



JEDCO Board of Commissioners
August 31, 2023 @ 8:30 A.M.
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094
MINUTES

Call to Order: 8:30 a.m.

Attendance: Secretary Jim Martin, Mickal Adler, Jimmy Baum, Kenny Bertucci, Mike Fahrenholt, Josline Frank, Tom Gennaro, Brian Heiden, Joe Riccobono, Gene Sausse, Floyd Simeon, Bob Stevens, Teri Tucker

Absences: Lloyd Clark, Joe Ewell, Jim Hudson, Larry Katz, Teresa Lawrence, Mayra Pineda, Melissa O'Neal, Stephen Robinson

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

Attorney: Reed Smith – Jefferson Parish

Guest: Dr. Cade Brumley – State Superintendent of Education

I. Call to Order – Secretary Jim Martin

In the absence of the Chairman and Vice Chairwoman, Secretary Jim Martin entertained a motion to elect a Chairman *pro tem* to preside during the meeting. Jimmy Baum motioned to elect Secretary Jim Martin, seconded by Teri Tucker. The motion passed unanimously.

- **Approval of Board absences for today, August 31, 2023** – Tom Gennaro motioned, seconded by Gene Sausse, to excuse the above-named absences. The motion passed unanimously.
- **Approval of minutes for July 27, 2023** – Mickal Adler motioned, seconded by Michael Fahrenholt, to approve the minutes. The motion passed unanimously.
- **State of Education 2023 – Dr. Cade Brumley, State Superintendent of Education**

Dr. Brumley provided updates for funding education as well as details of the overall LEAP results for 2021-2022. Initiatives adopted by the LDOE resulted in literacy growth – most notably the economically disadvantaged students improved from 42nd to 11th overall in reading proficiency. He credits this to the new Phonics-based approach of teaching the student how to breakdown words, sounds and letters. There is a steady decline in math scores by the time a student reaches

the eighth grade. Dr. Brumley believes math scores should be attacked in much the same way as was done with literacy – by teaching foundational math skills.

- **Introductions of staff members** – Paul Fischer is the newest member of the Economic Development Services department – the HEART Team, serving as an Economic Development Specialist. Jennifer Wollfarth serving as CFO, and Laruen Cashio serving as Senior Accountant.

II. Public Comments on Agenda Items

There were no public comments.

III. Unfinished and New Business

- **Approval of the Executive Committee and quarterly Board of Commissioners meeting schedule for 2024 – Jerry Bologna**

Gene Sausse motioned, seconded by Mickal Adler, to approve the 2024 meeting schedule. The motion passed unanimously.

- **A resolution approving an unbudgeted expense and a contract for the fortification/beautification of the JEDCO retention pond, rerouting of stormwater runoff, and drainage improvements to JEDCO's parking lot – Scott Rojas**

JEDCO wishes to contract with Batture LLC Engineers + Land Surveyors for an amount not to exceed \$30,000 to provide a site improvement plan including civil engineering and landscaping design, site drainage and parking lot design, landscaping to focus on rehabilitating of the existing retention pond as well as the adjacent green spaces and creating an inviting focal point on the north side of the site as a memorial for Debbie Ritter.

Mickal Adler motioned, seconded by Gene Sause, to approve the unbudgeted expense and contract with Batture LLC Engineers + Land Surveyors for an amount not to exceed \$30,000. The motion passed unanimously.

- **A resolution authorizing the President and CEO to execute Amendment #3 to the Cooperative Endeavor Agreement between JEDCO and Jack and Jerri Stumpf to provide works of art on long-term loan to JEDCO as a promised gift – Scott Rojas**

Jack and Jerri Stumpf generously provided works of art by SLONEN and RODRIGUE for public display in the JEDCO Administration Offices. Through a Cooperative Endeavor Agreement (CEA), the works of art are on long-term loan (five years) to JEDCO as a promised gift. At the expiration of the CEA, the Stumpfs will permanently donate the works of art to JEDCO. The Stumpfs requested the CEA be extended for an additional five years. While the Stumpfs have already taken a partial donation of some of the works of art, this resolution will extend the CEA to August 31, 2028 for the remaining pieces.

Michael Fahrenholt motioned, seconded by Mickal Adler, to approve the resolution amending the date of the CEA to August 31, 2028. The motion passed unanimously.

- **A resolution authorizing the President and CEO to execute Amendment #4 to the Cooperative Endeavor Agreement between JEDCO and Jack and Jerri Stumpf to provide works of art on long-term loan to JEDCO as a promised gift – Scott Rojas**

Jack and Jerri Stumpf generously provided works of art by Michalopoulos for public display in the JEDCO Administration Offices and the JEDCO Conference Center. Through a Cooperative Endeavor Agreement (CEA), the works of art are on long-term loan (five years) to JEDCO as a promised gift. At the expiration of the CEA, the Stumpfs will permanently donate the works of art to JEDCO. The Stumpfs requested the CEA be extended for an additional five years. This resolution will extend the CEA to August 31, 2028.

Mickal Adler motioned, seconded by Gene Sausse, to approve the resolution amending the date of the CEA to August 31, 2028. 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**

Tom Gennaro motioned, seconded by Mickal Adler, to defer this item to the September 28, 2023 meeting. The motion passed unanimously.

- **A resolution authorizing the completion and submittal of a major resubdivision application to Jefferson Parish of property in Churchill Park owned by JEDCO and Churchill Farms, Inc., contingent upon the approval of Churchill Farms, Inc., and appointing JEDCO's Vice President & COO, Lacey Bordelon, to act on behalf of JEDCO in resubdivision application to Jefferson Parish – Lacey Bordelon**

In 2017, JEDCO and Churchill Farms, Inc. executed an Act of Donation whereby Churchill Farms, Inc. donated approximately 17 acres of land within the park to JEDCO to develop a two-laned heavy access road. The Act of Donation included a reversionary clause such that if JEDCO did not develop the roadway within five years, title to the 17 acres of donated land would revert back to Churchill Farms, Inc. At the time of the donation, JEDCO and Churchill Farms, Inc. submitted a

resubdivision application to the Parish to reflect the consolidation of the donated land into JEDCO's property.

JEDCO was unable to secure funding for the roadway prior to the five-year mark of the revisionary clause. Now, JEDCO and Churchill Farms, Inc. would like to resubdivide the property once again to return the parcel configuration to its pre-donation state so that the property lines align with ownership boundaries, which requires submitting a resubdivision application to the Parish.

Mickal Adler motioned, seconded by Gene Sausse, to approve the resolution which authorizes the completion and submittal of a major resubdivision application to Jefferson Parish, contingent upon the approval of Churchill Farms, Inc., and appointing JEDCO's Vice President & COO to act on behalf of JEDCO on all matters related to the resubdivision application to Jefferson Parish. The motion passed unanimously.

- **A resolution adopting amendments to the Jefferson Parish Economic Development and Port District Bylaws – Jerry Bologna**

In accordance with Article XI. of JEDCO's Bylaws, the Board of Commissioners were given written notice on May 25, 2023 of JEDCO's intention to alter or amend its Bylaws and a draft of the proposed amendments was sent to each member of the Board at least forty-eight hours in advance of the meeting at which action on amendments was to be taken.

Mr. Bologna provided a hard copy of the proposed amendments and reviewed each amendment with the Board. He advised that the amendment to Article IX, old #5 which is now #9, would be contingent upon approval of Jefferson Parish Council. Mickal Adler motioned, seconded by Gene Sausse, to approve the proposed amendments as presented. The motion passed unanimously.

- **A resolution requesting and recommending the Jefferson Parish Council approve an ordinance amending Article IX, No. 5 (Disbursement of Funds) of the Jefferson Parish Economic Development and Port District Bylaws – Jerry Bologna**

Mickal Adler motioned, seconded by Tom Gennaro, to approve the resolution recommending Jefferson Parish Council approve the amendment to Article IX, #5, which is now #9. The motion passed unanimously.

IV. **Monthly Financial Report**

- **July 2023 – Lacey Bordelon**

Jimmy Baum motioned, second by Teri Tucker, to approve the report as presented. The motion passed unanimously.

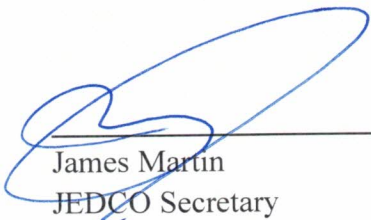
V. President and CEO Report – Jerry Bologna

- Regarding the purchase of Avondale Global Gateway, the Port of South Louisiana went back to its Board to accept an offer to purchase for a new amount. The valuation of the feasibility study came in between \$225 million and \$380 million. The Port of South Louisiana Board unanimously voted to accept \$330 million. Host will remain as terminal operator. Uncertain when this will go to the Bond Commission for consideration.
- Rafe Rabalais, with Green Coast Enterprises, has completed about 90% of the first draft of the Insurance white paper report. JEDCO staff will most likely come back to the Board seeking a slight adjustment to the contract as there have been more interviews with stakeholders than anticipated and more still planned in order to complete the report.
- Several JEDCO staff participated in the Industrial Zoning Study of the parish. The last meeting of the Westbank Port Development Task Force Committee was held yesterday. The committee adopted official recommendations to forward on to the Council to inform the Industrial Zoning Study. Additionally, the committee made other recommendations that will be forwarded to the Council related to transportation, infrastructure, and marketing of properties on the Westbank.
- JEDCO brings a lot of value to the parish and is funded at a much lower per capita level than JEDCO's peers. JEDCO is frequently asked by the parish to do more, which led to creating the positions of Strategic Initiatives and Industry Recruitment. Considering JEDCO's fund balance and annual revenues, JEDCO cannot sustain at the current pace for many years, especially when other positions are expected to be created. JEDCO needs to meet with councilmembers soon to get commitments for additional revenues. Jerry plans to schedule meetings with the councilmembers in the next few weeks.

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

There were no updates or comments.

VII. Adjournment – Floyd Simeon motioned to adjourn, seconded by Josline Frank.



James Martin
JEDCO Secretary
Minutes August 31, 2023