

“CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM”

Virtual Class



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**

**March 27– May 15, 2021
9:00 AM – 1:00 PM
Every Saturday**

CONTENTS

03 CURRICULUM
OVERVIEW

04 PROGRAM

12 CONTACT
INFORMATION



CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

Curriculum Overview

This program delivers a practical introduction to neighborhood development. A total of nine subject matters will walk you through how to begin your journey to property development in your neighborhood. Through a mix of lectures and hands-on software training, eighteen practitioners will demonstrate their specialties on (1) the state of real estate development, acquisition and cooperative endeavor agreements, (2) capacity building and funding sources, (3) license, certifications, insurance, taxes, and organizational management, (4) construction drawings and design, (5) construction management and building construction, (6) QuickBooks, (7) Xactimate, (8) environmental issues in real estate, and (9) project management during six Saturdays. The program also administers its program exam to certify the participants' understanding of these nine topics.

Virtual Program

Presented By

SU EDA University Center for Entrepreneurial
and Economic Development

and

ComNet, LLC

- **Who can register:** Any prospective neighborhood developers
- **Where:** Virtual classroom, ZOOM Conferencing
- **When:** March 27 – May 15, 2021, Every Saturday, 9:00-1:00 pm.
- **Duration:** 24 hours

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, March 27, 2021

9:00AM - 1:00 PM

**Course 1: The State of Real Estate Development,
Acquisition and Cooperative Endeavor Agreements**

Speakers:

- Dr. Donald Andrews, Dean,
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

During this session you will learn about the purchasing of unused properties, receiving donated property, leveraging inherited property and negotiating methods of purchasing properties to fit your budget.

Who should attend:

Individuals who desire to become Neighborhood Developers or small rental property landlords.



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WEEK 2: Saturday, April 3, 2021

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.

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, taxes, and, last but not least, 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
- William Campbell, Exec. VP, Essential Federal Credit Union, Baton Rouge, LA.

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WEEK 3: Saturday, April 10, 2021

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.*

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WEEK 4: Saturday, April 17, 2021

9:00 AM to 1:00 PM

Fundamentals of Property Development

Course 4: Understanding Construction Drawings, and Design

This course will cover the development of the design plans for the developer's project. It consists of technical drawings design, draft, diagram, scale drawings, outline, sketch, pattern, map and layout. It will be a guide for all aspects of developing a housing project whether renovation or new construction. The blueprint is a guide to estimate the cost of a project.

Course 5: Practical Introduction to Construction Management and Building Construction

During this course, property development practitioners will demonstrate how to carry out construction management and building construction. The course also teaches how to deal with environmental, legal, contractual, compliances issues.

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.



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WEEK 5: Saturday, April 24, 2021

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-QuickBooks.

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
- Kimberly Toups ... Consultant



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WEEK 6: Saturday, May 1, 2021

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

The management of a development project requires the management of the entire job: Managing people, scheduling, planning, and budgeting. All of this is done to ensure that the project is done on time and on budget. The instructor will walk you through the fundamentals of project management.

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

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Week 7: Saturday, May 8, 2021

Exam 1: : Saturday, May 8, 8:30 -10:30 AM



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Week 8: Saturday, May 15, 2021

Second Exam: 8:30 - 10:30 AM

VIRTUAL GRADUATION: 10:30-1:00 PM

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. Aloce Kaliba**, Co-Director
- **Dr. Sung No**, Co-Director
- **Keynote Speaker: E. Keith Cunningham, Jr. Esq.**
Executive Director of The Louisiana Housing Corporation.

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MEMO



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