING

* * * * *

The Meeting held on the above captioned matter at the Craig Elementary School, 1428 St. Phillip Street, New Orleans, Louisiana 70116 on Tuesday, February 19, 2013, beginning at 6:47 p.m.

Reported by:

Tara Torres-Blank
Certified Court Reporter
Certificate Number 22012

I N D E X

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

PAGE

Caption	1
Introduction	5
Reporter's Page	66
Reporter's Certificate	67

- 0 -

MR. LAWLOR:

Thank you for coming tonight to another public meeting on Choice Neighborhood Initiative, we have some information to share with everyone.

My name is Brian Lawlor and I'm the City of New Orleans Director of Housing Policy and Community Development. And this is our fifth public meeting on Choice Neighborhoods and our finance, and dreams, and hopes for redevelopment of the Iberville site, which we think it is so important to the entire Treme area.

1 We have our team here tonight,
2 the purpose of this meeting is to
3 review some of our environmental
4 findings, environmental meaning in
5 the broadest sense possible.

6 We have examined and we have our
7 experts that we hired to do that for
8 us, here tonight, to report on what
9 they found out about historic
10 properties, about the soil
11 conditions, about a lot of different
12 things, traffic studies and you'll
13 hear about it in this meeting and we
14 will have to brief you on it.

15 But it's an opportunity for us
16 to share and as we promise more
17 information for you as we get closer
18 and closer to starting redevelopment
19 on the Iberville site.

20 So, and that's really going to
21 take up much time, I think everybody
22 that I see here tonight has already
23 been here before and knows what our
24 plan is for what Choice
25 Neighborhoods is, what Iberville is,

1 what Treme is. And we will really
2 go through a systematic detail
3 presentation tonight.

4 So without much further ado, I'm
5 going to turn it over to Joseph St.
6 Martin, who's the leader of our
7 consulting group. And he's done a
8 great job of gathering so many
9 fascinating information ideas.

10 **MR. ST. MARTIN:**

11 Good evening, everyone. I
12 personally thank everyone for coming
13 out tonight. Again, as Mr. Lawlor
14 pointed out, this is on our fifth,
15 actual public meeting with CNI.
16 This is our third meeting discussing
17 environmental issues relative to the
18 project.

19 Tonight we're going to be
20 discussing some of the components
21 leading up to Draft Environmental
22 Assessment.

23 Our project partners for this
24 project are HUD, the City of New
25 Orleans, the Housing Authority of

1 New Orleans, and the Iberville
2 Revitalization Company. And this
3 team partnership is comprised of
4 making up in the entire
5 neighborhoods in this City.

6 We're going to have some ground
7 rules for public comments, looks
8 like a lot of you guys have been
9 here before and I'm just going to
10 reiterate that for those who are new
11 tonight.

12 We're going to ask that you hold
13 any of your questions til the end of
14 the presentation. We will have
15 enough time for you guys to provide
16 questions and we'll provide answers
17 to those questions.

18 We would request that and
19 require that all speakers fill out a
20 comment card, and if you aren't able
21 to fill out a comment card, we do
22 have staff available to assist in
23 filling out those comment cards, if
24 you need assistance with that.

25 We're going to ask that you

1 clearly state your name, first and
2 last name, as well as we would like
3 know what your address is and if
4 you're a resident of the Iberville
5 area or a business owner within the
6 Iberville area.

7 And we're going to allow each
8 speaker two minutes to make a
9 comment. We do have a Court
10 Reporter here tonight, so if you
11 will clearly speak your name, first
12 and last, and your address.

13 And we're going to also request
14 that you be respectful and courteous
15 to those individuals who do have
16 comments, so we want to make sure
17 that everybody has a chance to get a
18 comment in.

19 Again, the purpose of tonight's
20 meeting is to discuss the purpose
21 and the need of the project. We're
22 going to specifically go over and
23 describe the environmental review
24 process. There will be another team
25 member that will come up later, in

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

the presentation, to give more detailed acclamation of the whole process.

We also want to go over the alternatives that will be developed over this process, and then we'll accept any comments after we've gone through that process.

This is revitalizing the presentation, we're going to discuss the alternatives that have been evaluated during the project. We're going to look at all the resources that were identified and have been evaluated.

We're going to also discuss what findings we had of those resources that were evaluated. We're also going to give you a status update of the NHPA Compliance and then again a question-and-answer period.

The purpose of the project is to one, rehabilitate public housing. We want to make sure that it conforms to modern-day code

1 requirements. We want to look at
2 the possibility of redistributing
3 and configuration of the public
4 housing, and also look at
5 opportunity to rebuild.

6 This, what we have up here is an
7 area of the project area map
8 (indicating). And now I'm going
9 turn the presentation over to our
10 Environmental Consultant, Ms. Tracey
11 Dodd with U.S. Risk Management.

12 **MS. DODD:**

13 Thank you, can everybody hear
14 me?

15 Essentially, this is our fifth
16 NEPA meeting. Most of you have seen
17 our presentation here and some of
18 the graphics that we've presented,
19 they've been up here on these
20 slides, as well as on the board at
21 the other two meetings.

22 What we want to talk about again
23 is: What is the NEPA Process?
24 Essentially, NEPA is the National
25 Environmental Policy Act and it is

1 designed to -- for federal agencies
2 to follow, so that they evaluate
3 potential impacts of project
4 activities.

5 These could be good impacts, bad
6 impacts, direct or non-direct
7 impacts. And essentially, it is a
8 massive information gathering
9 process, something that we've been
10 doing for the last year.

11 We've been back and forth to the
12 public through consulting parting
13 meetings, through the NEPA Process
14 and that's an important component of
15 the data gathering. Talking to
16 state and local Agencies about the
17 project itself, and potential
18 impacts that the state may consider
19 are also important.

20 Previous studies: This is a
21 well-studied area, there's been a
22 lot of development adjacent to the
23 area. So there's a lot of
24 information out there that had to be
25 part of this information gathering.

1 In addition, site-specific
2 studies: What's going on on the CNI,
3 Iberville Winn Dixie, RV sites?
4 Again, talking to permitting
5 agencies, getting information from
6 social services that are provided to
7 the community, as well as talking to
8 other community organizations
9 requesting their input and getting
10 their data, and opening the process
11 to them. Is all part of this
12 important information gathering
13 process.

14 So essentially, what is an
15 environmental assessment?
16 Essentially, the assessment
17 identifies the environmental effects
18 of a federal action. Really
19 important the federal action here,
20 is the money that's provided by HUD.

21 This is always conducted prior
22 to making any type of decision.
23 It's a way to access impacts to come
24 up with an agreement and impact
25 forward on how you avoid, minimize

1 and mitigate potential impacts. And
2 there are a number of things that we
3 call resource areas that we need to
4 study to look at those impacts.

5 Those things that we analyze
6 include: air, water, waste, flood
7 plain, traffic, noise, vibration,
8 environmental justice, visual
9 impacts, such as aesthetics.

10 These are all things that we go
11 out and we gathering data on, we
12 listen to the public about and we
13 evaluate all the considerations of
14 the project.

15 So essentially, now you know
16 what an environmental assessment is.
17 You know where it falls under that
18 National Environmental Policy Act.

19 Where do we start? As we've
20 said on two other meetings before,
21 we start with an alternatives
22 analysis. And that alternatives
23 analysis looks at the decisions that
24 we can make associated with this
25 project.

1 One of them is: What if we do
2 nothing, we take absolutely no
3 action? Even taking no action has
4 direct and indirect impacts, good
5 and bad. We have to evaluate those.

6 Then the other alternative that
7 we've looked at and considered here
8 is: What if we take this site, this
9 property, being the Iberville Winn
10 Dixie, RV and we decide to
11 rehabilitate every building on the
12 property?

13 What are the effects that we're
14 going to see of that? Those are
15 things that we will study as part of
16 this process.

17 And then the next one, which is
18 the third alternative is: What if we
19 completely demolish, we take down
20 every building and we reconstruct
21 from there, we rebuild from the
22 ground up?

23 Again, we have to look at all
24 the potential impacts, real, direct,
25 indirect, good and bad.

1 And then the fourth one, which
2 is the really important one, which
3 is where we have been for over a
4 year with the public, the consulting
5 parties, is how do we integrate some
6 of these other alternatives
7 together, rehab and demolition so
8 that they work together.

9 That we give proper
10 consideration to historic value of
11 these buildings, so that we preserve
12 the historic community that this
13 project is being undertaken in. And
14 that we also make sure that we have
15 good potential changes to the view
16 scapes.

17 So essentially, four
18 alternatives and then from those
19 alternatives there are possible
20 design scenarios, and considerations
21 within those alternatives.

22 Andrew Baque' from Manning
23 Architects is going to talk to the
24 entire group about what those
25 alternatives are. And then we will

1 come back and talk to you about what
2 the agencies preferred alternative
3 is at this point, and what is the
4 considerations, the impacts that we
5 see on that preferred alternative.

6 **MR. BAQUE' :**

7 Thank you, Tracey. My name is
8 Andrew Baque', I'm with the Manning
9 Architects and I'm part of the
10 master planning team for the
11 project. And I will again, as Tracy
12 indicated, go through the four
13 strategies for the alternatives.

14 As she indicated the first
15 strategy is status quo, do nothing.
16 The second one is rehab. The third
17 is, start from scratch, tearing them
18 down and start over. And the four
19 strategy is trying to balance rehab
20 with new construction.

21 Then I'll show you the first
22 three images represent the first
23 three strategies.

24 The next eight images are part
25 of the fourth strategy, okay, which

1 will come into the preferred
2 alternative, which is Alternative
3 11.

4 And this alternative here
5 (indicating), this is the status quo
6 and that's leaving the site as it
7 is, and there are 821 units on the
8 site. One of the challenges would
9 be this development, and it
10 associated with the objectives that
11 I've been stating so far is that the
12 project in itself is isolated within
13 the rest of the community.

14 One of the goals is to try to
15 reintegrate it into the community by
16 restoring the street grid and trying
17 to prevent not only isolation of
18 this from the rest of the City, but
19 isolation of individual pockets
20 within the development from the
21 neighborhood itself.

22 So in terms of the objectives
23 and this being submitted, you know,
24 it has 821 units, it doesn't quite
25 cheapen the diversity and have them

1 all, many of the other objectives
2 that the CNI application calls for.

3 The second alternative looks
4 exactly like the first, except that
5 we're renovating the interior of the
6 buildings and doing so, what we
7 ended up doing is losing, losing
8 about 250 housing units in doing
9 that. And part of the reason that
10 happens is that the interior of the
11 buildings are brought up to code.

12 So if there's a lost of unit
13 count, we don't achieve in unit
14 mix-up. The unit count that we
15 we're striving for are somewhere
16 around 900 units, is what we
17 included in our CNI 2 application.

18 The plan also keeps the physical
19 environment as it is. So again, the
20 objective of trying to restore the
21 street grid, tie this neighborhood
22 into the surrounding neighborhood is
23 not meant with this alternative.

24 The third alternative achieves
25 many of the objectives of the CNI

1 application and the community
2 making, and that it offers them the
3 reconstruction of development of the
4 street grid, it turns and has
5 residential units funding streets,
6 creating well-defined public space,
7 well-defined private space in the
8 course the building, or parking,
9 what have you. It exists.

10 The challenge with this one is
11 that there is no preservation.
12 There is no existing buildings in
13 the Parish of Orleans and we see
14 this as a challenge.

15 The fourth strategy is
16 represented initially with
17 Alternative 4 and this is the
18 alternative that's included in the
19 CNI application, and what I'll do is
20 I'll thumb through them until the
21 preferred alternative.

22 And in this case the Alternative
23 4 looks at balancing, trying to
24 achieve the objectives of the
25 community making, while balancing

1 the goal of preservation with new
2 construction in marketing units.

3 So Alternative 4, 5, 6, 7, 8, 9,
4 10, 11 and this is the preferred
5 alternative. We find ourselves in
6 Alternative 11, as an influence by
7 primarily the preservation strategy,
8 which in this case we have 14
9 buildings that remain at the core of
10 the development, as the result of
11 restoring the street grid.

12 The second, is because of the
13 archaeological findings that you see
14 in this area right here
15 (indicating). This is Basin Street
16 right here and along this lot here,
17 on St. Louis.

18 And this strategy, the area of
19 the cemetery is preserved as green
20 space, with the exception of two
21 non-residential buildings that would
22 be located in these locations here
23 where this would be -- could be a
24 community center, perhaps.

25 And one of the, again, existing

1 buildings reserved here, that could
2 perhaps represent some central
3 cultural resources, a museum,
4 perhaps, associated with St. Louis
5 Cemetery Number 1.

6 So this is the alternative that
7 we believe balances all the
8 objectives of community making, the
9 objectives required for the CNI
10 application and achieves the goal of
11 balancing preservation with a new
12 construction. Tracey?

13 **MS. DODD:**

14 Okay, so here we are. We have
15 been back and forth to the
16 community, we have taken public
17 comments over that period of time,
18 both as part of the NEPA process, as
19 part of the historic preservation
20 review process.

21 We've described the project to
22 the public, we've opened up dialog
23 with the public, we've talked about
24 what NEPA is and what an
25 environmental assessment is. And

1 what we are required to do is part
2 of that environmental assessment.

3 We've gone through all of the
4 alternatives that we've considered
5 and we have selected a preferred
6 alternative that we have at this
7 point in time.

8 So then the question becomes is:
9 As we go forward and evaluate and
10 study these issues further, let's
11 look at all of the impacts
12 associated with all the
13 alternatives, but let's also for the
14 purpose of what we're doing here,
15 focus on the impacts, positive and
16 negative, short-term and long-term,
17 direct and indirect associated with
18 Alternative 11.

19 And essentially, what we do is
20 we look at some of those areas that
21 we've talked about earlier that are
22 really important to communities:
23 Aesthetics, light and glare, wind,
24 air quality, consistency with
25 coastal zone planning, flood plain

1 and storm water management, solid
2 and hazardous wastes,
3 infrastructure, noise and vibration,
4 transportation, and then in
5 compliance with that National
6 Historic Preservation Act.

7 So let's just start from the
8 top. Aesthetics; what is the look,
9 what is the feel, associated with
10 the project, the alternatives that
11 we're considering, the preferred
12 alternative?

13 In this case the preferred
14 alternative, Alternative Number 11
15 is what we see is an overall
16 increase in green space. Both
17 overall, as well as concentrated
18 green space in preferred Alternative
19 Number 11.

20 Buildings will front public
21 right-of-ways, which is a change
22 from how things are currently.
23 There'll be additional sidewalks to
24 increase pedestrian movement in and
25 around the development.

1 There'll also be a tree
2 preservation program to try and keep
3 as many native trees as possible, as
4 well as increased landscaping, using
5 more native species for
6 sustainability purposes.

7 And as for as this alternative,
8 to encourage access to the Lafitte
9 Greenway. So these are some of the
10 impacts that we have looked at with
11 this preferred alternative.

12 One of the other things that are
13 really important throughout this
14 process, we've talked to you about
15 issues of security and trying to
16 make this community, this area, safe
17 and secure. And one of those
18 significant components is lighting
19 and then glare.

20 So essentially, one of the
21 things that we looked at in here,
22 while we where looking at these
23 impacts are: What would happen as a
24 result of this preferred
25 alternative?

1 We're talking about increasing
2 street and pedestrian lighting, as
3 well as the additional use of accent
4 lighting, likely associated with
5 landscaping.

6 There's going to be more even
7 distribution of lighting across the
8 area than there is now. This picks
9 up as one of those key components
10 that Andrew Baque's been stressing
11 over the year, which is the
12 importance of maintaining security
13 of the neighborhood.

14 And all of this would be done
15 within the purvey of compliance city
16 and lighting ordinances. So that's
17 what we're looking at with regards
18 to lighting.

19 Impacts associated with this
20 preferred alternative for air
21 quality are really associated with
22 construction activity.

23 There are temporary impacts in
24 nature, we all know that when we
25 renovate something or when we

1 demolish something, we create dust,
2 we have heavy vehicle equipments
3 that have certain types of exhaust,
4 that all can have an impact to air
5 quality.

6 These are short-term, they're
7 associated with the life cycle of
8 the undertaking of the project
9 itself. But then also mitigation
10 measures that we can come up with,
11 things that we can do to control
12 dust, to eliminate dust or at less
13 to cut down on them, or keep them
14 directly onto the site.

15 All of these are part of the
16 analysis of this preferred
17 alternative. Other things that are
18 really important to the community
19 that you considered here are: Storm
20 water and flood plain management.

21 Essentially, looking at the
22 proposed action of this preferred
23 alternative, we look at those
24 impacts and what we see is; there's
25 really designed here to be

1 inconsiderable improvement on site
2 drainage, to maintain water within
3 the site, to add additional storm
4 drains to the site, holding more
5 storm water actually on the site,
6 instead of off into other
7 surrounding streets.

8 Part of the project here is
9 designed so that there'll be
10 compliance with the federal storm
11 water requirements, making sure that
12 dust stay on site, that there's no
13 erosion while construction is
14 ongoing.

15 Utilization of what we call best
16 management practices, to make sure
17 that during construction things do
18 not go into the storm water and
19 released into the drain, and out to
20 Lake Pontchartrain.

21 And the other consideration here
22 is raising the building elevations
23 to comply with basic flood
24 requirements. That's a potential
25 impact associated with the preferred

1 alternative.

2 Another consideration of solid
3 and hazardous wastes. One of the
4 most critical issues that have to be
5 looked at first and is an obvious
6 impact to us with these buildings is
7 that we're going to have to remove
8 and dispose of solid and hazardous
9 wastes.

10 Those things are associated with
11 construction debris coming out of a
12 building for renovation. Those
13 things are associated with
14 demolishing a building are all part
15 of that.

16 One of things that we have done
17 here in information gathering is
18 site specific studies in this area.
19 We know that there's some
20 contaminated soil in this area, we
21 know that it has to be removed.

22 That's one of the impacts
23 associated with this preferred
24 alternative. In addition to that
25 because of the date of construction

1 of these properties, various lead
2 based paint, there's asbestos
3 containing materials.

4 All of those things have to be
5 evaluated and looked at and they
6 have to managed. There has to be a
7 management plan for how to handle
8 those wastes, how to handle the
9 debris and to make sure that none of
10 these materials are transported
11 directly through neighborhoods.

12 The next thing that we've looked
13 at and it's been a topic of numerous
14 discussions is noise and vibration.
15 Really important significant
16 considerations with some significant
17 potential impacts that have to be
18 studied.

19 There are obvious temporary
20 impacts associated with construction
21 activities that have to be evaluated
22 and considered and mitigated.

23 There are vibration issues with
24 regards to work on the property
25 itself. There are vibration issues

1 concerning current condition on this
2 site. As you well know this site is
3 binding by some significant streets,
4 by I-10 and there's already
5 significant concentrations of
6 baseline noise in this area well
7 studied.

8 Some of the other considerations
9 are that because of that baseline
10 noise and because of the -- excuse
11 me, baseline vibration and because
12 of the baseline noise. You're going
13 to have to factor in, what am I
14 going to do to make sure that I
15 don't do any damage, that I don't
16 create more noise that is more
17 difficult for those communities
18 around.

19 One of those things is to work
20 with a vibration monitoring plan.
21 So that's something that has to be
22 looked at as an end result of
23 studying vibration.

24 One of the other considerations
25 that we have to look here is

1 transportation. One of the impacts
2 is clearly the reduction of the
3 burden on the existing street
4 network because we are changing and
5 restoring the street grid back to
6 where it was.

7 This will provide better access
8 for emergency vehicles into the
9 community and from the community,
10 and out into the CBD.

11 Another positive improvement
12 here is this will provide better
13 access to plan the planned Rampart
14 Street Car Line.

15 Also again, we said there will
16 be minimal impacts to transportation
17 for construction, but overall as a
18 result of the project, there's going
19 to be no increase burden on
20 transportation as a result of this
21 proposed undertaking for preferred
22 Alternative 11.

23 Which brings us to the last
24 thing that we've done an awful lot
25 of public consultation with

1 throughout the last 12 to 14 months.
2 What is the status of the National
3 Historical Preservation Act
4 Compliance, which is a component
5 under the environmental assessment.

6 To bring you through and many of
7 you have been at these meetings,
8 past meetings, been at these
9 consulting party meetings. We have
10 initiated the Section 106 consulting
11 process, which is required under
12 that National Historic Preservation
13 Act.

14 We've expanded the area
15 potential effect for future phases,
16 if and when they become real, and if
17 and when they occur. We have
18 identified historic properties. We
19 have evaluated potential adverse
20 effects.

21 We have tried to work with the
22 consultant parties to reach some
23 resolution on those potential
24 adverse effects.

25 Those types of things that we've

1 done have been open consultation
2 over the last 12 months or so. And
3 have resulted in a draft and heading
4 towards the finalization of what we
5 call "programmatic agreement", which
6 is basically a contract that
7 discusses how we are going to comply
8 with the National Historic
9 Preservation Act.

10 And there are things within that
11 programmatic agreement that are
12 being agreed to, that are either
13 completed, meaning we've identified
14 them, we've used professional people
15 in accordance with the requirements
16 to go out and evaluate conditions
17 such as archaeology.

18 There are components that will
19 be ongoing such as; more
20 archaeological investigations as the
21 work goes on.

22 But then there are also future
23 stipulations with regard to the
24 evaluation of historic buildings,
25 we'll recordation of those as the

1 project goes on, as well as
2 utilization of the vibration
3 monitoring plan, as I mention
4 earlier, to control those vibration
5 impacts.

6 Those are the types of things
7 that we have seen that are impacts
8 under the National Historic
9 Preservation Act. And there is a
10 plan moving forward to address those
11 and to mitigate those.

12 Which brings us right back to
13 Joseph.

14 **MR. ST. MARTIN:**

15 Thank you again, Tracey. As you
16 can see the City handled and our
17 consultant team have been working
18 very hard over the last year and a
19 half to get all of this information
20 and presented back to you; the
21 public.

22 Again, tonight is our third
23 meeting and we want to give you guys
24 another opportunity to provide public
25 comment and input on what your

1 thoughts and understanding of the
2 project is.

3 So again, I'm going to go over
4 the rules for -- ground rules for the
5 public speaking. We do require that
6 everyone fill out a comment card and
7 if you aren't able and need
8 assistance to fill out one, we do
9 have staff that's available.

10 You should have received a
11 comment card from when you first came
12 in. You don't necessarily have to
13 speak when you fill out a comment
14 card, we will accept those even
15 without you coming to the podium to
16 speak.

17 We're going to ask that you --
18 when you do come up that you clearly
19 state your first and last name, and
20 what your address is.

21 We would also like to know if
22 your actually a resident or a
23 community or business owner in the
24 Iberville or Treme area. We'd also
25 like to know that as well.

1 We're going to give you two
2 minutes to ask any questions or
3 comment, we will be timing it. So
4 once that two-minute period is up, I
5 will notify you and if you want to
6 take the option of an additional 30
7 seconds to close your comment period
8 out, we more than welcome you to do
9 that.

10 And we're going to request that
11 your comment period does not pass on
12 to any other individual, just out of
13 respect of giving everyone a chance
14 to come up and actually give a
15 comment or speak.

16 So at this time we like to offer
17 anyone if they want to come up to
18 make a comment or suggestion, or any
19 feedback of what's happened so far
20 today. And we have a podium setup.

21 **MR. THEOPHILE:**

22 Good evening. I would like to
23 welcome everyone for joining us also.
24 I just wanted to know, was curious
25 about every presentation, every

1 section of the presentation, about
2 impacts and what exactly is it? What
3 do you mean by "impact"?

4 So I just wanted to know if
5 that's just the overall outcome?
6 That's confoundedly, we'll finally
7 call go through what, you know, as in
8 the process of what you exactly mean
9 by "impact".

10 **MR. ST. MARTIN:**

11 Okay. And if you don't mind, can
12 I get your name?

13 **MR. THEOPHILE:**

14 Oh, yeah. I'm Raymond Theophile
15 and I reside at 1425 Conti in the
16 Iberville.

17 **MR. ST. MARTIN:**

18 Okay. Thank you, sir. Basically
19 when we talk about impacts, there's a
20 host of different things that we had
21 to look at. And when we looked at a
22 preferred alternative and we wanted
23 to look at how those impacts would
24 effect the residents, and the
25 business owners of the surrounding

1 area.

2 So basically, there's tons of
3 different evaluations as we looked at
4 the impacts of what will actually
5 happen if that preferred alternative
6 is actually done.

7 **MR. THEOPHILE:**

8 Okay. Thank you, I'd just love
9 to know what exactly what it was, the
10 definition of "impact", cause I'm a
11 college graduate, associate's degree,
12 14 years ago and that just kind of
13 had me thrown a little.

14 So I'm cleared up a lil' more now
15 a little better.

16 **MR. ST. MARTIN:**

17 You're welcomed.

18 **MR. THEOPHILE:**

19 Okay. You're welcomed.

20 **THE COURT REPORTER:**

21 Could you spell your last name,
22 please?

23 **MR. THEOPHILE:**

24 T-H-E-O-P-H-I-L-E.

25 **MR. ST. MARTIN:**

1 Thank you, sir.

2 **THE COURT REPORTER:**

3 Thank you.

4 **MS. GOINS:**

5 Good afternoon. My name is
6 Glenda Goins, I reside at 348 North
7 Robertson, Apartment C.

8 I listen to everyone talk about
9 the meetings you had. This is the
10 first time I heard of a meeting and I
11 figured by me being a resident, I
12 should have know about a meeting.

13 I never got a notice or anything
14 about it and I'm glad that we have a
15 nice outcome about the meeting, but I
16 don't see too many residents.

17 First of all, I stay next door to
18 a lady that's in her late 70's, she
19 cannot walk over here. So it's not
20 convenient for all the residents to
21 be at this meeting and I think it's
22 unfair that a lot of us didn't know
23 about the meeting until the last
24 minute.

25 **MR. ST. MARTIN:**

1 Thank you, ma'am. And we've
2 worked with the residence to get word
3 out to the community. We actually
4 had residents pass flyers out in the
5 development for all three meetings
6 that we had.

7 In addition, we had a community
8 group to actually go out as well, so
9 we worked aggressively to try and do
10 as much community outreach as
11 possible.

12 Again, we will continue to do as
13 much as we can, but we want to make
14 sure that we have -- and I don't know
15 if there's any members of the
16 Iberville working team that are here
17 today, but, you know, we have some
18 here.

19 But, you know, we -- and I
20 apologize if you hadn't directly
21 gotten the information, but we have
22 made an effort to canvas it and tag
23 every single door.

24 **MS. GOINS:**

25 Well, mine's wasn't tagged [sic].

1 I got this from a word of mouth.
2 It's inconvenient for the residents
3 to come over here.

4 So I just wanted to know why it
5 was so of a big problem that you
6 couldn't have in the site, for
7 majority of the residents that can't
8 attend this meeting?

9 **MR. ST. MARTIN:**

10 Okay.

11 **MS. GOINS:**

12 Okay. Thank you.

13 **MR. ST. MARTIN:**

14 You're welcomed.

15 **MS. DAVIS:**

16 Hi, I'm Wanda Davis. On
17 yesterday I, Ms. Kim, and the
18 gentleman we call, "Bam", but his
19 grandmother, Ms. Teresa, passed
20 flyers out. On Sunday evening after
21 4:30, there was some different flyers
22 that came out about Iberville.

23 I can personally say the three of
24 us, on yesterday, put flyers in every
25 mailbox there is in Iberville. And

1 this is not the first time cause the
2 meeting we had before this one, it
3 was word of mouth.

4 **MS. GOINS:**

5 No. I get off at 5:30. I got
6 off early to make it to this meeting.
7 My neighbor said she could not come
8 because she wasn't feeling good.
9 She's in her 70's.

10 And I've heard five meetings have
11 attend, you had a function and
12 everything about -- No, I did not get
13 that.

14 **MS. DAVIS:**

15 The flyers for the ground, St.
16 Martin, I personally; Ms. Kim type
17 them.

18 **MS. GOINS:**

19 I understand that. I understand
20 what you're saying.

21 **MR. ST. MARTIN:**

22 Okay. Again, ma'am -- ma'am what
23 we'll do --

24 **MS. GOINS:**

25 Me, as a resident, I did not

1 receive one. And I don't see too many
2 residents out here. And I --

3 **PUBLIC COMMENT:**

4 If you don't see them, it's
5 because they didn't want to come.

6 **MS. DAVIS:**

7 The results were when we put the
8 flyers out yesterday, this is the
9 same meeting that we've been having
10 and nothing has changed.

11 **MR. ST. MARTIN:**

12 And we want to --

13 **MS. GOINS:**

14 And you know that I am a resident
15 and I'm at every meeting.

16 **MR. ST. MARTIN:**

17 Ma'am, --

18 **MS. GOINS:**

19 And I did not receive one.
20 That's all I was saying. It's no
21 problem, I have no problem. The
22 decision is made and I'm looking
23 forward for it. It looks like it's
24 going to be a beautiful plan. That's
25 not what I'm doing.

1 I'm not talking negative about
2 it. I'm just saying the residents
3 did not get a flyer, which is me, I
4 can speak for myself.

5 **MR. ST. MARTIN:**

6 Okay.

7 **MS. GOINS:**

8 I did not receive a flyer. And
9 he said you had five meetings and
10 this is the first one I attend.

11 **MR. ST. MARTIN:**

12 Thank you, ma'am. We are going
13 to tape the next time when we get to
14 the two-minutes. Ma'am, I'll
15 personally come and speak with you
16 after the meeting. Thank you.

17 **MS. AUSTIN:**

18 Cheryl Austin, I'm with Greater
19 Treme Consultant. I'm a historic
20 resident and I also represent a
21 neighborhood group.

22 My questions is: For the
23 preferred Alternative Number 11, the
24 two buildings that are going to
25 remain, who will own those buildings?

1 Will HANO own the buildings and what
2 would they be used for? Will they be
3 used as in Economic Development
4 means? Recreation?

5 What's going to actually be
6 housed in those buildings? And will
7 they be available for the community
8 people, not so much for the
9 preservationist that may setup their
10 own lil' tourist?

11 **MR. ST. MARTIN:**

12 Okay. Thank you, ma'am. If you
13 can put your comment card in the box
14 if you filled one out.

15 **MS. AUSTIN:**

16 I don't have a comment card.

17 **MR. ST. MARTIN:**

18 Okay. Well, we will provide that
19 to you.

20 **MR. BAQUE':**

21 The ownership of this project
22 is the state's process, it's not
23 clear as to determine the ownership
24 or its uses.

25 This building down here on

1 Basin Street (indicating), the plan
2 at this point is to consider that
3 as a non-residential building, that
4 would be -- could be used for a
5 museum, some sort of a cultural
6 center. Perhaps related to St.
7 Louis Cemetery Number 1, perhaps
8 the Cemetery of New Orleans.

9 The other building that Joseph
10 is pointing to now is the existing
11 administration building for a
12 private building at the location,
13 consideration is perhaps, we use
14 that as a community center because
15 of its association with the green
16 space all around it.

17 **MS. AUSTIN:**

18 Who's going to own the
19 building? The one on Basin and
20 will the residents or former
21 residents of the Iberville have
22 stake or say in it? That's what I
23 want to know.

24 **MR. BAQUE':**

25 A say in who owns it?

1 **MS. AUSTIN:**

2 Yeah, if it becomes a museum,
3 who will own it, if it becomes a
4 museum? And my last question is:
5 How many total units will now
6 occupy that space? Cause you have
7 increased the green space.
8 Originally, it was 821 and I think
9 a couple of years ago it was like,
10 900.

11 **MS. MERRILL:**

12 Yeah, it was 900.

13 **MS. AUSTIN:**

14 So what is the final number as
15 we see the drawing now?

16 **MS. MERRILL:**

17 It is 880. Is that the number?
18 I can't see the number.

19 **MR. BAQUE':**

20 Yeah. That's right.

21 **MS. MERRILL:**

22 880, but we are planning on
23 still maintaining 304 for
24 replacement units on site. So the
25 304 as been the same number and

1 that's public housing, so there'll
2 be 304 public housing units on site
3 and we've kept that number the
4 same, even with the loss of
5 building space giving it more green
6 space.

7 We've kept that 304 number the
8 same. So the overall number has
9 dropped slightly, but the public
10 housing units are going to stay the
11 same.

12 **MS. AUSTIN:**

13 Okay. So it's 340 from 821?

14 **MS. MERRILL:**

15 304.

16 **MS. AUSTIN:**

17 304. Okay, and my reason for
18 asking that is because economic
19 development in this neighborhood,
20 "Treme/Iberville", is very
21 important and residents are giving
22 up a lot. You-all have not meant
23 all of the resistance that you
24 could have gotten because this
25 coming down, the development.

1 Even if those preservationist
2 groups are to somehow start or
3 becoming control of that building,
4 I think, well that's what I'm
5 trying -- that's why I'm asking. I
6 want to know on Record, who's going
7 to own the building and benefit
8 from it?

9 **MS. MERRILL:**

10 To answer, who's going to own
11 it is silently complicated only for
12 one reason. Because that depends
13 on where the financing comes from,
14 but it's always contemplated to
15 either be HANO or the developer, it
16 just depends on the financing
17 mechanism.

18 But, HANO will also have the
19 final say over what happens in both
20 of those buildings. It's not going
21 to be controlled by any outside
22 entity, it will always be an
23 ultimate decision.

24 **MS. AUSTIN:**

25 So it would either be HANO or

1 HRI?

2 **MS. MERRILL:**

3 Will own it.

4 **MS. AUSTIN:**

5 Will, own it.

6 **MS. MERRILL:**

7 But, like I said, HANO will
8 always make the final decision
9 about what goes on at both of those
10 places. Yes, but it won't be owned
11 by the counsel.

12 **MS. MORRIS:**

13 My name is Shirley Mitchell
14 Morris. I've been there before, I
15 know what they did us in the St.
16 Bernard, so, you know, I don't know
17 how to trust things.

18 Now, I want to know if the
19 seniors will be able come back on
20 the old site? I was told they want
21 to throw them by Winn Dixie and
22 they want to put them in a new
23 building out where the Texaco
24 building is at.

25 **MR. ST. MARTIN:**

1 Okay. Ms. Merrill is going to
2 answer that.

3 **MS. MERRILL:**

4 For the seniors they will be
5 moving on site with the Iberville,
6 the 304 replacement units is that
7 we've created a new occupancy plan
8 that provides seniority or
9 preference, the people who've lived
10 at Iberville the longest.

11 So if your move-in date back
12 was, you know, 1975 and someone
13 else on the waiting list was 1984,
14 the person who's been there from
15 '75 will go and would be above them
16 on the waiting list.

17 So that means a lot of times
18 the seniors would actually be the
19 higher priority because they have
20 often been at the development
21 longer.

22 They are other options for
23 seniors off-site, the Texaco
24 buildings is one option for
25 seniors, but it's not a requirement

1 that seniors live there, it's just
2 an option.

3 We would hope to also create a
4 few additional options in the
5 surrounding neighborhood for
6 seniors, but all of this would be
7 choices.

8 Now, the other important thing
9 about all of these units that we're
10 creating on-site and off-site is
11 that, current Iberville residents
12 have first priority in all of this.

13 So, for instance, the Texaco,
14 when it's complete and they open it
15 up for people to come rent, anybody
16 who's at Iberville now has first
17 priority before they can open it up
18 to anybody else. And that's true
19 on-site and that's true with all
20 the off-site units.

21 So there is always the right
22 and return and first priority for
23 the current Iberville residents.

24 **MS. MORRIS:**

25 Okay. My concern is I, you

1 know, I'm planning on coming back
2 to the original site.

3 **MS. MERRILL:**

4 Right. Okay.

5 **MS. MORRIS:**

6 But, like I said, I know what
7 they'll do, they'll say one thing
8 and when time comes, it would be
9 something else. That's why I don't
10 trust man. I put my trust in the
11 Lord and he have my back.

12 **MR. ST. MARTIN:**

13 Are there any other questions
14 or comments from the public?
15 Again, if you can state your first
16 and last name, and your address.
17 Thank you.

18 **MR. HUGHS:**

19 Hi, I'm Lane Hughs. I live at
20 1926 St. Louis. I just got here
21 late. I heard that it was touched
22 on before, but my concern is the
23 trees in Iberville. If you notice
24 that they cut up -- cut out about
25 160 large Oak trees out of Lafitte

1 and they cut the rest of them down
2 to barely anything.

3 I'm wondering if you could --
4 you-all could reiterate your policy
5 for cutting the large Oaks out of
6 Iberville?

7 **MR. ST. MARTIN:**

8 Yes, we have an answer for you.

9 **MR. BAQUE':**

10 Our goal is to preserve as many
11 trees as possible. One of the
12 consultants that will be brought on
13 board is the trees loggers. He's
14 going to look at the trees, the
15 existing trees and determine which
16 ones can be preserved. And then
17 there will be a construction plan
18 created in order to make sure that
19 the trees that are healthy enough
20 to survive the process can be
21 preserved.

22 And certainly the goal is to
23 preserve as many of those old trees
24 as possible.

25 Merrill pointing out that as we

1 look at Alternative 11, one of our
2 strategies is to even adjust and
3 modify building and parking
4 locations in such a way to preserve
5 the trees, so that open space is,
6 you know, would be defined around
7 where these Oak trees are.

8 So we share your concern and
9 we'll make every attempt to
10 preserve as many trees as possible.

11 **MR. ST. MARTIN:**

12 Okay. If we don't have any
13 other public speakers I do want to
14 reiterate that -- Oh, we have one.
15 Okay.

16 **MS. WIGGINS:**

17 Good evening, my name is
18 Cynthia Wiggins, with the Citywide
19 Tenant Association. I know we're
20 here talking about the
21 environmental component of this
22 redevelopment.

23 But I wanted to put it in the
24 Record that the Citywide Tenant
25 Association had some concerns, it

1 is to primarily directed to the
2 housing authority in the City.

3 With respect to the over-income
4 families, that we've been not able
5 to get any information on. As to
6 the housing authority and the
7 developers are going to through
8 with those families. If in fact,
9 they've researched and identified
10 units that's going to be made
11 available to them, it could either
12 be a housing units or units within
13 the criteria.

14 We have -- our understanding
15 that a relocation plan had been
16 developed; however, we have not had
17 total access or the document that
18 we review, does not address the
19 over-income families.

20 It is also our understanding
21 from some of the residents that
22 we've been speaking with, that they
23 were being offered units whereas 80
24 percent of the income requirement,
25 which would only allow some of

1 them, based on their income, to be
2 in the program for maybe six
3 months, and after that their going
4 to be avoided off. Which could
5 possibly put these families at risk
6 if they become homeless.

7 So there is some serious
8 concerns that we have, that have
9 not be addressed, nobody has not
10 being able to provide us with any
11 numbers, especially with the amount
12 of families or the number of
13 families that are actually over-
14 income in those sites.

15 The last number that we got,
16 initially it was 3, it went from 3
17 to 12, from 12 to 39. So we want
18 to know what that number is? How
19 many families actually live in
20 Iberville that is over the income
21 requirement for the Section 8
22 Program and the Section 8 Public
23 Housing Tax Credit Program?

24 **MR. ST. MARTIN:**

25 Thank you, Ms. Williams.

1 **MS. KENNEDY:**

2 Hi, my name is Ms. April
3 Kennedy, I'm the Program Manager
4 for the CNI project and wanted to
5 speak to Ms. Williams' question.
6 At this point today is when I found
7 out that the first phase of
8 relocation we have approximately
9 201 families that will be moving.

10 And at this point, we have done
11 an assessment on 186 of those
12 families as far as being ineligible
13 for the tenant protection vouchers.

14 There are some folks that still
15 need to be issued the voucher, but
16 the number that I was getting today
17 are two families, that are at this
18 point. We're not talking about the
19 second phase of this, just the
20 first phase of this. There are two
21 families that will not be eligible
22 for the tenant protection vouchers.

23 And when I say, "not eligible",
24 it basically means, based on their
25 income, they are not going to get

1 at lease a dollar worth of subsidy.

2 So unlike the housing choice
3 voucher program, it's not at 80
4 percent. It's basically, looking
5 at their eligibility and looking at
6 their income to see if they need a
7 dollar worth of subsidy. If they
8 get a dollar worth of subsidy, we
9 have to issue that voucher.

10 I'm sorry, she's going to have
11 to -- you have to come up to the
12 mic and ask the question, then I'll
13 try to answer it or we'll get the
14 answer for you.

15 **MS. WHITFIELD:**

16 I was just asking like meaning
17 what? Because from what I heard
18 here today, we have like two groups
19 of people. We have some that are
20 clever and trying to solve the
21 problem, and then we also have some
22 that seem to just, you know, forget
23 about it.

24 So I just wanted to know
25 basically, what does this mean,

1 they wont get anyone's help, to
2 come and help the over-income
3 people in Iberville?

4 **MS. KENNEDY:**

5 Well, they will get help cause
6 Ms. Williams --

7 **MS. WHITFIELD:**

8 You just stated that they
9 wasn't.

10 **MS. KENNEDY:**

11 No. They wont get the tenant
12 protection voucher. They wont get
13 the voucher because they don't
14 qualify for the voucher, based on
15 the fact that based on their
16 income, they are not getting at
17 least a dollar worth of subsidy.

18 And someone just asked a minute
19 ago, what are those income
20 guidelines, and I don't have those
21 here with me, but they are the
22 standing HUD payment standards,
23 based off of the bedroom size and
24 your income eligibility.

25 **MS. WHITFIELD:**

1 But perhaps they just can't all
2 be standards because some people
3 have different situations. And you
4 guys are not -- you just like, just
5 passing over that, you know? These
6 people don't have, maybe -- you
7 keep saying "the standards",
8 standards for what?

9 **MS. KENNEDY:**

10 The payment standards that are
11 set by HUD, based off of the amount
12 of money that you can make, based
13 off of that particular manual
14 finances.

15 **MS. WHITFIELD:**

16 Okay. Based by HUD, but these
17 are humans.

18 **MS. KENNEDY:**

19 Right.

20 **MS. WHITFIELD:**

21 You should have had some sort
22 of preparations for them.

23 **MS. KENNEDY:**

24 Well, what if we -- Excuse me.
25 Oh, yeah, so I'm sorry.

1 **MS. WHITFIELD:**

2 You-all just get it together
3 because I just asked a question. I
4 don't need everybody to pass it
5 around. Thank you.

6 **MS. MERRILL:**

7 No. But that is a good
8 question that you asked, but
9 obviously, our commitment for new
10 location in Iberville is to help
11 every single resident at Iberville
12 to relocate, whether or not they
13 qualify for a Section 8 voucher or
14 not.

15 So we are helping those tenants
16 to identify units. Those tenants
17 that are over-income, we have to
18 catagorize some solutions and
19 basically include additional
20 subsidy to help them pay the
21 difference in their rent when they
22 move offsite.

23 But we are looking at those
24 solutions and we'll get you the
25 numbers, cause I don't know the

1 numbers.

2 **MS. WHITFIELD:**

3 And that sounds good, but I
4 don't believe that. And I know
5 that you guys have been trying to
6 find them public housing units on
7 the site.

8 But have you reached out to the
9 private properties that permanent
10 owners have a site not far from the
11 St. Bernard, Riverguard, those
12 properties cause we looking at
13 those public housing units.

14 **MS. MERRILL:**

15 Yes. Yes, we are. Especially,
16 the ones that are just 80 percent
17 and don't have a tax credit to
18 associate.

19 Yes, we will reaching out to
20 those, there's not a lot people.

21 **MR. ST. MARTIN:**

22 Yes ma'am. If you can come up
23 to the mic and state your name.

24 **MS. MATTHEWS:**

25 Good evening. My name is

1 Regina Matthews and I live at 1403
2 Conti. My questions is: I know I'm
3 in that category where the income
4 is two much. But what I want to
5 know; you-all giving out vouchers,
6 so when I person like me, why can't
7 I be offerred a public housing unit,
8 if there's one available for me?

9 **MR. ST. MARTIN:**

10 Okay, Ms. Merrill?

11 **MS. MERRILL:**

12 You can. And, Ms. Regina, I'm
13 sorry, we can definitely look at
14 that, absolutely we can. That is
15 one option for people that are
16 over-income cause, you know, as
17 we've said, even if your over
18 income, you can still transfer to
19 another public housing unit.

20 **MS. MATTHEWS:**

21 Okay.

22 **MS. MERRILL:**

23 We believe in those units.

24 **MS. MATTHEWS:**

25 I understand that. Okay, but

1 I'm not in that section right now.
2 In that phase that's moving, so
3 when you-all move all the other
4 people, they may not have a public
5 housing unit available for me, so
6 then what?

7 **MS. MERRILL:**

8 Well, no, they will continue to
9 look, because the inventory for
10 public housing changes on a monthly
11 basis for people that are moving
12 out of apartments. So we will
13 continue to look at that inventory
14 for people because we're doing the
15 location for people right now, so.

16 **MS. MATTHEWS:**

17 Yeah. I know.

18 **MS. MERRILL:**

19 We're able to look across all
20 of our properties for those units.

21 **MS. MATTHEWS:**

22 Okay.

23 **MR. ST. MARTIN:**

24 Do we have anymore public
25 comments or questions?

1 The slide that I have up right
2 now, again, if you didn't have --
3 didn't speak tonight, we will be
4 taking public comment forms, as
5 well as you can submit your
6 comments by mail to the City of New
7 Orleans at this address, Office of
8 Community Development, 1340 Poydras
9 Street, the 10th floor. Attention
10 to Shirley Smith.

11 And also if you have internet
12 access, you can post your comment
13 at the CNI website at
14 www.cnineworleans.org.

15 And what I do want to stress,
16 as well as that the Draft
17 Environmental Assessment report
18 that we spoke about tonight, that
19 will be available for download and
20 available for public view.

21 You we will have until March 8th
22 to make public comments and again,
23 those comments can be sent either
24 by mail or electronically to the
25 website.

1 And again, thank you everyone
2 for coming tonight.

3 (The Meeting was concluded at 7:40 p.m.)
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

R E P O R T E R ' S P A G E

1
2 I, Tara Torres-Blank, Certified
3 Court Reporter, in and for the State of
4 Louisiana, the officer, as defined in Rule
5 28 of the Federal Rules of Civil Procedure
6 and/or Article 1434(b) of the Louisiana
7 Code of Civil Procedure, before whom this
8 sworn testimony was taken, do hereby state
9 on the Record:

10 That due to the interaction in the
11 spontaneous discourse of this proceeding,
12 dashes (--) have been used to indicate
13 pauses, changes in thought, and/or
14 talkovers; that same is the proper method
15 for a Court Reporter's transcription of
16 proceeding, and that the dashes (--) do
17 not indicate that words or phrases have
18 been left out of this transcript;

19 That any words and/or names which
20 could not be verified through reference
21 material have been denoted with the phrase
22 "(phonetic)."

23 _____
24 Tara Torres-Blank, CCR
25 _____
Certified Court Reporter

C E R T I F I C A T E

1
2 I, Tara Torres-Blank, Certified Court Reporter, in
3 and for the State of Louisiana, as the officer before
4 whom this testimony was taken, do hereby certify that
5 after having first been duly sworn by me upon authority
6 of R.S. 37:2554, did testify as hereinbefore set forth
7 in the foregoing pages;

8 That this testimony was reported by me in the
9 Stenomask method (voice-writing), was prepared and
10 transcribed by me or under my personal direction and
11 supervision, and is a true and correct transcript to
12 the best of my ability and understanding;

13 That the transcript has been prepared in
14 compliance with transcript format guidelines required
15 by statute or by rules of the board, that I have acted
16 in compliance with the prohibition on contractual
17 relationships, as defined by Louisiana Code of Civil
18 Procedure Article 1434 and in rules and advisory
19 opinions of the board;

20 That I am not related to counsel or to the parties
21 herein; am not otherwise interested in the outcome of
22 this matter; and am a valid member in good standing of
23 the Louisiana State Board of Examiners of Certified
24 Shorthand Reporters.

25 _____
Tara Torres-Blank (#22012)
Certified Court Reporter