

**L9EDD ECONOMIC DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING**

**May 21, 2024**

**5:30 PM to 7:00 PM**

**Andrew P. Sanchez & Copelin-Byrd Multi-Service Center  
1616 Fats Domino Ave, New Orleans, LA 70117**

**Agenda**

**Call to Order by Chairman W. Waiters at 5:37 p.m..**

**Roll Call:** The following Commissioners were present:

William Waiters, Otis B. Tucker, Leona Tate, Stephen Mosgrove, Kendall Parker, Leon Waters, Randolph Davis, Jean Morris, Keshia Henry, Willie Calhoun.

Commissioner Yvonne Martin was absent. 10 present 1 absent.

**Adopt agenda for May 21, 2024 Board Meeting:**

Motion by Comm'r R. Davis, 2<sup>nd</sup> by Comm'r O. Tucker. All yeas, no nays. Motion carry.

**Approve April board meeting minutes:**

Motion to approve April 17, 2024 Board Minutes: Motion by Secy. Calhoun, 2<sup>nd</sup> by Comm'r Davis. That the April 17, minutes be adopted with necessary correction. Motion carry with 8 ayes and 2 abstention.

The chair wanted to amend the agenda to give his report later in the meeting, the vice- chair (parliamentary) explained that a motion to reconsider and 2/3 majority vote would be needed to amend the agenda.

Comm'r Davis asked that time be given to review the April 17<sup>th</sup> meeting minutes. Motion by Comm'r Davis 2<sup>nd</sup> Comm'r O. Tucker to reconsider the April 17<sup>th</sup> meeting minutes. 10 ayes, no nays. The chair granted a 5-minute delay for the review. Vote to accept the April 17<sup>th</sup> meeting minutes. 10 ayes, no nays, no abstention

**Reports;**

**Chairman Report:** As the chairman began his report, Comm'r Morris requested the floor, to ask should a motion be made to accept the Executive Committee mtg. minutes, held May 2, 2024, if not, when will the minutes be discussed. Vice-Chair O. Tucker explained that the Executive Committee mtg. minutes were not germane to the chairman's report nor the April 17<sup>th</sup> minutes. As well as proper notice had not been given to public. A 2/3 majority vote would be needed to amend the agenda to include the Executive Committee mtg. minutes. Comm'r Morris stated that the minutes were included in the board document package and posted on the state's website, that she was confused as to when will it be discussed. Vice- Chair Tucker and Secretary Calhoun explained that minutes were included and posted for informational purposes, for review and edit and only when the minutes are adopted by the board do they become official. Comm'r Davis suggested that Comm'r Morris issues/concerns of Executive Committee mtg. minutes may be brought up under New Business.

Commissioner Waters asked were they board minutes,

Chairman Report continues with him giving the status of the quarterly report for CEA 119 and 170. CPA Charles Webb completed and submitted CEA 119 quarterly report. They were accepted by the La. Treasury Dept. He also submitted CEA 170 quarterly reports for quarters 1,2, 3,. Ms. C. Schmolke of La Treasurer had questions which were resolved by CPA. The chairman reported L9EDD quarterly reports are in compliance.

Comm'r Henry asked were we in compliance with the state's Board of Administration web site, Secretary Calhoun informed the board of the conversation he had with Ms. J. Winn of La. State Board of Administration. That on May 14, 2024, he worked with Ms. Winn and Ms. Landry to update the board and State's website. He had no knowledge of the certified letter received February 1, 2024 nor of the May 15, out of compliance deadline.. The chair stated we are in compliance.

Comm'r Morris asked do we have evidence of being in compliance. Comm'r Tucker asked if he could read his statement into the record

Ms. Winn, We truly thank you for your assistance in keeping our board in compliance. We were not aware of the certified letter sent February 1, 2024, nor of the May 15, deadline, Because of your and Ms. Landry help and patience we were able to meet the compliance deadline. Again, we say thank you. He also asked to read the reply from Ms. Winn into the record.

Responds at 12:04 pm

Good afternoon, Mr. Calhoun.

We are always willing to assist and be of service. You are more than welcome. Please let me know if there is anything else that you may need in the future. Comm'r Henry asked that it be noted that she notified the board on April 22, 2024 of the February 1, 2024 compliance letter. Vice-Chair stated that he was not sure if we are in compliance with the state's treasury dept. and maybe the chair or secretary investigate that.

The chair stated that he will investigate the matter and give a definitive answer to the board.

That completed the chairman report.

**Finance Committee:** The Chairman stated to his understanding the Finance Committee had not met.

Treasurer Morris stated that the finance committee has not had an opportunity to meet. But the Treasurer has a report. She stated as the treasurer had not received any information on board finance and she is requesting IAW the LEDD by-laws Sec. 11.3 the following: (1) A board resolution, all financial records handed over to her within 48 hrs. of this notice. (2) A complete financial status of the board to be presented to the board and the public. (3) A peer review of duties and responsibilities of the Treasurer IAW the bylaws. Comm'r Morris question the validity of the checks that she did not sign, since she became treasurer. The chair stated that 11.3 gave the chair authority to appoint a designee. Comm'r Morris said that is true, but all checks must and have to be signed by the treasurer. The chair called for a motion; however, no motion was needed, that the report can be enter into the record. Comm'r Davis asked if the document relative to Treasurer Morris request be read. To clear any ambiguity. Vice- Chair stated that he requested that the resolution include Treasurer Morris and remove Comm'r Henry was done.

Secy. Calhoun stated that the Resolution to add treasurer Morris and remove Comm'r Henry was in the agenda under New Business titled Board Resolution for Bank Signatories.

Comm'r Waters was recognized by the chair, He asked if treasurer Morris's request was guided by the by-laws. She said yes, He asked could she show him where in the by-laws, because he did not see that his reading.

Comm'r Morris did not have a copy of the by-laws; Comm'r Henry said she does and began to read into the record Sec.6.7 of the by-laws. Comm'r Morris added sec.11.3.

Comm'r Waters stated in his opinion the section Comm'r Henry read 6.7 did not support her request. But Sec. 11.3 supported the treasurer signing of all checks. Comm'r Morris was asked by vice-chair Tucker was she asking for a parliamentary inquiry and not a ruling and to have her request read into the record. She wanted a ruling, and her request enter into the record, and complied with within 48 hrs., she was not sure if she should make a motion for that to be complied with. Comm'r Davis was recognized by the chair, He asked was any the information that Comm'r Morris was requesting in the resolution spoken of earlier. The secretary stated that the resolution on the agenda under new business contained the treasurer's request. Comm'r Morris was asked by vice-chair Tucker had she completed her report. She stated that she has other information, that she had questions concerning the May 2, Execute Committee agenda and that will be discussed under new business. She asked does she need make a motion to make sure her request is enforced within 48 hrs. The chair ruled that her report will be part of the record and complied with and He then asked did that complete her report. She said yes.

The chair called for the next agenda item. Comm'r Davis asked if the chair would carry the report. Chair replied there wasn't anything to carry, Comm'r Morris made a request, Discussion ensued it was determined that it was a report and not a request. Motion by Comm'r Davis to accept the Treasurer's Report, 2<sup>nd</sup> by Comm'r Waters.  
vote 8 ayes and 2 nays: motion carries.

**Capital Outlay Committee Report:** Committee chair Comm'r Tucker, asked that because of his excused absence, at the April board meeting, that his co-chair Comm'r Waters help with the report. He asked Secy. Calhoun were the committee meeting posted. Secy. Calhoun said no, they were not posted.

Under old business, A lengthy discussion concerning strategic plans from Trepwise and Regional/Urban Design Assistance Team Projects (RUDAT). It was so moved that further discussion is needed, that it will remain as an agenda item. The next item under discussion was LX project, Comm'r Tucker stated that Comm'r Waters presented new information and updates, that we should bring the LX project back to the board for reconsideration. Comm'r Calhoun made the motion and full committee agreed. The next item on the agenda was a Lower 9 resource center. Capital Outlay Community Committee member Ron Mazier made a presentation and recommendation to use NENA's bldg. as a community resource center, that motion failed. Comm'r Calhoun motioned to table the discussion on a resource center, it was seconded by chairman Waiters, who was attending the meeting and acting as secretary for the committee. The committee chair continued his report. The floor was open to discuss a grocery store in the lower ninth ward. Comm'r Parker concerning Troy Henry purchased the Family Dollar bldg. located at Fats Domino and St. Claude was interested in speaking with the L9EDD board concerning his plans for the building, which may include a grocery store. Comm'r Calhoun was asked to set up that meeting. Comm'r Henry interjected to asked if we were closing down existing groceries stores, the chair respond was we were not closing down any groceries store. The committee chair asked that he be allowed to continue his report, the chairman called for order.

Comm'r Henry said her anxiety level just went up; the chair stated that her anxiety level does not give her the right to speak out of turn. Comm'r Henry said she wanted to put on record that she will file a grievance against the chair, the chair call for order, stating that she will have an opportunity to make her comment after the committee report. She continue to say that the way he was talking to her was unacceptable and goes against her anxiety, and this is the 3<sup>rd</sup> time, He assaulted her in Home Depot with aggressive behavior in from of her mother, at the last meeting he put his finger in her face, that she was not his child, she is a human being and will not tolerate him to talk to her in such a manner because she is an adult and she wanted it notated. The chair reminded her that she did not have the floor and her comments will be addressed at the proper time. She further stated she will be filing a formal grievance and a harassment lawsuit against the chairman. The committee chair asked if he could have the floor to continue his report. He continued with he received an RFP for Youth Entrepreneur Project created by Chandra Teddleton of NOLABA, it was reviewed and accepted by our board attorney Ms. Geer Mindy, Esquire. He stated that the RFP was posted, and two applicants applied. Tekrema Center for Arts and Culture and L9 Center for Sustainable Engagement Development.

Tekrema submitted a proposal for \$15,000 for an eight-week program, in line with the RFP. It was also noted that our board attorney Greer Mindy is Tekrema's founder and executive director. Center for Sustainable Engagement Development submitted a proposal for \$25,000 for a five-week program.

He did not make a recommendation, for or against those proposals.

He also received a proposal for \$10,000 from CSED for Drain Monitoring Project. Which he is recommending for funding. He opens the floor for discussion.

Comm'r Morris stated (L9EDD) is bound to follow the city of New Orleans procurement process, in that process there must be a RFP, RFQ, or an Invitation To Bid to solicit those services, she asked was that done and published. The committee chair said yes and he also sent the RFP to the commissioners to post any and everywhere. She continues to say due to the short timeframe we must expend the

funds we should use the invitation to quote process, she explained why and how it could benefit our selection process. She suggested that we asked the organizations to resubmit under ITQ. The committee chair said he had no issues with her suggestions. He asked where it is stated that we are bound by the city of New Orleans procurement process. She could not remember, she said it may have been in the state's bylaws of regulations, Comm'r Henry said that it was a standard that was used. Comm'r Morris continue to explain the process of the ITQ. She also said we need to be careful, not to create a conflict of interest, with the board's attorney. She said that we are giving the attorney an advantage through the MOU review process and then allowing her to submit a proposal for that Project. Vice-Chair Tucker made a motion we accept Tekrema's proposal for the Youth Entrepreneur Project.

2<sup>nd</sup> by Comm'r Davis. The floor was open for discussion on the motion. Comm'r Waters asked for a point of order, he stated that who ever has the floor be cognizant of board member that has their hands up to be recognize. Vice-Chair suggested to reposition the tables so that we can see each other. Comm'r Waters said he had two concerns that at the capital outlay committee meeting we were presented with two proposal one from Mr. Encalarde of Encalarde Consultants and Arthur Johnson of Center for Sustainable Engagement Development. He further stated that Mr. Johnson presented an oral and written proposal. Mr. Encalarde was not aware that he needed to present a written proposal. Comm'r Waters said the committee would grant Mr. Encalarde time to submit his written proposal and he had not seen a proposal from Mr. Encalarde. He is in opposition to bring in a third proposal. Comm'r Henry asked for the floor, she stated the Outlay Committee had not properly noticed or post the proposal, and it was her understanding Mr. Encalarde said he would not submit until he saw RFP. The chair recognizes Comm'r Mosgrove he asked for a point of clarity of the motion that was on the floor.

The chair recognizes Comm'r Waters he asked Comm'r Henry was she saying that the report he gave was not at full board meeting, she stated no it was not at a full board meeting, that it was at the capital outlay committee meeting. Comm'r Waters gave his recollection of the meeting, his point was that we had a full quorum, without a quorum we could not have a meeting. His second concern was He disagreed with the vice-chair comments concerning flagship/LX project. The body did not fully support his recommendation, there was exchange between He and Comm'r Parker, the resolve was that Comm'r Waters would continue to talk about the LX project to enlighten the entire board. The chair called for any more questions, The secretary restated the motion to clarified the confusion of the motion. Comm'r Waters, asked had the commissioners read Tekrema's proposal, if not, how can we vote on it? Comm'r Tucker stated that he forwarded the Tekrema's Proposal to every commissioner twice and that it was the commissioners' responsibility to read it. The chair closed the floor and called for a roll call vote, there was 8 yeas and 1nay, 1abstention. The motion carried. Comm'r Tucker last recommendation of the Capital Outlay committee is to fund CSED catch basin monitoring program. Comm'r Calhoun explained the CSED catch basin monitoring program. The program will cost \$13,000.

Comm'r Henry asked for the budget, how many youths will participate in this program, and how will the deliverables be determined? The Vice-Chair stated we didn't have that information with us at time. Comm'r Morris made a motion to accept the CSED Drainage program, pending the following: Program Budget, only youth with residency in the lower ninth ward can be compensated. Comm'r Morris reminded the board that public comment, must be offered before the vote on the motion. The chair opens the floor for public comment. Ms. Cynthia Guillemet asked how long the program will last, when will it start, how much each child will receive, the committee chair apologize for not having the answers to the questions. She stated how can we decide without these questions being asked and answer, the committee chair stated in the committee mtg. held at MLK HS. The drainage program was discussed at length, and the motion contained a proviso that acceptance of the program is based on the board receiving a budget, how many youths will participate in this program, and how will the deliverables be determined from the CSED within 72 hours, as discussed earlier. Ms. Vanessa Gueringer stated the same concerns as Ms. Guillemet, she also asked will the participates come only from the Holy Cross area, Chairman Waiters said the participates will be from entire lower nine community. Discussion ensued concerning board's communication,

Comm'r Henry asked to add to the motion the budget and that the kids come from the lower ninth ward. Comm'r Morris motion was on the floor and only can be amended by her.

Comm'r Morris amended her motion to include participates must present proof of residency in the lower 9<sup>th</sup> ward and the selection be not limited to MLK HS students.

Chairman Waiters called for the vote 9 ayes and 1 abstention. Motion pass

Committee Chair Tucker said that concluded his report.

Chairman Waiters called for the next agenda item

## **Old Business**

CEA Projects/Budget

Quarterly Reports Status was address under the Chairman's report. He restated that 119 & 170 were updated and filed with the state. Secretary Calhoun added that 119 was completed and accepted by the state. Quarters 1, 2, 3. were submitted for 170.

Comm'r Morris asked had the reports been sent out the board. The chair said not yet that he will contact the CPA to do so. Secy. Calhoun said that 119 was sent out to the board.

Comm'r Henry asked should the treasurer be communicating with the CPA. Chair said yes.

Comm'r Morris asked for a point of order, to ask will the May 2, 2024, executive committee meeting be discussed under old business, she was told no it is under new business.

Chairman Waiters called for the next agenda item

## **New Business**

Secretary Calhoun read into the record the proposed Board Resolution for bank signatories.

Motion by Comm'r Tucker to accept the resolution as stated with necessary corrections, if any. 2<sup>nd</sup> by

Comm'r Mosgrove. Comm'r Morris asked when will the resolution be ready for signatures. Secretary said he will print it and bring it to the commissioners to sign. Comm'r Henry suggested to send it out and have e signed. Comm'r Waters asked does the by-laws say that all board members must sign the resolution. He was told yes. Chairman Waiters called for the vote, 10 ayes, no nays. Motion carried.

Chairman Waiters called for the next agenda item

Bylaws Committee members are Comm'r Henry, Comm'r Davis, Comm'r Martin, and Community Member Arlene Madine. Comm'r Henry is the chair of the committee and has set a tentative meeting date of Tuesday, May 28, 2024. She also asked if she could add a review of the policy and procedures to the bylaws committee. The chair refuse to expand the committee. Comm'r Henry asked when we will review the policy and procedure. He stated that another ad-hoc committee will be formed to address policy and procedure. Comm'r Waters was recognized by chair, He stated that he would like to make a recommendation on the policy and procedures that Comm'r Martin had submitted, his recommended that the board identify time to review the bylaws, policy, conflict of interest, and leadership. Comm'r Henry asked can the board expand the parameters of the ad-hoc committee, and made a motion to expand, the chair, did not accept the motion, and stating he had ruled on the matter.

Chairman Waiters called for the next item under new business:

Comm'r Morris concerns and comments with the proposed budget and projects amendments discussed at the May 2, 2024, executive committee mtg. Within the minutes of the May 2, meeting was a proposed budget, that was to be recommend to the board at the May 15, board meeting. We did not reach quorum the meeting was adjourned and reschedule for May 21. She stated her concern as:

(1) Louisiana Museum of African American history donation of \$2500 was it paid? The chair said it was. It had not been paid. He would later call for a motion to donate to it. The motion would be made by Comm'r Morris, 2<sup>nd</sup> by Comm'r Henry, 10 ayes, 1 abstention. Motion carried.

(2) Office Rental space \$8400. She thought this was for office space at 1235 Deslonde St. The \$8400 was budgeted for office rental space at the TEP CENTER 5909 St. Claude. We recommended \$700 for 12 months, at this time no motion had been made to accept our recommendation. It should be noted that we are required to have a physical address.

(3) Youth Entrepreneur program was address earlier

(4) Board Retreat \$2900 was budgeted in ACT 170 CEA. Comm'r Henry commented that CEA 170 budgeted for a conflict of interest training that has not been done. She continued to say that we should

have a copy of the accepted budget before us. (5) \$4000 to be encumber for future professional service. Our attorney and CPA have been compensated for the work they have completed. We were recommending encumbering money for future work they may do. Secretary Calhoun reminded the board if these monies are not encumbered or spent by June 30, 2024, the state would require these monies back.

Comm'r Tucker commented that committee work should be accomplished at committee mtgs. Had Comm'r Morris been at the meeting, her concerns and issues would have been address.

Comm'r Morris said she had not received the documents she requested from the former Treasurer.

Comm'r Calhoun stated that the only documentation he has are the bank statements, those statements contain all transactions. Deposits, withdrawals, Checks, debits or credit card. He was not clear on what other documentation/records she was requesting.

Comm'r Davis made a motion that Comm'r Morris and Comm'r Calhoun meet in the next 72 hours to resolve the issues of the treasurer 2<sup>nd</sup> by Comm'r Tucker. Meeting date and time was set for Thursday, June 6 @ 1:30 p.m. at CSED office 5237 Charters.

She restated her earlier comment on the open meeting law concerning public comment period. She also commented on the open meeting law concerning Public Participation of Americans with Disabilities Act under R.S. 42:14 access to participate in the meeting.

### **Public Comment**

Vanessa Guerringer asked how much grant money we will have left after the proposed budget recommendations. She was told approximately \$60,000. She asked that the board not allow the money just to sit in the bank.

Cynthia Guillemet asked about the resource center as to where it would be and why was Nena denied what will it provide.

Comm'r Tucker explained the resource center is a concept of how to bring city services into the Lower ninth ward. He further stated that we were not looking for a location just to start a conversation on it. Comm'r Parker gave an update on the resource guide, the lack of participation from businesses in the area.

Ms. Guillemet asked about a grocery store in the Lower Ninth Ward, Comm'r Tucker stated it is under discussion, not to ignore the current grocery store. But study the need of a supermarket. Comm'r Henry commented on the lack of community support for her business and why she supports the local grocery. Comm'r Parker asked to speak to that issue, He has been a business owner in the Lower nine for a number of years, he said that the Lower Nine can support two groceries store, He thinks competitions breeds quality and have encourages other Dentist to come intothe community.

### **Announcements**

MLK/Lower Nine Sports Camp (June 2, 3&4)

L9 Community Wellness Consortium

Councilman Thomas Town Hall

### **Adjournment:**

**7:45 pm**

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### Lower Ninth Ward Economic Development Commissioners

<b>Appointing Entity Title/Name</b>	<b>Commissioner Appointed</b>
Mayor LaToya Cantrell	Yvonne Martin
Mayor LaToya Cantrell	Stephen Mosgrove
City Council Oliver Thomas	Mr. Otis Tucker
City Council Oliver Thomas	Dr. Kendall Parker
State Representative Candance Newell	Mr. Randolph Davis
State Representative Candance Newell	Ms. Keisha Henry
State Senator Joe Bouie	Ms. Jean Morris
State Senator Joe Bouie	Mr. Bill Waiters
Lower Ninth Ward Neighborhood Association	Ms. Leona Tate
Table Connect Group	Rev. Willie Calhoun
Table Connect Group	Mr. Leon Waters

For more information, please contact  
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