



JEDCO Executive Committee
July 30, 2026 @ 8:30 A.M.
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094

MINUTES

Call to Order: 8:30 a.m.

Attended: Vice Chairman Stephen Robinson, Mickal Adler, Josline Frank, Teresa Lawrence, Paul Polito, Joe Riccobono, Gene Sausse

Absent: Billy Douglass, Jim Martin, Mike O'Connor, Mayra Pineda, Bob Stevens

Staff: Jerry Bologna, Lacey Bordelon, Paul Fischer, Scott Rojas, Kelsey Scram, Penny Weeks, Kate Wendel

Attorney: None

Guest: Philip Sherman – Adams and Reese

I. Call to Order – Vice Chairman, Stephen Robinson

- **Approval of absences for today, July 30, 2026** – Gene Sausse motioned, seconded by Joe Riccobono, to excuse the above-named absences. The motion passed unanimously.
- **Approval of minutes for July 1, 2026** – Josline Frank motioned, seconded by Mickal Adler, to approve the minutes. The motion passed unanimously.

II. Public Comments on Agenda Items

There were no public comments.

III. Unfinished and New Business

- **Resolution giving preliminary approval to a proposal by Westminster Tower Apartments II, LP, for the Jefferson Parish Economic Development and Port District to enter into a payment-in-lieu-of-tax arrangement as an incentive for a development project in Parish; providing for the employment of special counsel; and providing for other matters in connection with the foregoing – Lacey Bordelon**
Mickal Adler motioned, seconded by Josline Frank to approve the resolution. The motion passed unanimously.

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- **Approval of the Project Administration Services Policy for the collection of fees associated with State Capital Outlay, Grant Administration and Cooperative Endeavor Agreements – Scott Rojas**

The Executive Committee was provided with a copy of the policy and fee schedule to review prior to this meeting.

Mr. Rojas explained that the proposed policy provides a standardized framework for recovering the costs associated with administering these projects while ensuring transparency and consistency for all participating organizations.

The proposed policy establishes administrative fees that enable JEDCO to recover costs associated with providing project administration, compliance, financial management, and oversight services on behalf of partner organizations. Any fees collected under the policy will offset administrative expenses incurred by JEDCO in administering these projects.

Mickal Adler motioned, seconded by Josline Frank, to approve the Project Administration Services Policy. The motion passed unanimously.

- **Resolution approving a Cooperative Endeavor Agreement between the City of Gretna and Jefferson Parish Economic Development and Port District for up to \$35,749 to fund a Phase II Environmental Site Assessment at Second & Fried Streets in Gretna, and authorizing JEDCO's President & CEO to execute any and all documents necessary to accept these funds following successful legal review – Annalisa Kelly**

The City of Gretna and Leaaf Environmental approached JEDCO about a major site at Second and Fried Streets, in the heart of Downtown Historic Gretna, that has been sitting abandoned with contamination concerns. There is a prospective purchaser interested in a residential housing development on the site. The projected cost for the Phase II testing, estimated at \$130,749.00, is prohibitive for any purchaser or developer to take on.

JEDCO's Brownfield award is well suited for this type of site: a vacant brownfield site with the opportunity to become a community and economic development asset through redevelopment but-for the prohibitive cost of the requisite environmental testing. The EPA has approved the use of JEDCO's funds toward this property.

Under this proposed CEA, JEDCO's EPA award and the City of Gretna's remaining Brownfield award dollars would share the costs to allow for the Phase II ESA to be conducted and allow for the purchase and redevelopment of the vacant site. The EPA is supportive of this cost and arrangement.

Joe Riccobono motioned, seconded by Gene Sausse, to approve the resolution. The motion passed unanimously.

IV. President and CEO Report – Jerry Bologna

- JEDCO recently met with several large prospects interested in the Avondale Global Gateway and Cornerstone sites – anticipating announcements soon.
- EDGE fundraising aims to bring in roughly \$400,000 in 2026.
- To maximize returns, JEDCO met with the Greater New Orleans Foundation to discuss transferring the Food & Beverage Incubator and JEDCO LAMP permanent funds to the Foundation for management.
- Deep Fried collaborated with the JEDCO team on a full-day production for three upcoming comedy videos.
- October 26 - 28, New Orleans will host the 100-year anniversary annual conference of the International Economic Development Council. Commissioners were invited to attend.
- Effective today, Commissioner Paula Polito has tendered her resignation to the JEDCO Board of Commissioners to eliminate potential conflicts of interest regarding her candidacy for Jefferson Parish Council District 5. Mr. Bologna expressed gratitude for Ms. Polito's exceptional service and guidance.

V. Adjournment – Mickal Adler motioned, seconded by Joe Riccobono, to adjourn the meeting.



Robert Stevens
JEDCO Secretary