

“CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM”

Online Classes



PRODUCED BY

 **EDA University Center for
Economic and Entrepreneurial
Development, COB, Southern
University, Baton Rouge**



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**

CONTENTS

03 CURRICULUM
OVERVIEW

04 PROGRAM

14 CONTACT
INFORMATION



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

Curriculum Overview

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, estimaating 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
3 | www.subruniversitycenter.org

CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

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.
- Eric Porter, ComNet, LLC:
- Grant Management LLC
- Deirdre 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 Developers or small rental property landlords.



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
- Michael Roberts – Rent Accelerator

| www.subruniversitycenter.org

CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

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.*

CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

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.



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

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:

- Eric L. Porter... ComNet, LLC
- Earl L. Davis ... ComNet, LLC
- Raymond Brown , Esq – Environmental & Safety



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

WEEK 6: Saturday, September 26, 2020

9:00 AM to 1:00 PM

Course 8: 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 on-time with a new normal concept.

Speakers:

- **Barbara Robillard**, Executive Director of Procurement, NOLA Public Schools
- **Eric L. Porter... ComNet, LLC**
- **Earl L. Davis – ComNet, LLC**



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

Week 7: Saturday, October 3, 2020

Course: Exam Preparation



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

Week 8: Saturday, October 10, 2020

9:00 AM to 11:00 AM

EXAM



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

Week 9: Saturday, October 17, 2020

9:00 AM to 12:00 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



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

Contact Information:

Eric Porter, ComNet, LLC

Tel: 225-205-6562

Email: comnetllc2@yahoo.com

Website: www.comnetllc.net

Dr. Sung C. No,

Co-Director, Southern University EDA University
Center

Tel: 225-771-5954

Email: sung_no@subr.edu

Website: www.subruniversitycenter.org

Dr. Donald Andrews,

Dean, College of Business, Southern University
and A&M College.

Tel: 225-771-2763

Dr. Ghirmay Ghebreyesus,

Director, Southern University EDA University
Center

Tel: 225-771-5943

Email: Ghirmay_Ghebreyesus@subr.edu

CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

SPECIAL THANKS TO

