



JEDCO Executive Committee
March 27, 2025 @ 8:30 A.M.
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094
MINUTES

Call to Order: 8:30 a.m.

Attended: Chairwoman Josline Frank, Billy Douglass, Brian Heiden, Jim Martin, Mayra Pineda, Joe Riccobono, Stephen Robinson, Lynda Nugent Smith, Bob Stevens, Teri Tucker

Absent: Mickal Adler, Joe Ewell, Gene Sausse

Staff: Jerry Bologna, Lacey Bordelon, Lauren Cashio, Scott Rojas, Neil Schnider, Dianne Scalfani, Penny Weeks, Kate Wendel, Jennifer Wollfarth

Attorney: Reed Smith – Jefferson Parish

Guest: Jose’ Alvarez – Eskew Dumez Ripple

I. Call to Order – Chairwoman, Josline Frank

- **Approval of absences for today** – March 27, 2025 – Lynda Nugent Smith motioned, seconded by Mayra Pineda, to excuse the above-named absences. The motion passed unanimously.
- **Approval of minutes for February 27, 2025** – Jim Martin motioned, seconded by Billy Douglass, to approve the minutes. The motion passed unanimously.

II. Public Comments on Agenda Items

There were no public comments.

III. Unfinished and New Business

- **A resolution approving the form of and authorizing the execution of an agreement for professional engineering and design services for the Greater New Orleans Food & Beverage Incubator between the Jefferson Parish Economic Development and Port District (JEDCO) and Eskew Dumez Ripple– Scott Rojas**

In 2022, JEDCO received a USDA subgrant to conduct an in-depth planning analysis and needs assessment which identified the need for a Food & Beverage

Incubator to service the region. The JEDCO team applied and was awarded the 2023 Disaster Supplemental Funding through EDA which was a one-time funding source for economic development projects that have been impacted by Hurricane Ida. JEDCO, in partnership with Louisiana Small Business Development Center (LSBDC), Greater New Orleans, Inc. (GNO, Inc.), Jefferson Parish and Louisiana Economic Development (LED) identified additional funding sources for a total project budget of approximately \$5 million for a state-of-the-art commercial manufacturing kitchen space and business incubator.

Eskew Dumez Ripple's expertise in architectural design, particularly in the development of food service and incubator spaces, makes this firm an ideal partner for this project. Their impressive portfolio, which includes transformative projects such as the New Orleans Culinary & Hospitality Institute (NOCHI), Second Harvest Food Bank, and the LSU Food Science Building, demonstrates their ability to create functional, innovative, and community-driven environments. Their commitment to sustainability, design excellence, and economic development aligns perfectly with JEDCO's goals for the incubator.

Approval of this contract for an amount not to exceed \$398,274.00 will allow Eskew Dumez Ripple to move forward with the critical design and engineering services necessary to bring the Greater New Orleans Food & Beverage Incubator in Churchill Technology and Business Park to fruition.

Stephen Robinson motioned, seconded by Mayra Pineda, to approve the resolution approving the contract with Eskew Dumez Ripple. The motion passed unanimously.

- **Approval request for unbudgeted expenses – Jennifer Wollfarth**

Mrs. Wollfarth requested approval for two unbudgeted expenses:

- The original 2025 JEDCO budget did not include expenses related to the design of the New Orleans Food and Beverage Incubator. The incubator building will be completely funded by the \$4.2M of EDA grant and matching dollars. Of the total contract cost for design services of \$398,274, we estimate spending up to \$280,000 in fiscal year 2025 for Eskew Dumez Ripple's design and preconstruction services. The 2025 JEDCO budget will be formally amended in July to include these expenses.
- The original 2025 JEDCO budget did not include revenue/expenses related to the Grand Isle Oyster event. The JEDCO Development Corporation approved \$29,000 to Special Projects (revenue) to cover expenses for the Oyster Brand Launch. An invoice of \$11,990 needs to be paid now to The Ehrhardt Group. There will be other expenses leading up to and after April 2 totaling \$29,000. The 2025 JEDCO budget will be formally amended in July to include these revenues/expenses.

Jim Martin motioned, seconded by Bob Stevens, to approve both unbudgeted expenses and the revenue from JEDCO Development Corporation. The motion passed unanimously.

- **A resolution authorizing the completion and formal submittal of a major resubdivision application of JEDCO's property within the Churchill Technology & Business Park to Jefferson Parish to facilitate the development of new roadways and appointing JEDCO's Vice President & CEO, Lacey Bordelon, and Director of Churchill Technology & Business Park, Neil Schneider, to act on behalf of JEDCO in regard to the resubdivision application with Jefferson Parish – Lacey Bordelon**

Stephen Robinson motioned, seconded by Bob Stevens, to defer this item to the April 24, 2025 meeting. The motion passed unanimously.

- **A resolution approving a contract between The Retail Coach and JEDCO for the development of market studies of select corridors in Jefferson Parish in response to RFP number 250213, and authorizing its execution by JEDCO's President & CEO – Jerry Bologna**

JEDCO was awarded an EPA Brownfield Coalition Assessment Award BF 01F95601-0 to fund environmental assessments and other activities to support the redevelopment of vacant and underutilized commercial and/or community properties across Jefferson Parish. The approved Work Plan under this EPA Brownfield Award included funding for market studies of such properties and areas.

In January 2025, JEDCO released RFP 250213 seeking proposals to conduct market studies of select corridors across Jefferson Parish (two on the East Bank and two on the West Bank). The corridors selected contain vacant and underutilized Brownfield properties with strong municipal support for their redevelopment. A selection committee scored The Retail Coach's proposal highest among the received proposals. The Retail Coach's proposed cost—which was sealed until all scores were received—was also the lowest among received proposals, at \$56,000.

The proposed contract will provide JEDCO, Jefferson Parish, and the Cities of Kenner, Westwego, and Gretna with the opportunity to review desired uses in underutilized areas as well as an in-depth study of whether such uses could be supported by market demand. The proposed work will also provide critical data and recommendations for JEDCO's use in business attraction. The total project cost of \$56,000 will be funded entirely by JEDCO's EPA Brownfield Assessment Award.

Mayra Pineda motioned, seconded by Joe Riccobono, to approve the resolution approving the contract. The motion passed unanimously.

- **Approval of the 2025 JEDCO Strategic Operating Plan – Lacey Bordelon**
Commissioners were provided with copies of the 2025 JEDCO Strategic Operating Plan which contained five overarching goals, 22 objectives, and 113 action items. Ms. Bordelon explained that the plan provides strategic directives for programs, initiatives and services, and aligns with JEDCO’s mission and the Jefferson EDGE. The plan identifies staff responsible for carrying out action items and reporting progress with quarterly updates to the implementation matrix for Executive Team review.

Following Ms. Bordelon’s presentation, Bob Stevens motioned, seconded by Joe Riccobono, to approve the 2025 Strategic Operating Plan as presented. The motion passed unanimously.

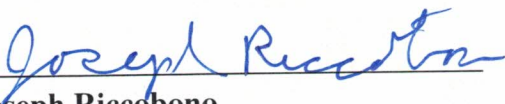
IV. **President and CEO Report – Jerry Bologna**

- Janet Galati, JEDCO’s Director of Industry Recruitment, submitted her resignation for the end of April 2025. Ms. Galati will join Baton Rouge Aera Chamber (BRAC) as the Vice President, Director of Energy. She will take part in several initiatives and statewide coalitions related to bringing new investments and jobs in the energy sector to Louisiana, as well as establishing BRAC’s satellite office in Houston to engage with companies that want to expand to Louisiana.
- Commissioners were reminded that the JEDCO Board Retreat is scheduled for May 29 following the quarterly Board of Commissioners’ meeting. Trepwise and Fourth Economy, consultants contracted to assist with drafting the Jefferson EDGE 2030 Strategic Economic Development Plan, will provide a summary of the Discovery Phase and a draft of strategic priority areas for discussion and feedback.
- JEDCO and JBC will co-sponsor the April 29 Jefferson Delegation Luncheon in Baton Rouge. Commissioners and staff were invited to attend and experience the legislative process in motion.
- Upcoming events:
 - Oracle Lighting Showroom groundbreaking, April 1 at 2:30 – 4125 Hessmer Ave., Metairie
 - Grand Isle brand launch and media event, April 2 at 11:00 – Grand Isle Marina
 - Beary Cherry Tree Expansion ribbon cutting, April 10 at 2:00 – 3117 Lake Villa Dr., Metairie
 - Redamo Suites grand opening, April 15 at 2:30, 3401 Jefferson Hwy, Jefferson

V. Other Updates or Comments from the JEDCO Board of Commissioners

There were no other comments.

VI. Adjournment – Lynda Nugent Smith motioned, seconded by Billy Douglass, to adjourn the meeting.



Joseph Riccobono

JEDCO Secretary

Minutes for March 27, 2025