JEDCO Executive Committee
July 1, 2026 @ 10:30 A.M.
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094

MINUTES

Call to Order:	10:30 a.m.
Attended:	Vice Chairman Stephen Robinson, Mickal Adler, Billy Douglass, Mike O'Connor, Paul Polito, Joe Riccobono, Lynda Nugent Smith, Bob Stevens
Absent:	Josline Frank, Jim Martin, Mayra Pineda, Gene Sausse
Staff:	Jerry Bologna, Lacey Bordelon, Lauren Cashio, Paul Fischer, Scott Rojas, Kelsey Scram, Penny Weeks, Jennifer Wollfarth
Attorney:	None
Guest:	Philip Sherman – Adams and Reese Thomas Richards – Clearview City Center

I. Call to Order – Vice Chairman, Stephen Robinson

The Vice Chairman asked for a motion to amend the agenda to include the following: A resolution in support of JEDCO's application to the U.S. Small Business Administration (SBA) to secure a $3.65 million federal earmark grant through the Consolidated Appropriations Act, 2026 for construction and operating expenses of the Greater New Orleans Food & Beverage Incubator at the Churchill Technology & Business Park in Jefferson Parish, and authorizing Gerald Bologna, President & CEO, and Annalisa Kelly, Vice President of Strategic Programs and Partnerships, to serve as JEDCO's Authorized Organizational Representatives for the purposes of this award and grant application submission.

There were no public comments regarding amending the agenda.

Mickal Adler motioned, seconded by Mike O'Connor, to approve amending the agenda. The motion passed unanimously. The Vice Chairman announced that the item will be discussed under Unfinished and New Business.

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- **Approval of absences for today, July 1, 2026** – Billy Douglass motioned, seconded by Joe Riccobono, to excuse Jim Martin, Mayra Pineda, and Gene Sausse. The motion passed unanimously.
- **Approval of minutes for May 21, 2026** – Bob Stevens motioned, seconded by Billy Douglass, 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 approving the form of and authorizing the execution of a "Lease Agreement and Agreement to Issue Bonds" and any and all additional documents and certificates deemed necessary in connection with the granting of a favorable payment in lieu of tax arrangement and the potential issuance of not exceeding $46,000,000 in aggregate principal amount of taxable and/or tax-exempt Revenue Bonds of the Jefferson Parish Economic Development and Port District for the acquisition, construction and development of a 270-unit market-rate apartment complex, including parking, at Clearview City Center site in Metairie, Jefferson Parish, to be owned by Richards Clearview City Center, LLC; and providing for other matters with respect to the foregoing – Lacey Bordelon**

  JEDCO received an application for a Lease Agreement and Agreement to Issue Bonds with a payment-in-lieu-of tax (PILOT) arrangement with respect to the redevelopment of Clearview City Center with new and additional retail, entertainment, restaurant space and apartments at a total capital cost of $125.5 million (excluding the $125 million investment by Ochsner). The PILOT Lease is for Richards Clearview City Center, LLC ("Richards CCC") and specifically for The Metro at Clearview, a $46 million newly constructed 270-unit apartment complex with parking garage on the Clearview City Center site.

  Ms. Bordelon provided detailed information regarding the structure of the PILOT and explained that the proposed PILOT arrangement for The Metro at Clearview apartment development is needed to secure the necessary financing for the proposed redevelopment project of the shopping center site as envisioned by the owner into a vibrant, high performing center. The PILOT also advances major initiatives of the Jefferson EDGE 2030 economic development strategic plan.

  The JEDCO PILOT Advisory Committee met on July 1, 2026 to review the lease agreement and unanimously agreed to recommended approval to the Executive Committee.

  Following discussion, Bob Stevens motioned, seconded by Mickal Alder, to approve the resolution. The motion passed unanimously.

- **Resolution approving a Cooperative Endeavor Agreement between the Parish of Jefferson and Jefferson Parish Economic Development and Port District (JEDCO) for supplemental economic development and related services regarding support for the Hispanic Chamber of Commerce of Louisiana Global Business Conference, and providing for related matters – Lacey Bordelon**

  The Hispanic Chamber of Commerce is working to host a Global Business Conference & Tradeshow: Celebrating American 250 on August 19th of this year. This will include a reverse trade mission from Spain and Latin American countries, allowing for partnership and representation through sponsorship options to raise awareness of and create opportunities for Jefferson Parish.

  The Jefferson Parish Council is committed to providing sponsorship of this endeavor at the $10,000 level through JEDCO, which is outlined in the Cooperative Endeavor Agreement (CEA) drafted by the Jefferson Parish Attorney's Office. This CEA has been sponsored by Councilwoman Jennifer Van Vrancken. It will be added to the Jefferson Parish Council's July 22, 2026 meeting agenda.

  Mickal Adler motioned, seconded by Billy Douglass, to approve the resolution. The motion passed unanimously.

- **Resolution authorizing the execution of Amendment No. 1 to the Agreement with Eskew+Dumez+Ripple, a Professional Corporation, for the Greater New Orleans Food and Beverage Incubator – Scott Rojas**

  Since execution of the Agreement, the project has undergone significant advancement in design development and scope refinement. During this process, several project elements have been expanded or added.

  The original Agreement anticipated that professional fees would be adjusted based upon the final agreed-upon project scope and construction cost estimate. The Agreement specifically states that the contract fee was based upon a preliminary construction budget of $4,200,000 and that fees would be adjusted higher or lower based upon the final agreed-upon scope and construction cost estimate.

  The amendment increases the maximum cumulative contract amount by $123,654. The amendment is consistent with the provisions of the original Agreement and reflects the expansion of the project scope and budget that has occurred during design development.

  Bob Stevens motioned, seconded by Mickal Adler, to approve the resolution. The motion passed unanimously.

- **Resolution approving an Operating Agreement between JEDCO and JEDCO Development Corporation – Jennifer Wollfarth**

  In 2016, JEDCO and JEDCO Development Corporation entered into an Operating Agreement pursuant to the Code of Federal Regulations. The original agreement had a five-year term and was renewed in August 2021 for an additional five-year term, set to expire on August 31, 2026.

  The proposed Operating Agreement has been revised to ensure compliance with current SBA guidance regarding CDC management, including provisions related to an economic development entity's contribution of staff and services. The proposed Operating Agreement has a 5-year term and will expire on August 31, 2031.

  Mickal Adler motioned, seconded by Billy Douglass, to approve the resolution. The motion passed unanimously.

- **Approval of JEDCO's First Amended Budget for 2026 – Jennifer Wollfarth**

  Following Ms. Wollfarth's presentation, Billy Douglass motioned, seconded by Mike O'Connor, to approve the First Amended Budget for 2026. The motion passed unanimously.

- **Approval of JEDCO's 2027 Proposed Budget – Jennifer Wollfarth**

  Following Ms. Wollfarth's presentation, Joe Riccobono motioned, seconded by Paula Polito, to approve the 2027 Proposed Budget. The motion passed unanimously.

IV. President and CEO Report – Jerry Bologna

- JEDCO participated in the groundbreaking ceremony of Loop Linen – one of the region's longest-operating family-owned businesses. Construction is currently underway and is expected to be completed and operational in 16 months.
- JEDCO staff recently met with several large prospects interested in the Avondale Global Gateway site and the Cornerstone site – anticipating announcements soon.
- Mr. Bologna announced staffing updates related to title changes and promotions that will support structure and vision of the organization going forward.

V. Adjournment – Paula Polito motioned, seconded by Bob Stevens, to adjourn the meeting.

Joseph Riccobono

Joseph Riccobono
JEDCO Treasurer

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