



JEDCO PILOT Advisory Committee
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094
July 1, 2026 @ 10:00 A.M.

MINUTES

Call to Order: 10:00 A.M.

Members Present: Mickal Adler, Paula Polito, Lynda Nugent Smith, Bob Stevens

Members Absent: Jim Martin

Staff: Jerry Bologna, Lacey Bordelon, Lauren Cashio, Paul Fischer, Scott Rojas, Kelsey Scram, Penny Weeks, Jennifer Wollfarth

Guests: Philip Sherman – Adams and Reese, LLP
Thomas Richards – Clearview City Center

I. Call to Order – Jerry Bologna

Mr. Bologna called the meeting to order and acknowledged a quorum.

II. Review and approval of minutes for May 19, 2026

Lynda Nugent Smith 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 Richards Clearview City Center, LLC (The Richards Clearview Apartments) PILOT Lease – 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

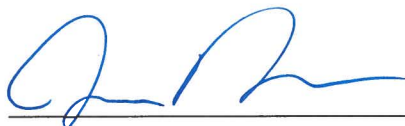
million (excluding the \$125 million investment by Ochsner). The PILOT Lease is for Richards Clearview City Center, LLC ("Richards CCC") and specifically for The Metro at Clearview, a \$46 million newly constructed 270-unit apartment complex with parking garage on the Clearview City Center site.

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.

Following discussion, Bob Stevens motioned, seconded by Lynda Nugent Smith, to recommend to the JEDCO Executive Committee approval of the PILOT Lease. The motion passed unanimously.

V. Adjournment

Mickal Adler motioned, seconded by Paula Polito, to adjourn the meeting.



Jerry Bologna,
JEDCO President and CEO



Committee Member