



JEDCO Executive Committee
October 26, 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, Jimmy Baum, Lloyd Clark, Mike Fahrenholt, Josline Frank, Tom Gennaro, Teresa Lawrence, Jim Martin, Mayra Pineda, Stephen Robinson, Gene Sausse

Staff: Jerry Bologna, Lacey Bordelon, Lauren Cashio, Janet Galati, Jennifer Lapeyrouse, Scott Rojas, Kelsey Scram, Penny Weeks, Kate Wendel, Jennifer Wollfarth

Absences: Teri Tucker

Attorney: Reed Smith, Jefferson Parish

Guests: City of Kenner – Jason Dyer, Natalie Newton, Valerie Brolin, Aimee Vallot

I. Call to Order – Chairman Larry Katz

- **Approval of Board absences for today, October 26, 2023** – Gene Sausse motioned, seconded by Tom Gennaro, to excuse the above-named absences. The motion passed unanimously.
- **Approval of minutes for August 31, 2023** – Mayra Pineda motioned, seconded by Tom Gennaro, to approve the minutes. The motion passed unanimously.
- **Proposed Fire Department Millage Presentation – City of Kenner**
On Saturday, November 18th, City of Kenner voters will be asked to decide whether or not to approve an 18.2 millage to provide necessary additional funding to the Kenner Fire Department, a vital component to the safety and quality of life for the residents and business owners of Kenner.

Currently, the dedicated millage for the Kenner Fire Department is 7.4 mils and the primary dedicated source of funding. This millage was first established in 1983 and over the past 40 years, the cost of the departments needs has increased and the millage rate has never generated the necessary funds to accommodate rising costs. 7.4 mils generate approximately \$4.1 million dollars annually, however the KFD annual budget is currently \$11.2 million dollars and that is with firefighters being paid wages far below industry

standards. For reference, the current starting pay for a new Kenner firefighter is \$8.92 dollars per hour.

If approved, the 18.2 millage rate will replace the current 7.4 millage rate, with a net increase of 10.8 mills. If approved, this replacement millage is expected to generate approximately \$10.9 million per year, significantly decreasing the detrimental annual budget shortfall...a shortfall that the City's general fund must be used to subsidize. Currently, the general fund subsidizes the Kenner Fire Department by approximately \$6 million dollars. If approved, this millage would be effective in 2024.

II. Public Comments on Agenda Items

There were no public comments.

III. Unfinished and New Business

- **Approval of amended 2024 meeting schedule for Executive Committee and Quarterly Board of Commissioners – Chairman Katz**

Jim Martin motioned, seconded by Mayra Pineda, to approve the amended 2024 meeting schedule, which changed the November 28 meeting to November 21. The motion passed unanimously.

- **Approval of Nominating Organization to continue serving as a nominating entity for appointments to the JEDCO Board of Commissioners (Home Builders Association of Greater New Orleans) – Jerry Bologna**

In accordance with JEDCO's Bylaws and the Jefferson Parish Code of Ordinances, Sec 2-875.9 (Nominating Organizations), upon the completion of a Commissioner's term, the JEDCO Executive Committee shall review the status of the Nominating Organization to determine eligibility to continue serving as a Nominating entity. Commissioner Floyd Simeon's term will expire on December 5, 2023, and the Home Builders Association presented the required documents for review. Mr. Bologna presented the documents to the Executive Committee and stated the organization meets the requirements. Jim Martin motioned, seconded by Mickal Adler, to approve Home Builders Association of Greater New Orleans as eligible to continue serving as a Nominating entity. The motion passed unanimously.

- **A resolution accepting the proposal of Duplantis Design Group, PC (DDG) contingent upon Louisiana Economic Development's acceptance of said proposal and approving the Memorandum of Agreement (MOA) with Louisiana Economic Development, Greater New Orleans, Inc. and Entergy Louisiana related to JEDCO's application for LED Business Sites Certification for Churchill Park, and authorizing JEDCO's President & CEO to execute the DDG proposal and the MOA – Lacey Bordelon (Deferred from August 31, 2023)**

Mickal Adler motioned, seconded by Mike Fahrenholt, to cancel this agenda item. The motion passed unanimously.

- **A resolution approving a Memorandum of Agreement (MOA) with Greater New Orleans, Inc. and Entergy Louisiana related to JEDCO's application for LED Business Sites Certification for Churchill Park, and authorizing JEDCO's President & CEO to execute the MOA – Lacey Bordelon**

The site certification designation makes Churchill Park property much more competitive as it indicates to site selectors and expanding companies that the land is ready to be developed and relatively risk-free. By achieving site certification for 25 acres of JEDCO's land within Churchill Park, most of which are cleared and filled, the park will be given substantially increased visibility to national and international site selection

consultants and major companies seeking to expand within the Southern and Gulf South regions of the United States. Achieving certification of park land will advance the recommendations of the Jefferson EDGE 2025, Churchill Park Master Plan, and the Churchill Park Strategic Business Plan.

Duplantis Design Group, PC (DDG) prepared a proposal for the due diligence work, some of the work to be completed directly by DDG and some of the work to be performed by subcontractors, and submitted the proposal to GNO, Inc. and LED for approval. Costs for each element of the work are within acceptable ranges per LED and GNO, Inc. Both entities have approved DDG's proposal.

Based on the costs listed within DDG's proposal, the full cost of site certification is \$23,150. LED's EDRED grant program will pay \$17,362.50, which is 75% of the total cost. The remaining 25% of the total is typically the burden of the property owner. However, for JEDCO's application, Entergy Louisiana will contribute 1/3 of the cost at a total of \$1,909.88. The remaining \$3,877.62 is JEDCO's responsibility. JEDCO's cost is a budgeted expense in the 2023 EDGE budget, therefore, a budget amendment should not be required.

JEDCO staff recommends approval of the attached resolution which approves and authorizes the execution of the MOA between JEDCO, GNO, Inc. and Entergy Louisiana for LED Business Sites Certification of JEDCO-owned property within the Churchill Technology & Business Park.

Stephen Robinson motioned, seconded by Josline Frank, to approve the resolution. The motion passed unanimously.

- **A resolution in support of JEDCO's grant application to the Economic Development Agency (EDA) 2023 Disaster Supplemental Funding opportunity for the construction of a food & beverage business incubator at Churchill Park – Annalisa Kelly**

Mayra Pineda motioned, seconded by Tom Gennaro, to defer this item to the November 30, 2023 meeting. The motion passed unanimously.

IV. Monthly Financial Report

- **August 2023 and September 2023 – Jennifer Wollfarth**

Lloyd Clark motioned, seconded by Mickal Adler, to approve the reports as presented. The motion passed unanimously.

V. President and CEO Report – Jerry Bologna

- Jennifer Wollfarth and Lauren Cashio are now permanent employees of JEDCO. Jennifer will serve as the Chief Financial Officer and Human Resource Manager. Lauren will serve as the Senior Accountant. Both demonstrated expertise in their assigned duties while working as consultants for the past eight months.
- In the next few weeks, Jerry will meet with Hans Liljeberg (Councilman Elect District 5), and Arita Bohannon (Councilwoman Elect District 4) to provide an overview of JEDCO. Jerry is working with Michael Hecht (GNO, Inc.) to develop recommendations for the State Department of Economic Development beginning in 2024.
- The JEDCO staff continues to work with several prospects seeking to move their businesses to Jefferson Parsh. Efforts are also focused on special initiatives to promote

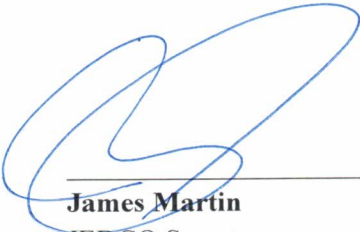
the Jefferson EDGE Food Cluster. JEDCO has placed an emphasis on supporting and sustaining Jefferson Parish's iconic seafood industry through a variety of strategies, including the development of a seafood industry specific loan program. On October 23, JEDCO will host a lunch at Grand Isle Marina followed by a tour of the Michael C. Voisin Oyster Hatchery. JEDCO will be joined by elected officials, restauranters and chefs, oyster fishermen, and other partners.

- Loop Linen is expanding and relocating to a new facility at LA-18 and Highway 90. Loop received an EDAP grant to offset infrastructure costs and District 2 committed discretionary funding for the project.

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

Commissioner Mayra Pineda announced the annual Día de los Muertos Festival will be held at Lafayette Square on Saturday, November 4th, from 1:00 - 5:00 PM. The event is hosted by the Hispanic Chamber of Commerce of Louisiana and features local food, music, kids activities, an ofrenda, shopping from local vendors, costume contest and much more.

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



James Martin
JEDCO Secretary
Minutes, October 26, 2023