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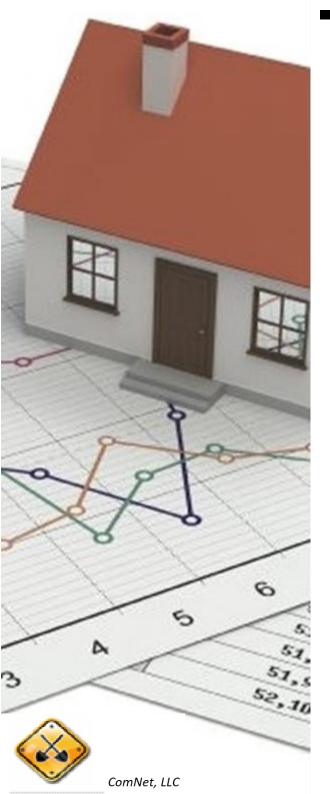


COMNET,LLC

T.T. Allain Hall (College of Business) Southern University A&M College

August 22– October 17, 2020 9:00 AM – 1:00 PM All Saturdays

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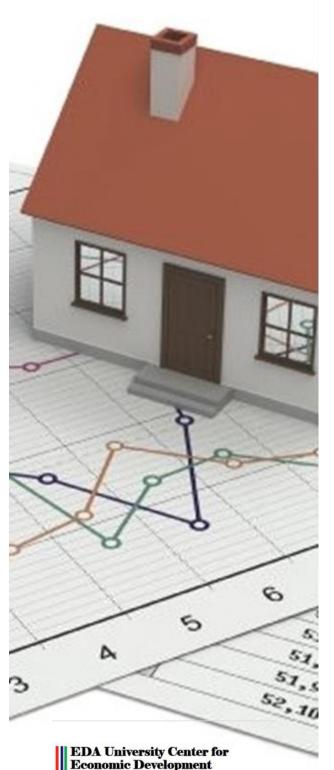


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Curriculum Overview



Southern University, BR

Curriculum Learning Goals:

This program is design to accelerate the center's recent Sustainable Developer' Certification student into a mentorship program to develop via renovation or new construction, designated properties distributed by the local Municipality or the local Regional Development Authority or Landbank, via a Cooperative Endeavor Agreement. Once the emerging developer complete all of the courses, they will be knowledgeable in the following areas: acquisition of properties, provisional capacity, identifying secured funding, estimating and basic project managements.

- Duration of the Curriculum: Twenty-four (24) hours over a Six (6) week period.
- Who can register: Any perspective neighborhood developer.

Virtual Mentorship Program

Presented By
SU EDA University Center for Entrepreneurial
and Economic Development
and

ComNet, LLC

- Where: Virtual classroom, ZOOM Conferencing
- When: August 22, 2020 October 17, 2020 (Saturdays, 9:00-1:00pm)

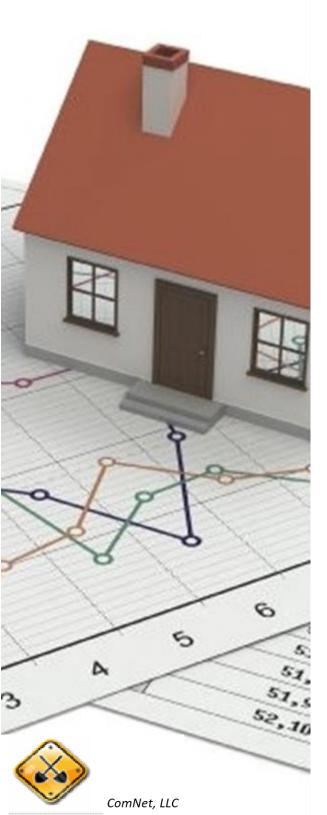
Contact:

Marilyn Doherty: 225-771-5191

Dr. Sung No: 225-773-8917,

Dr. Donald Andrews: 225-921-3890, or
 Eric Porter, ComNet LLC: 225-205-6562

Website: www.subruniversitycenter.org



WEEK 1: Saturday, August 22, 2020

9:00AM - 1:00 PM

Course 1: The State of Real Estate Development: The New Normal Acquisition - Cooperative Endeavor Agreements

Speakers:

- Dr. Donald Andrews: Dean of the College of Business, Southern University.
- Dr. Ghirmay Ghebreyesus Director, SU EDA University Center
- Eric Porter, ComNet, LLC:
- Cedric Grant, Grant Management LLC
- Deidra Jones, Real Estate Agent, Xavier University Properties, New Orleans, LA.

What will be covered:

Blighted and other property acquisitions

Properties that were abandoned and acquired by a municipality through the adjudicated process. Properties that were adjudicated and transferred to a landbank. Direct purchasing of properties and inheritance properties.

Public Bid Process

The local municipality or sheriff will dispose of these properties through a bidding process.

Inheritance

These are properties that are passed down through family wills, successions or titles.

Purchase Properties

The developer directly purchases the property from an owner via a monetary transaction.

Strategic Planning

Basic template for developing an acquisition plan.

Who should attend:

Individuals who desire to become Neighborhood Deve lopers or small rental property landlords sitycenter.org

EDA University Center for Economic Development Southern University, BR

CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

WEEK 2: Saturday, August 29, 2020

9:00 AM to 1:00 PM

Course 2: Capacity Building and Funding Sources

Capacity Building: During this session you will learn about personal equity/wealth, how you add-on funding to implement a desired project. How to improve and retain skills, knowledge, tools, equipment and other resources needed to complete a project.

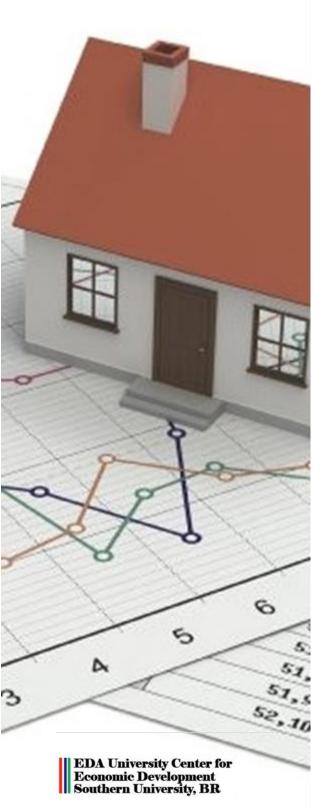
Capacity Building in the New Normal: Why as developers, you need to know about market assessments, and not max-out emerging developers' equities in the pandemic. How to benefit from advocates in terms of needs and benefits.

Funding Sources: During this session you will learn about funding sources and providing resources to finance a program or project. Those sources include credit, venture capital, donations, grants, savings, subsidies, leveraging, and taxes and lastly, cash.

Speakers:

- Nicole Barnes, Executive Director, Jericho Road Episcopal Housing Initiative, New Orleans
- Andreanecia Morris, Exe. Director, Housing NOLA, Chair, of Greater New Orleans Housing Alliance
- Matthew Sims, Sr. VP Commercial Lending, Liberty Bank, New Orleans
- Rinaldi Jacobs, President, Full Circle Developments
- Matthew Sims, Sr. Vice President,
 Commercial Lending, Liberty Bank & Trust.

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WEEK 3: Saturday, September 5, 2020

9:00 AM to 1:00 PM

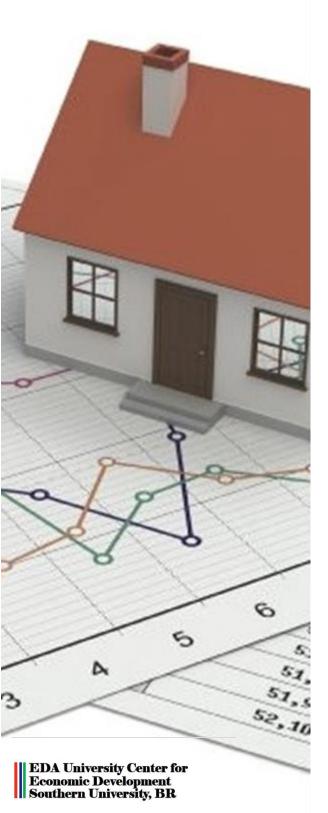
Course 3: License, Certifications, Insurance, Taxes and Organizational Management

Course Description: During this session you will learn about licensing, certifications, types of insurance and bonding, and the importance of management in business.

The course also teaches the importance of having knowledge of Louisiana business law, federal income tax and state withholding income taxes.

Presenters:

- Ada Michelle Bell, Louisiana Small Business Development Center
- Mel Robertson, 3M Global LLC, Consulting Management Firm
- Agnes Andrews, Insurance Consultant
- Dr. Sung No, Professor, College of Business Southern University.



WEEK 4: Saturday, September 12, 2020

9:00 AM to 1:00 PM

Course 4: Design: Understanding Construction Drawings

During this session you will learn about bidding construction jobs out and bidding jobs internally and estimating the cost of your project.

Course 5: Construction beyond the Housing Development Award in a present and post COVID World.

During this session you will learn how one starts once their proposal has been accepted by a funding source, a municipality and/or a community development corporation.

- Environmental Procedures

Presenters:

- Roland Arriaga: Archi Dinamica, Architects
- J.C.Ceaser: President and Developer, Red Horse Infrastructure Group, LLC and Republic Development Partners (RDP)
- David Timoll Neighborhood Restoration of Baton Rouge, LA.
- Brett Blake
 CEO, Crest Developers



WEEK 5: Saturday, September 19, 2020

9:00 AM to 1:00 PM

Course 6: QuickBooks

During this hand on training session you will learn how to track, organize, and manage your business utilizing an accounting software package.

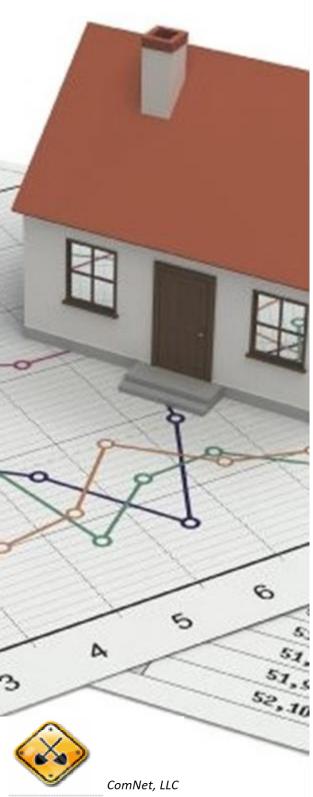
Speaker: Achilles Williams, CPA

Course 7: Xactimate Awareness

During this session you will learn about using Xactimate Awareness for construction renovation, new construction, and insurance proof of loss claims appeals.

Speakers:

- Michael Roberts and Miranda Rocha Rent Accelerator
- Eric L. Porter... ComNet, LLC
- Kimberly Toups ... ComNet, LLC



WEEK 6: Saturday, September 26, 2020

9:00 AM to 1:00 PM

Course 8: Environmental Issues in Real Estate

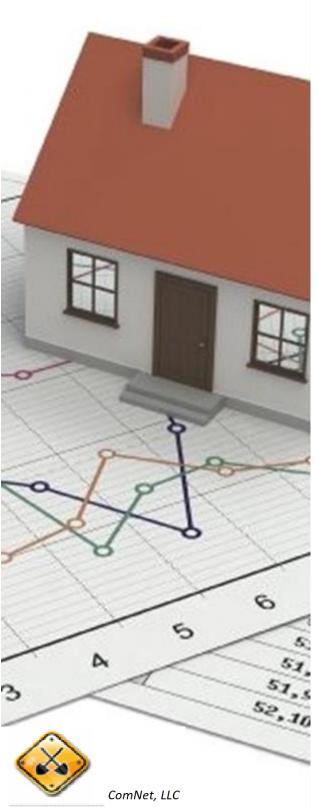
When a person is buying or selling a piece of real estate, they need to be aware of the common environmental issues that could affect the transaction. The presenter will go over environmental issues in real estate.

Course 9: Project Management:

During this session you will learn about the practices of initiating, planning, executing, controlling, and closing the work of projects to achieve specific goals and meet specific success criteria at the specified time. In an effort to reduce the spread of COVID, utilizing new considerations for technology infrastructure and access management for properties, projects can be done ontime with a new normal concept.

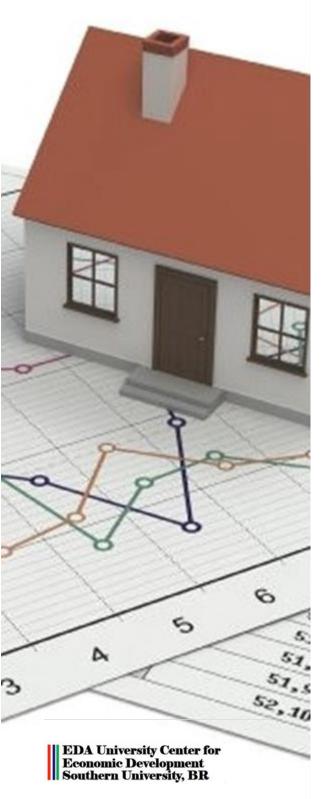
Speakers:

- Dr. Ghirmay Ghebreyesus,
 Director, Southern University EDA University
 Center
- Raymond A. Brown Esq. MS, MBA
- Eric L. Porter... ComNet, LLC
- Earl L. Davis ComNet, LLC



Week 7: Saturday, October 3, 2020

Course: Exam Preparation



EDA University Center for Economic Development Southern University, BR Week 8: Saturday, October 10, 2020

8:30 AM to 10:30 AM

EXAM

ComNet, LLC

Week 9: Saturday, October 17, 2020

8:30 AM to 1:00 PM

VIRTUAL GRADUATION

Presenters:

- Eric L. Porter, ComNet, LLC
- Dr. Donald Andrews, Dean, College of Business, Southern University A&M College
- Dr. Ghirmay Ghebreyesus, Director, Southern University EDA University Center
- Dr. Sung No, Southern University EDA Center

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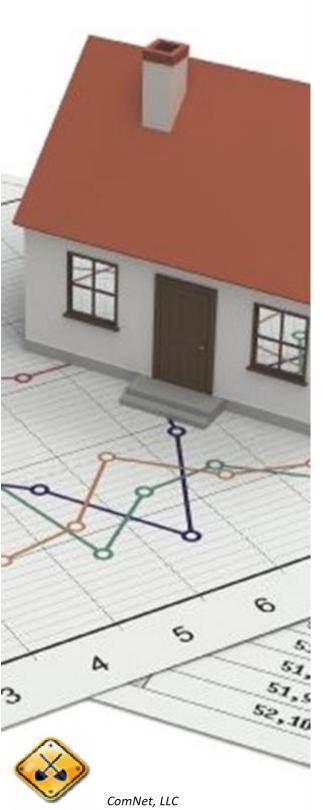
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WEEK1 Saturday August 22 9:00 AM-1:00 PM 9:00 AM: Welcoming: Team Introduction, Dr. Donald Andrews- Dean, Southern University College of Business

9:10 AM: EDA University Center/US Department of Commerce Dr. Ghirmay Ghebreyesus - Director, SU EDA University Center

9:15 AM: The State of Real Estate **Dr. Donald Andrews** - Dean, College of Business

10:00 AM: Curriculum Overview: "Creating Sustainable Neighborhood Developers", Eric Porter, President, ComNet LLC

10:45 AM: Break

10:55 AM: Acquisitions & Strategic Planning, Cedric Grant, Retired Deputy Mayor & Executive Director, New Orleans Sewage and Waterboard

11:55 AM: Property Acquisitions: **Deirdre Jones**, Realtor and Community Developer, New Orleans, LA.

12:55 PM: Program Certification Exam Process **Dr. Sung No**, Co-director, SU EDA

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WEEK 2	Course 2: Capacity Building and Funding Sources		
Saturday August 29 9:00 AM-1:30 PM	9:00	Welcome Eric Porter President, ComNet LLC	
	9:05	Provisional Capacity Andreanecia Morris Executive Director of Housing NOLA President, Greater New Orleans Housing Alliance	
	10:10	Southern University EDA University Center for Economic and Entrepreneurial Development Donald Andrews Dean, College or Business, SUBR	
	10:15	Capacity Building Nicole Barnes Executive Director, Jericho Road Episcopal Housing Initiative	
	11:15	Break	
	11:20	Lending Matthew Sims, Sr. Vice President, Commercial Lending, Liberty Bank & Trust.	
	12:25	Funding Sources Rinaldi Jacobs President, Full Circle Development, Baton Rouge, LA.	
	1:30	Closing Sung No Co-director,	

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WEEK 3
Saturday
Sep. 5
9:00 AM-1:00 PM

Course 3: License, Certifications, Insurance, Taxes and Organizational Management

9:00 Welcome Eric Porter

President, ComNet, LLC

9:10 Licenses-Permits-Certifications

Ada Bell Director,

Louisiana Small Business Development Center (LSBDC)

at Southern University

10:15 Course Overview

Eric Porter Co-founder,

CSND at Southern University EDAUC

10:20 **Organizational**

Management Mel Robertson, 3M Global, LLC

11:20 Break

11:30 Introduction

Eric Porter

11:35 **Insurance**

Agnes Andrews

Allstate Insurance Agency

Baton Rouge, LA.

12:50 Closing

Sung No Co-director,

Southern University EDA University Center

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WEEK 4 Saturday Sep. 12 9:00 AM-1:00 PM Course 4: Design: Understanding Construction Drawings & Construction beyond the Housing Development Award in a present and post COVID World.

present and	d post COVID World.
9:00	Welcome & Introduction Eric Porter Co-founder, CSND at Southern University EDAUC
9:10	Design: Understanding Construction Drawings Roland Arriaga AIA Architect, Archi-Dinamica Architects, LLC New Orleans, LA
10:15	Introduction Dr. Donald Andrews Dean, College of Business, SUBR
10:20	Construction beyond the Housing Development David Timoll Neighborhood Restoration of Baton Rouge, LA.
	Brett Blake CEO, Crest Developers
11:35	Break
11:40	Introduction Eric Porter
11:45	Construction beyond the Housing Development <i>J.C. Ceasar</i> President, Republic Development Partners, President, Red Horse Infrastructure Group
12:55	Closing Sung No Co-director, Southern University EDA University Center

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WEEK 5 Saturday

Sep. 19

9:00 AM-1:00 PM

Course 6 & 7: Credit Score Ready - Xactimate Remodel - QuickBooks

9:00	Welcome Eric Porter Co-founder, CSND at Southern University EDAUC
9:05	Credit Score Ready Michael Roberts and Miranda Rocha Rent Accelerator
10:15	Introduction <i>Eric Porter</i> ComNet, LLC
10:15	Xactimate Design Kimberly Toups ComNet, LLC
10:45	Xactimate Remodel Eric Porter ComNet, LLC
11:25	Break
11:30	Introduction Dr. Donald Andrews Dean, College of Business, SUBR
11:40	QuickBooks Achilles Williams, CPA.
12:50	Closing Sung No Co-director, Southern University EDA University Center

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WEEK 6			
Saturday			
Sep. 26			
9:00 AM-1:00 PM			

Course 8 & 9: Environmental - Project Management

9:00 Welcome

Dr. Ghirmay Ghebreyesus

Director,

Southern University EDA University Center

9:10 Introduction Eric Porter Co-Founder CSND

9:15 Environmental Issues in Real Estate

Raymond A. Brown

Esq.

10:15 Introduction

Dr. Ghirmay Ghebreyesus

Director,

Southern University EDA University Center

10:20 **Project Management**

Eric Porter ComNet, LLC

11:20 Break

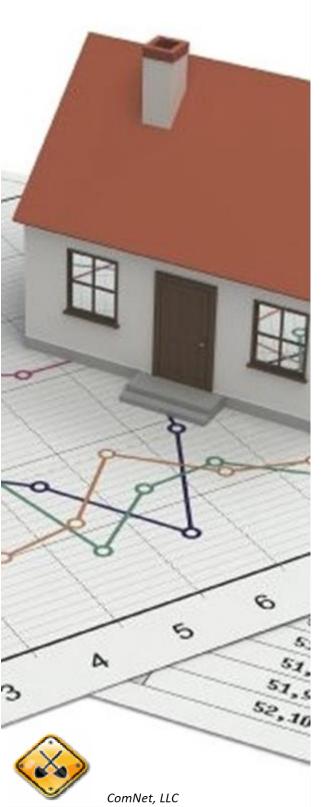
11:30 Project Management (Cont'd)

Eric Porter ComNet, LLC

12:45 Exam Process

Dr. Sung No Co-director,

Southern University EDA University Center



SPECIAL THANKS TO





