



JEDCO Executive Committee and Nominating Committee
September 27, 2018 8:30 A.M.
JEDCO Conference Center
701-A Churchill Parkway, Avondale, LA 70094

MINUTES

- Call to Order:** 8:30 a.m.
- Attendance:** Mickal Adler, Jimmy Baum, Lloyd Clark, *Lesha Freeland, Tom Gennaro, Brian Heiden, Larry Katz, Teresa Lawrence, Bruce Layburn, Stephen Robinson (*not a member of the Executive Committee)
- Staff:** Jerry Bologna, Lacey Bordelon, Cynthia Grows, Kate Moreano, Scott Rojas, Kelsey Scram, Penny Weeks
- Absences:** Mario Bazile and Roy Gattuso
- Attorney:** Reed Smith – Jefferson Parish Attorney’s Office
- Guests:** Emily Arata, David Gaines, Paul Harangue– Ochsner Health System
Remy Donnelly – Jones Walker LLP
Lisa English, Tammy Valenti – J. P. Human Services Authority
Roy Juncker – J.P. Juvenile Services
Mike Yenni, Natalie Newton, Diane Roussel, Mitch Theriot, Tim Palmatier – J.P. Administration

I. Call to Order – Chairman, Jimmy Baum

Chairman Baum opened the meeting by welcoming guests and leading in the Pledge of Allegiance.

- **Approval of Board absences for today, September 27, 2018** – Brian Heiden motioned to excuse the above named absences, seconded by Lloyd Clark. The motion passed unanimously.
- **Approval of JEDCO minutes for August 30, 2018** – Lloyd Clark motioned to approve the minutes, seconded by Bruce Layburn. The motion passed unanimously.
- **Approval of JEDCO minutes for September 19, 2018** – Brian Heiden motioned to approve the minutes, seconded by Mickal Adler. The motion passed unanimously.

- **Jefferson Parish Millage Renewals – Natalie Newton, Parish Administration**
Ms. Newton presented a short video and provided details regarding expiring millages which voters will consider for renewal on November 6, 2018; Juvenile Detention – 3.5mills, Consolidated Drainage No. 2 – 5 mills, and Health Units – 2.26 mills. The Board was asked to inform their nominating organizations of the importance of renewing these millages.

II. Public Comments on Agenda Items

None

III. Unfinished and New Business

- **A resolution giving preliminary approval to a proposal by OMC West JV, L.L.C., for the Jefferson Parish Economic Development and Port District to enter into a payment-in-lieu-of-tax arrangement providing for the reimbursement of certain infrastructure improvements in and around a new medical office building at 2614 Jefferson Highway in Jefferson, Louisiana; providing for the employment of special counsel; and providing for other matters in connection with the foregoing. – Lacey Bordelon**

David Gaines and Emily Arata provided updates on Ochsner’s progress regarding its growth and expansion, as well as Ochsner’s vision for proposed infrastructure improvements along the Jefferson Highway corridor; such as traffic flow and safety improvements at critical intersections and pedestrian improvements.

Lacey explained that the resolution, when approved does the following:

1. Gives preliminary approval for negotiation and development of a Lease agreement and Agreement to issue Bonds up to \$6.4 million in reimbursement credits to the company, which will be implemented via a PILOT;
2. Employs special counsel with Adams and Reese LLP to perform the legal work associated with the agreements; and
3. Approves the engagement letter with Adams and Reese, which commits the company to pay JEDCO’s bond counsel fees associated with these agreements.

Lacey also explained that the resolution presented for approval today has one change from the resolution presented in the Board packet. The change was to every instance regarding the total cap ex amount of Ochsner’s rehab hospital. That number has been changed from \$54.2 Million to \$42.1 Million.

Bruce Layburn motioned to approve the resolution, including the change from \$54.2 Million to \$42.1 Million, seconded by Lloyd Clark. The vote passed as follows:

Yeas: 8

Nays: 0

Absent:2

Abstaining: 1 (Stephen Robinson)

- **Establish PILOT Advisory Committee – Jerry Bologna**
With increasing interest in payment-in-lieu-of-tax (PILOT) arrangements, Jerry asked the Board to consider establishing a PILOT Advisory Committee. Jerry recommended the committee consist of three Board members and two staff, and that the committee shall have the authority to review proposed PILOT(s) and make recommendation to the Board for consideration based on merit.

Mickal Adler motioned to establish a PILOT Advisory Committee consisting of three Board members and two staff. The Committee shall have authority to review proposed PILOT(s) and make recommendation to the Board for consideration based on merit. The motion was seconded by Teresa Lawrence and passed unanimously.

IV. Nominating Committee Recommendation

- **Appointment to PILOT Advisory Committee – Jerry Bologna**
On behalf of the Nominating Committee, Stephen Robinson motioned to appoint Jimmy Baum, Mickal Adler, Keith Merritt, Jerry Bologna and Lacey Bordelon to the PILOT Advisory Committee. The motion was seconded by Bruce Layburn and passed unanimously.

V. Monthly Financial Report

- **August 2018 – Cynthia Grows**
Mickal Adler motioned to approve the report as presented, seconded by Stephen Robinson. The motion passed unanimously.

VI. President & CEO Report – Jerry Bologna

- Home Builders Association of Greater New Orleans submitted all documents required and was deemed eligible to continue serving as a Nominating Organization. JEDCO will begin the process of seeking three nominees to be considered by the Parish Council for appointment to the Board, replacing Bruce Layburn whose term will expire in December 2018.
- Avondale Marine LLC – Expecting the Memorandum of Understanding to be signed today. JEDCO staff will begin working on the final PILOT to be considered for approval by the Board.

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

None

- #### **VIII. Adjournment** – Lloyd Clark motioned to adjourn, seconded by Jimmy Baum. Motion passed unanimously.



Teresa Lawrence
JEDCO Secretary
JEDCO Minutes September 27, 2018