



JEDCO Executive Committee
December 21, 2023 @ 8:30 A.M.
JEDCO Administration Building - Boardroom
700 Churchill Parkway, Avondale, LA 70094

MINUTES

Call to Order: 8:30 a.m.

Attendance: Chairman Larry Katz, Mickal Adler, Lloyd Clark, Mike Fahrenholt, Josline Frank, Tom Gennaro, Jim Martin, Mayra Pineda, Stephen Robinson, Gene Sausse

Staff: Jerry Bologna, Lacey Bordelon, Janet Galati, Annalisa Kelly, Scott Rojas, Kelsey Scram, Penny Weeks, Jennifer Wollfarth

Absences: Teri Tucker

Attorney: None

Guests: Philip Sherman – Adams and Reese
David Wolf (virtually) – Adams and Reese

I. Call to Order – Chairman Larry Katz

Chairman Katz asked for a motion to amend the agenda to include the following:

A resolution amending the resolution adopted on November 30, 2023, entitled:

"A resolution approving the form of and authorizing the execution of a "First Amendment to Lease Agreement and Agreement to Issue Bonds" and an "Escrow Deposit Agreement," and any and all additional documents and certificates deemed necessary in connection with amendments to a previously approved payment in lieu of tax arrangement of the Jefferson Parish Economic Development and Port District for the acquisition and construction of a medical office building at 2614 Jefferson Highway for OMC West JV, L.L.C.; and providing for other matters with respect to the foregoing,"

Gene Sausse motioned, seconded by Tom Gennaro, to approve amending the agenda to include the above-described item. The motion passed with the following vote:

Yeas: 9 Nays: 0 Absent: 1 Abstaining: 1, Stephen Robinson

- **Approval of Board absences for today, December 21, 2023** – Tom Gennaro motioned, seconded by Mickal Adler, to excuse Teri Tucker. The motion passed unanimously.
- **Approval of minutes for November 30, 2023** – Lloyd Clark motioned, seconded by Jim Martin, 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 amending the resolution adopted on November 30, 2023, entitled:**

"A resolution approving the form of and authorizing the execution of a "First Amendment to Lease Agreement and Agreement to Issue Bonds" and an "Escrow Deposit Agreement," and any and all additional documents and certificates deemed necessary in connection with amendments to a previously approved payment in lieu of tax arrangement of the Jefferson Parish Economic Development and Port District for the acquisition and construction of a medical office building at 2614 Jefferson Highway for OMC West JV, L.L.C.; and providing for other matters with respect to the foregoing,"

After receiving JEDCO Board approval of the First Amendment and the Escrow Deposit Agreement, on December 13, 2023, Ochsner Health, one of the joint venture parties within OMC West JV, L.L.C., requested through its legal counsel a change of Escrow Agent from Hancock Whitney Bank to the lending institution that financed the construction of the OMC PILOT property (i.e., 2614 Jefferson Hwy building), First Horizon Bank.

JEDCO's President & CEO desires to honor the request to change the Escrow Agent to First Horizon Bank. The resolution presented, will approve an updated version of the previously approved "First Amendment to Lease Agreement and Agreement to Issue Bonds" and an "Escrow Deposit Agreement" that designates First Horizon Bank as the Escrow Agent, in place of Hancock Whitney Bank, and authorizes JEDCO's President & CEO, in addition to the previously authorized Chairman of the Board, Vice-Chair and Secretary, to execute all documents necessary for this transaction.

Mayra Pineda motioned, seconded by Mickal Adler, to approve the resolution as presented, which designates First Horizon Bank as the Escrow Agent, in place of Hancock Whitney Bank. The motion passed with the following vote:

Yeas: 9 Nays: 0 Absent: 1 Abstaining: 1, Stephen Robinson

- **A resolution approving the form of and authorizing the execution of a Professional Services Agreement Related The Design and Engineering of New Roadways Within the Churchill Technology and Business Park between the Jefferson Parish Economic Development and Port District and Duplantis Design Group, PC to be partially funded by a \$100,000 grant award from the Louisiana Competes Regional Economic Development Program (LACRED), and providing for other matters with respect to the foregoing – Lacey Bordelon**

With the award of \$100,000 in grant funding from the LACRED program, the JEDCO staff would like to use the funds toward a much-needed traffic circulation and roadway infrastructure improvement project in Churchill Park, that is consistent with the recommended roadway network within the Churchill Park Master Plan. The roadway will increase the site-readiness of several JEDCO-owned parcels within the park.

The JEDCO staff requested that the Executive Committee approve the resolution which approves and authorizes the execution of the professional services agreement with Duplantis Design Group, PC (DDG) related to the Design and Engineering for the new roadway and waives the requirement for the issuance of an RFP/RFQ.

The breakdown of the total expenses is as follows:

- Civil Engineering Design Services \$ 145,000
- Topographic Survey Services \$ 4,500
- Geotechnical Engineering Services \$ 9,600
- Not To Exceed Reimbursable Expenses \$2,000

TOTAL: NTE \$161,100

JEDCO’s procurement policy requires the issuance of an RFP or RFQ for professional services contracts at or greater than \$150,000. DDG has served as JEDCO’s civil engineering firm since 2020 for Churchill Park, and over that time has gained a wealth of data and knowledge related to Churchill Park land elevation and suitability for development, park infrastructure capacity and location of underground utilities, and has developed surveys and a Phased Infrastructure Plan of JEDCO’s property within Churchill Park. JEDCO staff is seeking approval to waive the requirement of an RFP or RFQ and allow JEDCO to retain the services of DDG directly.

Jim Martin motioned, seconded by Mayra Pineda, to approve the resolution. The motion passed unanimously.

- **Approval of JEDCO 2023 Final Amended Budget – Jennifer Wollfarth**
Stephen Robinson motioned, seconded by Mickal Adler, to approve the 2023 Final Amended Budget as presented. The motion passed unanimously.

IV. Monthly Financial Report

- November 2023 – **Jennifer Wollfarth**

Mickal Adler motioned, seconded by Mayra Pineda, to approve the monthly report as presented. The motion passed unanimously.

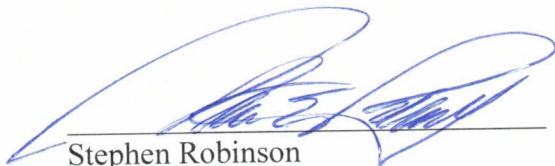
V. President and CEO Report – Jerry Bologna

- In early 2024, Jerry will be seeking the Board’s participation in meetings with the Parish Council, School Board, and the Sheriff to discuss ITEP procedures. Additionally, Jerry will ask those Board members representing Council Districts to attend meetings with the Council members to discuss additional funding for JEDCO.
- As a token of JEDCO’s gratitude to EDGE Investors, JEDCO staff spent several days this week delivering a limited edition (150) of signed posters created by Josh Wingerter, a local artist based out of Westwego.
- Commissioners Gene Sausse and Mike Fahrenholt were recognized for perfect attendance at JEDCO’s regularly scheduled meetings.
- On behalf of the entire Board, Jerry expressed sincere appreciation for Larry Katz’s leadership during his term as Commissioner, and as the 2023 Chairman of the Board of Commissioners.

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

There were no updates or comments.

VII. Adjournment – Lloyd Clark motioned, seconded by Mayra Pineda, to adjourn the meeting.



Stephen Robinson
JEDCO Secretary
Minutes for December 21, 2023