



JEDCO Executive Committee
December 18, 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, Joe Ewell, Jim Martin, Joe Riccobono, Stephen Robinson, Gene Sausse, Bob Stevens

Absent: Mickal Adler, Billy Douglass, Mayra Pineda, Lynda Nugent Smith

Staff: Jerry Bologna, Lacey Bordelon, Neil Schneider, Kelsey Scram, Penny Weeks, Kate Wendel

Attorney: None

Guest: Philip Sherman – Adams and Reese

I. Call to Order – Chairwoman, Josline Frank

- **Approval of Board absences for today – December 18, 2025** – Bob Stevens motioned, seconded by Stephen Robinson, to approve the above-named absences. The motion passed unanimously.
- **Approval of minutes for November 20, 2025** – Joe Ewell 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 giving preliminary approval to a proposal by Richards Clearview, LLC and Richards Clearview City Center, LLC 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 redevelopment of a large portion of Clearview Shopping Center 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 received an application for a Lease Agreement and Agreement to Issue Bonds with a payment-in-lieu-of tax (PILOT) arrangement with respect to the redevelopment of Clearview City Center with new and additional retail, entertainment and restaurant space at a total project cost of \$140 million (including hard costs of construction, soft costs, and infrastructure and site improvements). The applicants are two affiliated companies, Richards Clearview, LLC and Richards Clearview City Center, LLC.

The applicant has requested that as components of the project are completed and placed in service they are conveyed to JEDCO and leased back under the PILOT agreement. The first component of the project, i.e., The Metro apartments, would realize its first year of tax abatement in 2026, with other components coming online in years 2026, 2027 and 2028. From there, the applicant has requested 10 years of tax abatement. Therefore, a 13-year tax abatement term would accomplish this request. The applicant has also requested a 100% abatement of property taxes on the new buildings and improvements only. The annual PILOT amount will equal the property tax amount at the pre-development level over the lease term.

A PILOT arrangement is needed to secure the financing needed for the redevelopment of the shopping center site as envisioned by the owner into a vibrant, high performing center. JEDCO staff recommends approval of the preliminary resolution which authorizes JEDCO staff to begin developing the PILOT Lease structure with Richards Clearview, LLC and Richards Clearview City Center, LLC related to the proposed redevelopment at Clearview City Center. It also authorizes JEDCO's President & CEO, Chairwoman or Vice Chair to execute an engagement letter with Adams & Reese, LLP, JEDCO's Special Counsel.

Bob Stevens motioned, seconded by Joe Riccobono, to approve the resolution giving preliminary approval of a PILOT Lease for the redevelopment of a large portion of Clearview City Center in Metairie. The motion passed unanimously.

- **Resolution selecting the audit firm of Kushner LaGraize, L.L.C. to receive a three (3) year contract with Jefferson Parish Economic Development and Port District (JEDCO) to audit the basic financial statements for JEDCO and all programs administered by JEDCO – Jennifer Wollfarth**

JEDCO received three (3) proposals from CPA firms interested in serving as auditor(s) for JEDCO and to perform an annual audit of the basic financial statements in accordance with generally accepted auditing standards adopted by the American Institute of Certified Public Accountants. The JEDCO Audit Committee met and unanimously agreed to recommend to the JEDCO Executive Committee the approval of Kushner LaGraizer, L.L.C. of Metairie, Louisiana.

Gene Sausse motioned, seconded by Stephen Robinson, to approve the resolution awarding a three-year contract to Kushner LaGraize, L.L.C. to serve as auditors for the years ending December 31, 2025, 2026, 2027. The motion passed unanimously.

- **Resolution approving the First Amendment to the Cooperative Endeavor Agreement with Jefferson Parish which modifies the scope of work to include the hosting of a demographic profile portal on the JEDCO website, extends the term of the Agreement for one additional year, and increases the maximum contract amount from \$24,800.00 to \$42,800.00 – Lacey Bordelon**

With the end date of the CEA approaching, the Parish Council and JEDCO wish to amend the original agreement to (1) add to the scope of work that JEDCO shall host a dashboard on its website containing the demographic dashboard for Jefferson Parish, (2) extend the term of the Agreement for one additional year, and (3) provide additional funding in the amount of \$18,000, for a new amount not to exceed \$42,800.

The First Amendment to the CEA with Jefferson Parish will provide key Census demographic information at the fingertips of JEDCO staff and the Jefferson Parish Council and Administration. It will also provide another source of useful data on JEDCO's website for site selectors, entrepreneurs, business owners and other members of the public. The Jefferson Parish Council adopted the First Amendment to the CEA at its December 10, 2025 meeting.

Stephen Robinson motioned, seconded by Jim Martin, to approve the resolution approving the First Amendment. The motion passed unanimously.

- **Resolution approving a contract with BDPC, LLC for modifications to the demographic data reporting tool and assisting with hosting the web-based tool – Lacey Bordelon**

JEDCO's original contract with BDPC, LLC, which resulted in a web-based demographic data reporting tool expired on April 30, 2025. JEDCO now desires to engage BDPC, LLC once again for modifications to the demographic dashboard and to assistance hosting the site. The proposed contract begins on January 1, 2026 and ends on December 31, 2026 for an amount not to exceed \$18,000.00.

Joe Ewell motioned, seconded by Gene Sausse, to approve the resolution. The motion passed unanimously.

- **Approval of JEDCO's 2025 Final Amended Budget – Jerry Bologna**
In the absence of JEDCO's CFO, Ms. Jennifer Wollfarth, Jerry presented the Final Amended Budget for 2025, which included the Jefferson EDGE, FORJ, and

Loan Funds. Stephen Robinson motioned, seconded by Bob Stevens, to approve the final amended budget. The motion passed unanimously.

- **Approving the first amendment to the Federal Lobbying Engagement with Adams and Reese for a direct appropriation request related to the Greater New Orleans Food and Beverage Incubator, and authorizing its execution by JEDCO's President & CEO – Jerry Bologna**

In April 2025, JEDCO engaged with Adams and Reese to provide JEDCO with governmental relations assistance before the U.S. House of Representatives, the U.S. Senate, and other Federal Agencies, for an amount not to exceed \$49,500 for six months. Specifically, the Firm assisted with federal efforts to secure Community Project Funding for a food and beverage incubator at Churchill Park.

Due to the government shutdown in 2025, JEDCO needs to extend the agreement for an additional six months, for an amount not to exceed \$49,500. The effective date of the agreement is retroactive to October 1, 2025, and expires on March 31, 2026.

Jim Martin motioned, seconded by Joe Riccobono, to approve the amendment to the Federal Lobbying Engagement with Adams and Reese. The motion passed unanimously.

- **A resolution approving a Cooperative Endeavor Agreement between the Parish of Jefferson and Jefferson Parish Economic Development and Port District for \$1,500,000.00 toward the design and construction of a food and beverage business incubator facility in the Churchill Technology and Business Park, and authorizing JEDCO's President & CEO to execute any and all documents necessary to meet the requirements to accept these funds – Annalisa Kelly**

At the December 10, 2025 Council meeting, the Jefferson Parish Council approved a Cooperative Endeavor Agreement (CEA) allowing for the allocation of \$1,500,000 in matching funds to JEDCO for the design and construction of the food and beverage business incubator at Churchill Technology and Business Park.

These funds will be used exclusively for the design and construction of the incubator facility. Payments will be made on a reimbursement basis, with \$1,250,000 available in the first year and \$250,000 expected after the first anniversary of the agreement. The funds are committed by each of the three West Bank Council Members: \$500,000 each from Councilmen Kerner, Bonano, and Lee.

Approval of the resolution authorizes JEDCO's President & CEO to execute the Cooperative Endeavor Agreement with Jefferson Parish and any related documents necessary to accept the \$1,500,000 in matching funds.

Jim Martin motioned, seconded by Stephen Robinson, to approve the resolution. The motion passed unanimously.

IV. President and CEO Report – Jerry Bologna

- Jerry was invited to be on the Newell Normand Show yesterday where they discussed the new Jefferson EDGE 2030 Economic Development Strategic Plan.
- Jerry participated in the first meeting of the Team Louisiana Steering Committee for the 2026 International Economic Development Council (IEDC) Annual Conference. This will be a special year as IEDC is celebrating 100 years. The meeting focused on understanding the fundraising goals and requirements as well as some high-level programming suggestions with IEDC's team.

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

There were no updates or comments.

- VI. Adjournment** – Jim Martin motioned, seconded by Stephen Robinson, to adjourn the meeting.



Robert Stevens
JEDCO Secretary