The Untold Story of Leona Tate, Gail Etienne, and Tessie Prevost: On the Frontline of School Desegregation in New Orleans

MAY 17, 2022
Mike Grote
Alembic Community Development
Tate Etienne Prevost Center
in the former McDonogh 19

Michael Grote, AIA
Alembic Community Development
REINVESTMENT FUND SENIOR LOAN
CITY OF NEW ORLEANS - CDBG LOAN
LA HOUSING CORP HOUSING TRUST FUND LOAN
US BANCORP CDC NEW MARKETS TC EQUITY
ENHANCED CAPITAL FEDERAL HISTORIC TC EQUITY & STATE HISTORIC TC EQUITY
FHLB DALLAS AFFORDABLE HOUSING PROGRAM GRANT
ALEMBIC EQUITY & PHILANTHROPIC SOURCES
NATIONAL PARK SERVICE (Saving Americas Treasures, African American Civil Rights Fund)
NATIONAL TRUST FOR HISTORIC PRESERVATION
LA DEQ / EPA BROWNFIELD
LA NEW MARKETS TC EQUITY

$16,000,000
Partners

15+ Years of non-profit and museum operations experience
Led by Civil Rights pioneer, Leona Tate

15+ years implementing community development real estate through non-profit partnerships

40+ years of organizing, anti-racism programming, and curriculum development

Co-Owner & Tenant
Co-Owner & Developer
Partner and Tenant
VISION

We see a partnership enlightened and informed by the work of the three Partners that sets an example for the redevelopment of real property in New Orleans’ Lower Ninth Ward. Upon completion of the construction, this partnership will begin its journey of ownership and stewardship of this campus. This will require a holistic vision of the many inherent inequities in processes of development, and an approach that stands against this tide, while sustaining
Preamble

This Partnership Agreement among The Leona Tate Foundation for Change (LTFC), Alembic Community Development (ACD) and The People's Institute for Survival and Beyond (PISAB) is guided by a set of principles which understands the history of structural racism in education, community development, New Orleans and the rest of the country.

Through this partnership we will collaborate with each other and the community to share culture, preserve the history of The New Orleans Four, McDonogh 19, and the humanistic organizing principles of PISAB while building an anti-racist campus.

Our partnership will impact the community with our approach to community development with the creation of an Interpretive Center, a University for Undoing Racism while championing affordable housing and sustainability. We hold dear the creation of a learning environment with opportunities for community and organizational growth grounded in and committed to analyzing power and addressing the historic presence of Internalized Racial Oppression, Gatekeeping, in education, community development, organizing and beyond.
Equitable Development

• OWNERSHIP
  – 50.1% – 49.9%

• ECONOMICS
  – P&L and Balance Sheet

• Decision Making
  – Weekly meeting for 4+ years
McDONOGH 19: PROJECT OWNERSHIP & FINANCING STRUCTURE

**TEP Leverage Lender, LLC**
(Receives financing: Senior Debt, Grants, HTC equity)

**CDEs**

**LEONA TATE FOUNDATION FOR CHANGE, INC.**
(Co-Owner & Co-Developer, grant recipient)

**LTFC Manager, LLC**
(168(h) Subsidiary)

**NMTC / FHTC INVESTORS**

**Investment Fund**

**M19 Sub-CDEs, LLC**
(3 entities)

**QALICB: LTFC-Alembic, LLC**
(Property Owner / JV)

**Alembic Community Development**
(Lead Developer & Co-Owner)

**TEP Master Tenant, LLC**
(Master Lessor & Landlord to Project Tenants)

100%

99%

1%

49.9%
• May 4th, 2022
• May 4th, 2022
• May 4th, 2022
• May 4th, 2022
• May 4th, 2022
Jay Hall
Kansas Association of Counties (KAC)
A conversation with Leona Tate, Gail Etienne, and Tessie Prevost

Moderated by Jay Hall, Washburn University School of Law Representative
QUESTION AND ANSWER

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