



**JEDCO Executive Committee  
March 25, 2021 @ 8:30 A.M.  
JEDCO Conference Center  
701-A Churchill Parkway, Avondale, LA 70094  
Video Conference/Teleconference**

**MINUTES**

**Call to Order:** 8:30 a.m.

**Attendance:** Mickal Adler, Jimmy Baum, Lloyd Clark, Michael Fahrenholt, Josline Frank, Lesha Freeland, Tom Gennaro, Brian Heiden, Larry Katz, Michael Kraft, Teresa Lawrence, Mayra Pineda, Stephen Robinson, Gene Sausse

**Staff:** Jerry Bologna, Lacey Bordelon, Lisa Cabrera, Janet Galati, Cynthia Grows, Annalisa Kelly, Jennifer Lapeyrouse, Jessica Lobue, Scott Rojas, Kelsey Scram, Penny Weeks, Kate Wendel

**Absences:** None

**Attorney:** Reed Smith, Jefferson Parish

**Guests:** David Wolf, Adams & Reese LLP; Joe Guillory, Duplantis Design Group; Caleb Bourgois

**I. Call to Order – Chairwoman, Teresa Lawrence**

Ex-officio Mickal Adler called the meeting to order. Roll call was taken and the above named Commissioners attended the meeting. Chairwoman Teresa Lawrence welcomed guests and led in the Pledge of Allegiance.

- **Approval of Board absences for today, March 25, 2021** – There were no absences for this meeting.
- **Approval of minutes for Board of Commissioners meeting and Board Retreat meeting on February 25, 2021** – Brian Heiden motioned, seconded by Lesha Freeland to approve the minutes for both meetings. The motion passed unanimously.

**II. Public Comments on Agenda Items**

There were no public comments.

**III. Unfinished and New Business**

- **A resolution approving professional services contract between Jefferson Parish Economic Development & Port District and Duplantis Design Group, PC, for wetland delineation services within Churchill Technology & Business**

**Park, and providing for related matters including possible agreements with affected landowners – Lacey Bordelon**

Following discussion, Leshia Freeland motioned, seconded by Mickal Adler to approve the professional services contract with Duplantis Design Group, PC. The motion passed unanimously.

- **Approval of request from Ochsner Health to extend the expenditure period of OMC West JV, L.L.C. PILOT Lease – Lacey Bordelon**

JEDCO received a written request from Ochsner Health made on behalf of OMC West JV, L.L.C, requesting a two-year extension in the Expenditure Period to allow for delays caused by the continuing effects of COVID-19 and the surrounding uncertainty. In response to the request, JEDCO's Special Council developed a Memorandum of Understanding that acknowledges the company's stated reason for the delay, its request for a two-year extension of the Expenditure Period, and JEDCO Board's ability as stated within the PILOT Lease to consider such requests. JEDCO's PILOT Review Committee met on March 18, 2021 and unanimously agreed to recommend to the JEDCO Executive Committee for approval. Josline Frank motioned, seconded by Mickal Adler to approve the two-year extension. Submitted to a vote, the vote was as follows:

*YEAS: 10    NAYS: 0    ABSENT: 0    ABSTAINED: 1 (Stephen Robinson)*

- **Approval of the JEDCO 2021 Strategic Operating Plan – Lacey Bordelon**

Lacey presented an overview of the plan, consisting of 5 goals. The JEDCO staff developed 20 objectives with 100 specific actions that incorporate JEDCO's integral functions and activities. Stephen Robinson motioned, seconded by Brian Heiden to approve the 2021 Strategic Operating Plan. The motion passed unanimously.

- **Approval of the 2020 Louisiana Compliance Questionnaire – Cynthia Grows**

The Louisiana Compliance Questionnaire is a required part of a financial audit of Louisiana state and local government agencies. Each Commissioner received a copy of the document. Larry Katz motioned, seconded by Stephen Robinson to approve the document as presented. The motion passed unanimously.

- **Approval of an unbudgeted expense from JEDCO's Capital Budget, and approval of adding a technology line item to the Capital Budget for future expenses – Scott Rojas**

JEDCO's current access control and security system was installed in 2010, and starting in 2020, the security system has performed poorly with frequent downtime. Universal ComOne, a local Jefferson Parish company, will provide the repairs and upgrades. The unbudgeted expense, not to exceed \$30,000, covers the cost of repairs and upgrades. This expense will be included in the mid-year budget amendment. Stephen Robinson motioned, seconded by Mickal Adler to approve the unbudgeted expense and to amend the Capital Budget to include a technology line item for future needs.

- **Resolution authorizing the execution of Amendment No. 4 to the Cooperative Endeavor Agreement (CEA) between the City of Gretna and JEDCO to extend economic development services to the City of Gretna through March 31, 2025 – Annalisa Kelly**

On May 23, 2014, JEDCO and the City of Gretna entered into their first CEA under Mayor Belinda Constant's administration, whereby Gretna appropriated \$25,000 to JEDCO in exchange for a set of deliverables to the city. The CEA was extended 3 times via Amendments 1-3. It is now the desire of JEDCO and the City of Gretna to extend the CEA for an additional four years (April 1, 2021 to March 31, 2025). Larry Katz motioned, seconded by Brian Heiden to approve the resolution extending the CEA for an additional four years. The motion passed unanimously.

**IV. Monthly Financial Report**

• **February 2021 – Cynthia Grows**

Lesha Freeland motioned, seconded by Mayra Pineda to approve the report as presented. The motion passed unanimously.

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

- Jerry congratulated Chairwoman Teresa Lawrence for her induction to the Women Business Enterprise Hall of Fame, which highlights women and corporations making a difference in the community.
- The Jefferson EDGE 2025 economic development strategic plan was adopted by the Parish Council at the March 17<sup>th</sup> council meeting. JEDCO staff now moving to the implementation phase, as well as investor prospecting.
- Avondale Marine continues to invest heavily in infrastructure and JEDCO is working with them on a number of major prospects.
- JEDCO is collaborating with the port to identify available sites for the development of large distribution centers on the Westbank of Jefferson Parish.

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

None

**VII. Adjournment** – Stephen Robinson motioned to adjourn, seconded by Brian Heiden. The motion passed unanimously.



Tom Gennaro

JEDCO Vice Chair

Minutes for March 25, 2021