



**JEDCO Executive Committee**  
**October 30, 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, Mickal Adler, Jimmy Baum, Teresa Lawrence, Jim Martin, Mayra Pineda, Joe Riccobono, Stephen Robinson, Gene Sausse, Lynda Nugent Smith, Bob Stevens

**Absent:** Billy Douglass, Joe Ewell,

**Staff:** Jerry Bologna, Lauren Cashio, Annalisa Kelly, Scott Rojas, Neil Schnider, Kelsey Scram, Penny Weeks

**Attorney:** Reed Smith – Jefferson Parish Attorney's Office

**Guest:** Michael Hecht – GNO, Inc.  
Miles Granderson – Sherman Strategies, LLC

**I. Call to Order – Chairwoman, Josline Frank**

- **Motion to amend the agenda** – Lynda Nugent Smith motioned, seconded by Mayra Pineda, to amend the agenda to include a resolution approving an appointment to the Board of Directors of JEDCO Development Corporation. The motion passed unanimously.
- **Swearing in new Commissioner** - Parish Attorney Reed Smith performed the swearing in of Roxanne Arocha representing the Jefferson Chamber of Commerce - Westbank, replacing Mike Fahrenholt.
- **Approval of absences for today – October 30, 2025** – Mayra Pineda motioned, seconded by Stephen Robinson, to excuse the above-named absences. The motion passed unanimously.
- **Approval of minutes for August 28, 2025** – Lynda Nugent Smith motioned, seconded by Bob Stevens, 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 appointing Roxanne Arocha to the Board of Directors of JEDCO Development Corporation and removing Mr. Mike Fahrenholt from the Board of Directors of JEDCO Development Corporation – Jerry Bologna**  
Gene Sausse motioned, seconded by Mayra Pineda, to approve the resolution.  
The motion passed unanimously.

- **A resolution approving a Cooperative Endeavor Agreement (CEA) between JEDCO and the Parish of Jefferson for supplemental economic development and related services, authorizing its execution by JEDCO's President & CEO, and providing for related matters – Lacey Bordelon**

The current Jefferson Parish CEA will expire on November 19th and the GNO, Inc. CEA will expire on November 22nd, and the Jefferson Parish Council, JEDCO and GNO, Inc. desire to continue the arrangement for another year under a new set of CEAs. JEDCO staff worked with GNO, Inc. to arrive at an updated list of deliverables for the next agreements. We anticipate the Jefferson Parish Council will consider the resolution authorizing the new Jefferson Parish CEA with JEDCO and its funding at the November 5, 2025 Council meeting.

The term of the proposed Jefferson Parish CEA between Jefferson Parish and JEDCO is for one-year and will run concurrently with the new proposed GNO, Inc. CEA from January 1, 2026 to December 31, 2026. The proposed Jefferson Parish CEA obligates funding in the amount of \$90,000 to JEDCO on a reimbursement basis to pay GNO, Inc. in exchange for the organization's economic development assistance and activities.

Mickal Adler motioned, seconded by Joe Riccobono, to approve the resolution.  
The motion passed unanimously.

- **A resolution approving a Cooperative Endeavor Agreement (CEA) with GNO, Inc. for economic development and related services contingent upon the Jefferson Parish Council's approval of a supporting Cooperative Endeavor Agreement between Jefferson Parish and JEDCO, authorizing its execution by JEDCO's President & CEO, and providing for related matters – Lacey Bordelon**

The term of the proposed CEA with GNO, Inc. is for one-year and the GNO, Inc. CEA will run concurrently with the new Jefferson Parish CEA from January 1, 2026 to December 31, 2026.

The proposed GNO, Inc. CEA provides funding in the amount of \$90,000 to GNO, Inc. in two \$45,000 installments (one payment every six months) in exchange for the organization's economic development assistance and related activities. Payment to GNO, Inc. is contingent on the allocation of funds by the Jefferson Parish Council to JEDCO as authorized via the Jefferson Parish CEA.

Mr. Michael Hecht, President and CEO of GNO, Inc., provided updates related to Federal, State and Regional activities. Mr. Hecht stated that GNO, Inc. and



JEDCO are creating strong talent pipelines and a collaborative workforce ecosystem, and that GNO, Inc. continues to work closely with JEDCO on active prospects for the Avondale Global Gateway site.

Jim Martin motioned, seconded by Lynda Nugent Smith, to approve the resolution. The motion passed unanimously.

- **A resolution giving preliminary approval to a proposal by Tredway and its affiliates, for the Jefferson Parish Economic Development and Port District to enter into a payment-in-lieu-of-tax arrangement as an incentive for the acquisition and renovation of 3 separate senior housing community centers consisting of 6 buildings with approximately 801 total units located in Jefferson Parish, Louisiana; providing for the employment of special counsel; and providing for other matters in connection with the foregoing – Lacey Bordelon**

JEDCO has received an application for a Lease Agreement with a payment-in-lieu-of tax (PILOT) arrangement in reference to the acquisition and rehabilitation of three affordable housing properties in Jefferson Parish totaling 801 residential units, including the Metairie Manor I, II and IV development – a 369-unit property in three buildings, Metairie Manor III – an 82-unit building, and Wynhoven I & II apartment buildings - a 200-unit and 150-unit (respectively) senior housing community in Marrero, LA.

The buildings are currently occupied with majority senior citizens. Upon acquisition of the properties, the new owners intend to renovate the units at a capital cost between \$20,000 and \$30,000 per unit. Total capital expenditure of the renovation project across all buildings is \$102,640,000 which includes the acquisition cost and the cost of renovations. The tenants will remain in place during the renovation, spending their daytime in the community areas of the building and will return to their units at night to sleep. The applicant estimates 3-4 days renovation per unit.

Acquisition of these properties by Tredway affiliates with a tax abatement provided via a PILOT Lease will facilitate the planned renovations and the continued affordability for the residents. JEDCO's staff recommends the JEDCO Executive Committee approve the attached resolution, which when approved does the following:

- Gives preliminary approval for JEDCO staff to commence negotiations and the development of a Lease Agreement and Agreement to Issue Bonds with a favorable PILOT arrangement with respect to the proposed investment by Tredway affiliates of approximately \$102 million in the acquisition and renovation of the Metairie Manor and Wynhoven affordable housing developments in Jefferson Parish;
- Employs special counsel, Adams and Reese LLP, to perform the legal work associated with the agreements; and

- Approves the engagement letter with special counsel Adams and Reese, which commits the applicant to pay JEDCO's bond counsel fees associated with these agreements, among other things.

Following discussion, Bob Stevens motioned, seconded by Mayra Pineda, to approve the resolution. The motion passed unanimously.

- **A resolution recommending to the Jefferson Parish Council the creation of a "No Wake" zone in the Barataria Bay Waterway, south of the Town of Jean Lafitte in unincorporated Jefferson Parish – Scott Rojas**

As set forth by the Louisiana Legislature, JEDCO is responsible for the economic development of all navigable waterways in Jefferson Parish that do not exceed fifteen feet in depth (excluding Grand Isle). The proposed "No Wake" zone would cover the width of the Barataria Bay Waterway from coordinates 29°39'18.06" N, 90°06'32.39" W to 29°39'04.21" N, 90°06'15.94" W.

Creating this zone will not only reduce shoreline erosion and property damage, but will also enhance navigational safety, support recreational use, and protect local wildlife habitats within this heavily traveled corridor.

Mickal Adler motioned, seconded by Stephen Robinson, to approve the resolution recommending to the Jefferson Parish Council for the creation of a "No Wake" zone in Barataria Bay Waterway. The motion passed unanimously.

- **A resolution approving a Cooperative Endeavor Agreement (CEA) between JEDCO and the City of Kenner to provide economic development services over a three-year period and receive payment in the amount of \$75,000 per year of the agreement and authorizing its execution by JEDCO's President & CEO – Lacey Bordelon**

JEDCO entered into a three-year CEA agreement with the City of Kenner on November 23, 2022 to provide a range of economic development services to the city. The current CEA expires on November 23, 2025. JEDCO and the City of Kenner seek approval of the proposed CEA for an additional three-year term. The city will pay JEDCO \$75,000 per year of the three-year agreement.

Lynda Nugent Smith motioned, seconded by Stephen Robinson, to approve the resolution approving the CEA. The motion passed unanimously.

- **A resolution approving a Cooperative Endeavor Agreement (CEA) between JEDCO, the Parish of Jefferson, and Wm. B. Reily & Company, Inc. relative to an economic development incentive payment in an amount not to exceed \$200,000.00 for expenses related to the relocation of the company's operations to Jefferson Parish and build out costs at 880 W Commerce Road, 2nd Floor, Elmwood, Louisiana 70123, and providing for related matters – Lacey Bordelon**



Wm. B. Reily & Company, Inc., is undertaking a project that includes the consolidation and relocation of the company's corporate headquarters and office functions (a total of 68 jobs) from the company's New Orleans and the Northshore locations to a new 18,300 square-foot corporate office at 880 W Commerce Road, 2nd Floor, Elmwood, Jefferson Parish, Louisiana.

The District Councilman for that location would like to assist the company by providing up to \$200,000 from his discretionary budget to offset some of the costs associated with the company's relocation to Jefferson Parish and would like for JEDCO to facilitate the incentive payment(s).

The company must submit to JEDCO documentation of its eligible expenditures. Upon review and approval of the documentation submitted, JEDCO is to issue an Economic Assistance Payment up to \$200,000 to reimburse the company's expenses. JEDCO then must remit the documentation to Jefferson Parish along with an invoice in the reimbursement amount, and the parish will then issue payment as a reimbursement to JEDCO. The termination date of the CEA is the earlier of May 31, 2026 or when the full amount of the EAP has been reimbursed to the company. The Jefferson Parish Council approved the CEA by resolution at its meeting on October 22, 2025.

Bob Stevens motioned, seconded by Jim Martin, to approve the resolution authorizing the CEA. The motion passed unanimously.

#### IV. Facilities update – Scott Rojas

- **Recalibration of project scopes between Eskew Dumez Ripple and Batture Engineering for the site improvements surrounding JEDCO and the New Orleans Food & Beverage Incubator.**

To reduce overall project costs, realign funding, and improve infrastructure, the Batture Engineering scope of work has been separated from the New Orleans Food & Beverage Incubator project. This realignment shifts a portion of the exterior site improvements, primarily related to expanded parking and drainage, to Batture Engineering for site infrastructure.

This recalibration achieves two primary goals: (1) It reduces the base cost of the Incubator project by transferring site-related work to Batture, which is better positioned to handle large-scale drainage and paving improvements. (2) It enhances the JEDCO campus through improved stormwater management and accessible infrastructure. Collectively, these changes balance fiscal responsibility with long-term functionality and campus enhancement.

The total cost for Batture's engineering services is \$14,025, with architectural consultation by Eskew Dumez Ripple not to exceed \$5,000.

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

- JEDCO continues to receive positive feedback from Senator Cassidy regarding JEDCO's federal funding request for the Greater New Orleans Food & Beverage Incubator.
- JEDCO is currently advertising two employment positions: 1) Business Retention and Expansion Specialist for the Economic Development Services Department, 2) Development Manager for the Strategic Initiatives Department.
- Standing meetings are being held with the JBC to develop a strategic plan to secure funding from the Parish in support of JEDCO's operational costs and staffing needs.
- Commissioners were reminded to RSVP for the JEDCO Annual Luncheon. The luncheon will be held on December 4<sup>th</sup> at the Pontchartrain Convention and Civic Center.

**VI. Other updates or comments from the JEDCO Board of Commissioners**

- Ms. Mayra Pineda invited Commissioners to attend the Hispanic Chamber of Commerce 2025 Dia De Los Muertos Festival on November 1, from 11:00 a.m. to 6:00 p.m.
- Mr. Joe Riccobono announced that Sala Restaurant is partnering with Grand Isle Jewels for a popup event the evening of November 13 where Bayside Oysters will be served.
- Mr. Gene Sausse was recognized for receiving the Virgie Ott Tourism Award. Mr. Sausse was presented with the award because of his outstanding dedication and impact in the Jefferson Parish hospitality industry.

**VII. Adjournment – Mayra Pineda motioned, seconded by Stephen Robinson, to adjourn the meeting.**

  
Joseph Riccobono

JEDCO Secretary

Minutes for October 30, 2025