JEDCO PILOT Advisory Committee
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094
July 29, 2025 @ 10:00 A.M.

MINUTES

Call to Order: 10:00 a.m.

Attendance: Mickal Adler, Jim Martin, Paula Polito, Bob Stevens

Absent: Lynda Nugent Smith

Staff: Jerry Bologna, Lacey Bordelon, Penny Weeks

Guests: Philip Sherman – Adams and Reese, LLP
Louis Lauricella – Lauricella Land Company
Will Place – Lauricella Land Company
Carla Gendusa – Lauricella Land Company

I. Call to Order – Jerry Bologna, JEDCO President and CEO

Having established a quorum, the meeting was called to order.

II. Review and approval of minutes October 20, 2024

Michael Adler motioned, seconded by Bob Stevens to approve the minutes. The motion passed unanimously.

III. Public Comments on Agenda Items

There were no public comments.

IV. Unfinished and New Business

- **Review and discussion of The Francis JV Prop Co, LP PILOT Lease and Lease Terms – Lacey Bordelon**

  JEDCO has received an application for a PILOT from The Francis JV Prop Co, LP, a partnership of Felicity Property Co and Lauricella Land Company, L.L.C. with respect to the development of a 5-story, 251-unit $74.9 million apartment community with ground level parking as well as parking within a parking structure on 3.622 acres at the former site of the Kmart store in Elmwood Center. Lauricella Land Company, L.L.C. is the long-term owner and developer of Elmwood Center and, additionally, has a diverse portfolio of everything from shopping centers, hotels, and theatres to apartments and single-family residential neighborhoods.

  At a capital cost of $74.9 million, The Francis apartments will offer studio, one bedroom and two bedroom floor plans and amenities such as a pool, fully equipped gym, outdoor grills, landscaped walking paths, lush courtyard spaces, keyless access and covered bike parking. The apartment complex will contain sustainable features via National Green Building Standards, a Bronze rating, to reduce environmental impact. The development will also include some furnished corporate apartments. The apartment complex will have 423 parking spaces onsite via a pre-cast deck and grade level parking. The project is expected to break ground in November 2025 with a two-year construction period. The anticipated placed-in-service date is in December 2027.

  During construction of The Francis, the developer will pay 100% of the property tax owed on the site, which is estimated to be $16,600 (i.e., 2024 taxes prorated according to the size of the new parcel upon which The Francis will be constructed). When construction of the Project is completed and a certificate of completion is granted by Jefferson Parish, the Project will be conveyed to JEDCO and subjected to the PILOT lease. From there, through JEDCO's tax-exempt status and the proposed annual PILOT rents, which will be much less than the amount of property taxes that would be generated from the development in absence of the PILOT, the Project will enjoy 11 years of property tax abatement. The proposed tax abatement will provide significant savings in the Lease Agreement's early years during occupancy ramp-up with decreased savings over time. Stabilization in occupancy is expected to occur in the final year of the PILOT term. The PILOT lease requires the PILOT rent to be paid to the Jefferson Parish Sheriff as tax collector of the parish and instructs the sheriff to distribute the PILOT rent to the taxing entities just as he would with property tax payments.

  At the completion of the PILOT lease, JEDCO will convey the Project back to the developer, and the Project will be placed on the parish tax rolls as taxable. The estimated property tax liability upon completion of the PILOT is $730,916.

The project offers a modern live-work-play environment, the first of its kind in Jefferson Parish, which is a recommended type of development in the Jefferson EDGE 2025 that can attract and retain young professionals and new residents, and will result in increased property and sales tax revenue to Jefferson Parish. Without the PILOT, this development would not move forward.

Paula Polito motioned, seconded by Bob Stevens, to recommend this PILOT for approval to the Executive Committee of the JEDCO Board of Commissioners. The motion passed unanimously.

- **Review and discussion of Elmwood Expansion Retail, LLC PILOT Lease and Lease Terms – Lacey Bordelon**

JEDCO has received an application for a PILOT from Elmwood Expansion Retail, LLC, a subsidiary of Lauricella Land Company, L.L.C., with respect to the development of a combined total of 64,000 square feet of new retail and restaurant space in three buildings, as well as walkways and landscaping at the site of the former Kmart store in Elmwood Center at a total project cost of $40.8 million (including land, hard costs of construction, soft costs, tenant improvement landlord contribution, and tenant direct build-out).

The development site for the retail expansion has been out of commerce since the Kmart store closed in early 2017. In 2024, the 6.154-acre portion of the former Kmart site that is the development site for the retail expansion assessed at $224,110 yielding a property tax obligation of approximately $28,230. Jefferson Parish property tax records show that at its height in 2005 with Kmart operating, the full Kmart property (including the building and the parking lot) brought in $117,648 in property taxes.

At a capital cost of $40.8 million, the developer will construct three buildings containing retail and restaurant spaces totaling 64,000 square feet. The new retail capacity is expected to attract 15-20 new-to-market high-grade and high- demand retail establishments, one of them is the recently announced Nordstrom Rack, as well as new restaurant concepts. The company has requested the PILOT for the retail expansion to offset some of the cost of this comprehensive capital development project which is needed to attract and retain commercial tenants in Jefferson Parish.

During construction, the developer will pay 100% of the property tax owed on the site, which is estimated to be $28,230. When construction of the project is completed and a certificate of completion is issued by Jefferson Parish, the Project will be conveyed to JEDCO and subjected to the PILOT lease. From there, through JEDCO's tax- exempt status and the proposed annual PILOT rents, which will be much less than the amount of property taxes that would be generated from the development in the absence of the PILOT, the project will enjoy 11 years of property tax abatement. The proposed tax abatement will provide significant savings in the Lease Agreement's early years during tenant lease-up and build-out with decreased savings over time.

At the completion of the PILOT lease, JEDCO will convey the Project back to the developer, and the Project will be placed on the parish tax rolls as taxable. The estimated property tax liability upon completion of the PILOT is $378,060.00.

In addition to the parish receiving $1,553,230 over the 11-year term in PILOT revenue, there will be additional positive impacts to the parish as a result of this project, including permitting fees at $117,909, and an estimated $339,367 Jefferson Parish sales tax (and $357,229 State sales tax) generated on taxable construction materials. Sales tax will be generated by consumer spending by the additional residents of The Francis and other customers at the new retail and restaurant establishments.

Bob Smith motioned, seconded by Mickal Adler, to recommend this PILOT for approval to the Executive Committee of the JEDCO Board of Commissioners. The motion passed unanimously.

V. **Adjournment –** Mickal Adler motioned, seconded by Bob Stevens, to adjourn the meeting.

PILOT Advisory Committee Member
Minutes for July 29, 2025

JEDCO President and CEO