

Chairperson Hughes (00:00):

40. Go ahead.

(00:05):

All right. Today is, um, Friday, December 20th. This is the regular meeting of the New Orleans Regional Business Park Order Commissioners. I hereby call this meeting of order at 11:39 AM Madam Secretary, please call the roll. Commissioner

Commissioner Bennett (00:24):

Commissioner Jefferson, present. Commissioner Jones. Present. Commissioner Oliphant

Commissioner Tatum (00:29):

Commissioner Plummer here.

Commissioner Bennett (00:31):

Commissioner Renthrope

Chairperson Hughes (00:41):

Present, uh, present, uh, nine members present. And we do have a quorum, um, any guests present? There appears to be no guests present. Uh, so we'll proceed to agenda item number four, review and approval of the agenda. Uh, can I get a motion to, um, can I get a motion to approve the agenda (motion), um, moved by, um, chairman Tatum, second by Commissioner Jones. Is there any objection to approving the agenda without objection? The agenda is approved. Uh, members, let me, uh, first just, uh, as I go into chairman's remarks, I want to sincerely thank, uh, Dr. Davis, uh, and Ms. Roger Parker, perfect timing, uh, for helping us secure this room on such short notice. So this is Ms. Parker, uh, who thank Meet, your Honor, just, uh, uh, extraordinary asset, not only to the hospital, but to our community. And so thank you. You're very welcome. I, I was only discussing No, I know. It was perfect timing actually, 'cause we were going in, so I just wanted to thank you. Alright, thank you. And thank Dr. Davis as well.

(01:47):

Um, commissioners, this is our, uh, final meeting for obviously 2023. And today we'll, uh, pass the torch and elect new leadership. Uh, let me just sincerely, uh, thank each of you, uh, for the honor of the serve as Chairman for the past two years. Uh, that was never my intent just kind of fell on my lap. Uh, I always just wanted to join this board, uh, for just a, a moment to see why we always went dormant. Um, and, and we got a great group of minds together. Uh, and it's a testament to what we can accomplish when we all work together. Uh, I just can't thank each of you enough as I look around this table for, uh, not only the expertise you bring, but just the extraordinary dedication and the sky is the limit from here, um, on what can be accomplished. And so, uh, this will be not only my last meeting as chair, but it will be my last meeting as a commissioner.

(02:37):

Uh, and I look forward to supporting this work, uh, from the legislative side, uh, as we have, um, 1.5 million about to be infused from, um, the federal government via the city. Uh, and, and I hope that, um, as the board continues to look at a strategic planning from a long term perspective, I hope that you will submit a capital application, um, um, prior to October of next year. Um, and, and myself, along with, um, Senator Bowie, Senator Owen, Senator Harris, and Representative Newell. We'll look forward to

champion that together. Uh, so just thank you all so much. Uh, reminder, uh, regarding your, uh, reappointment letter so far, the only one, uh, I've received is Commissioner Plummer. Looks like Commissioner Bennett, uh, has hers. Um, and can you also send that electronically? I can, when you get a chance. Thank you. Um, please get that in as soon as possible.

(03:37):

Several of your terms expire on December 31st pursuant to the law. And so in order to ensure that the board has a quorum, uh, for January and everybody's bonafide, we do need those letters of appointment. Uh, the only terms that expire a little bit later are Commissioner Jones, commissioner Rethr, commissioner Wallace. But I would encourage you all to get your letters of reappointment as well, because your terms will be expiring first quarter of next year. And, uh, after this meeting, just a reminder, we are having lunch together at Messina's, at the terminal, at the airport. A quick five minute drive from here. I hope all of you, uh, can join. So with that, thank you. And we're gonna keep the train rolling. Uh, agenda item number six, election of officers for year 2025 for term commence in January 1st, 2025 through December 31st, 2025. Uh, members, pursuant to the bylaws, um, terms shall be one year, uh, commence in January 1st, and then in December 31st.

(04:38):

Uh, I did resend the bylaws to everyone on yesterday. Uh, pursuant to the bylaws, no officer shall, uh, be allowed to serve more than two consecutive terms. So, uh, I will not be eligible, uh, to, uh, run as chairman and I'm not running for anything. And Commissioner Bennett, uh, is ineligible to, uh, be renominated for Secretary Treasurer, given that she has served two consecutive terms. So, with that, uh, I'm gonna preside over elections today since I'm not running for anything. And I, uh, will now open the floor and entertain nominations. Mr. Chair for the position of board chairperson,

Commissioner Tucker (05:15):

Mr. Chair,

Chairperson Hughes (05:16):

Vice chairman, uh, Tucker, what, what order, sir? Um, we're going to first, uh, pursuant to the bylaws, elected chair, and then we'll elect the vice chair, and then we'll elect a secretary treasurer. So those will be the three offices. Alright, so, um, absent nominations, are there any questions or points of order before we, before I open the floor? Alright. Uh, at this time, I will open the floor for nominations for board chair

(05:48):

Commissioner Bennett: Commissioner Bennett, I, commissioner Tucker. Okay. Okay. Commissioner Tucker, do you accept that nomination?

(05:58):

Commissioner Tucker: I do, sir. Are there any further nominations for the position of chair? Are there any further nominations for the position of chair? Any further nominations for the position of chair? I entertain a motion of close the floor. So move. Moved by Commissioner Jones. Second by, uh, chairman Tatum. Is there any objection? Closing the floor without objection. Uh, the floor is closed, uh, with one, uh, I'll entertain a motion to, uh, elect, um, vice chairman, uh, Tucker, uh, as board chair by acclamation,

Commissioner Plummer (06:33):

No on acclamation.

Chairperson Hughes (06:35):

Okay. Uh, let's get a motion first and then we'll, we'll do a roll call. Vote. Is there, can I get a motion to elect acclamation motion? Moved by, uh, chairman Tatum, second by Commissioner Olaf. Um, the motion on the floor is to elect, um, commissioner Tucker by acclamation as Board chair. Madam Secretary, please call the roll. Commissioner

Commissioner Bennett (07:00):

Jefferson? Yes. Commissioner Jones? Yes. Commissioner Oliphant? Yes. Commissioner Plummer? No. Commissioner Renthrope? Yes. Commissioner Tatum? Yes. Commissioner Bennett? Yes. Vice chair Tucker? Yes. Chairman Hughes?

Chairperson Hughes (07:23):

I abstain. And the only reason I'm abstaining commissioner is because I'm not returning and I don't feel is fair for me to weigh in on board elections. So, uh, but the motion does carry, uh, commissioner Tucker. Congratulations. Congratulations. Um, commissioner Plummer,

Commissioner Plummer (07:41):

It is my understanding, um, that it's not by accliamation because there is a denial, there's a note. So it wouldn't, he wouldn't be winning this as by acclamation.

Chairperson Hughes (07:55):

Okay. Um, or counsel, would you want to weigh in?

Special Counsel Auzenne (07:59):

We can certainly note, and I think we should note the objection and the vote against, um, by Commissioner Plummer, um, voting by acclamation. I think you have a little bit more experience on how y'all run that in the legislature.

Commissioner Tucker (08:15):

Mm-hmm <affirmative>.

Special Counsel Auzenne (08:16):

So if you have a motion to vote for application, the motion passes then. Okay. Then I think the motion does pass. But I would like to note Commissioner Plummer's Objection on the record.

Chairperson Hughes (08:26):

I, I, I do think the motion was proper, but commissioners, I wanna do this very smoothly so that there's no ambiguity. Um, I will at this point, uh, entertain a motion to reconsider the vote that just passed. Can I get a motion to reconsider the vote that just passed?

Commissioner Plummer (08:40):

Why don't you, why don't you just vote for him?

Chairperson Hughes (08:45):

That's, that's what I was gonna do. But since that, since that, since that just passed, I need to undo

Special Counsel Auzenne ([08:51](#)):

It. He needs to, he needs to

([08:52](#)):

Resend the vote.

Chairperson Hughes ([08:55](#)):

And then we're going to just do a up or down

([08:56](#)):

You. Yes. So I have a motion by Commissioner Jones to reconsider the vote. Second by Commissioner Bennett. Is there any objection? Without objection? Uh, so order, um, and then, uh, I need a motion. Um, will, will, would, uh, chairman Tatum, would you withdraw your previous motion to elect by acclamation? And then I'll do a new motion. Yeah. Okay. And will you withdraw your second Commissioner Oliphant? Okay. Now I will entertain a motion, uh, on the question of electing Commissioner Tucker as chairman of the board moved by, um, chairman Tatum. Second by Chairman Jefferson. The question before us now is, uh, on the motion to elect, uh, commissioner Tucker, vice Chair Tucker as Board Chairman for 2025. A yes vote will be to elect Vice-Chairman Tucker as board chairman. A no vote will be against Madam Secretary of please call the roll.

Commissioner Bennett ([09:54](#)):

Commissioner Jefferson. Yes. Commissioner Jones? Yes. Commissioner Oliphant? Yes. Commissioner Plummer? No. Commissioner. Commissioner. Yes. Commissioner Tate?

Commissioner Tucker ([10:05](#)):

Yes. Commissioner Bennett? Yes. Vice Chair Tucker? Yes. Chairman Hughes

Chairperson Hughes ([10:12](#)):

I abstain. And, um, so we have, uh, seven yays one day, one abstention. Congratulations. Vice Chair Tucker, who will serve as board chairman for 2025. And thank you for your cooperation commissions. Uh, we'll now entertain, uh, the, the floor. I will now open the floor for nominations for Vice Chairman of the Board of Commissioners for 2025.

Commissioner Tucker ([10:35](#)):

Mr. Chairman,

Chairperson Hughes ([10:36](#)):

Uh, vice chair Tucker, chair elect Tucker, I like to nominate Commissioner Josh Tatum, or Vice Chair five. Commissioner Tatum. Do you accept?

([10:46](#)):

Alright.

([10:46](#)):

Are there any further nominations for vice chair? Any further nominations for vice chair? Any further nominations for Vice chair? I'll entertain the motion to close the floor. Uh, moved by Chair elect Tucker. Second by Commissioner Renthrope. There any objection without objection to Floor is closed, uh, at this time. Members, uh, the question before us Now I'll call the question, the question before us. Now, uh, is on the nomination of, uh, chairman Tatum to serve as Vice Chairman of the Board for 2025. A yes vote would be in favor, uh, of that a no vote would be against Madam Secretary of role call

([11:22](#)):

the Vote Commissioner. Yes. Commissioner Jones?

Commissioner Bennett ([11:26](#)):

Yes. Commissioner <inaudible>? Yes. Commissioner? Yes. Commissioner Wendell? Yes.

([11:31](#)):

Commissioner? Yes. Commissioner Bennett? Yes. Vice Chair? Yes.

Chairperson Hughes ([11:40](#)):

Chairman. Uh, we have eight Yays, no nays. One abstention. And, uh, that motion will carry. Congratulations. Vice Chair, rep. Uh, uh, and finally, members, I will now open the floor and entertain nominations for the position of Secretary Treasurer.

Commissioner Tucker ([11:59](#)):

Mr. Chairman,

Chairperson Hughes ([12:00](#)):

Um, chair like Tucker, I'd like

Commissioner Tatum ([12:02](#)):

To nominate Commissioner

Commissioner Tucker ([12:04](#)):

Louis Jones. Secretary for 2025.

Chairperson Hughes ([12:08](#)):

Uh, commissioner Jones, the accepted nomination?

Commissioner Tucker ([12:10](#)):

Yes.

Chairperson Hughes ([12:10](#)):

Okay. Are there any further nominations for the position of Secretary Treasurer? Any further nominations for the position of Secretary Treasurer? Any further nominations for the position of Secretary Treasurer? I will entertain a motion to close the floor. Uh, moved by Vice chair. Let Tatum second by Commissioner Jones. Is there any objection? Without objection? The floor is closed. Members, the question before us now is on, uh, the nomination of Commissioner Jones to serve as

Secretary Treasurer for 2025. A Yes. Vote is in favor or no vote is against Madam Secretary, please call the roll. Commissioner

Commissioner Bennett ([12:44](#)):

Jones? Yes. Commissioner Jones? Yes. Commissioner <inaudible>? Yes. Commissioner Palmer Abstain. Commissioner Red? Yes. Commissioner Tate? Yes. Commissioner Ben?

Commissioner Tucker ([12:59](#)):

Yes. Vice Chair Teer. Yes. Chair.

Chairperson Hughes ([13:03](#)):

Uh, abstain. Uh, so on this vote we have, uh, seven yays. Seven yays, no nays. And two abstentions in that motion carries. Congratulations, commissioner Jones. And congratulations to, uh, the newly elected board officers for 2025. Um, those board officers will take effect, um, on January 1st, 2025. Uh, at this time I will entertain a motion to, uh, remove myself and Commissioner Bennett as board signatories and to add, um, vice Chair elect Tatum and, uh, secretary Treasurer Elect Jones as board signatories. Can I get a motion moved by Chair elect Tucker second by, uh, chairman Jefferson. Is there any objection? Without objection? Uh, myself and Commissioner Bennett will be removed and, um, chairman Tatum and Commissioner Jones will be added a sign. Notorious effective January 1st, 2025. Alright, um, moving on, finance committee. Uh, I will turn it over to Chairman Tate. Thank you Chairman. Um, and

Commissioner Tatum ([14:11](#)):

Thank you everybody to next year as well. Um, just want quick before I hand over Michelle, before you see today on the budget that we, um, offer 2025 Adopt. Just to keep in mind, Michelle will talk about it more, but there's the income, um, that's gonna be low, that is just due right now, uh, to making, um, we can't make assumptions, uh, for, um, Myers Renew, but we have good news that, uh, we had some good conversations that they are planning to renew their lease. Um, so we should have a steady income stream still, but it's good practice to adopt a budget at the current assumptions that we have without a current lease. Just so in 21st of the year we'll do a budget revision. And this give practice as Michelle's taught us in finance committee, but keep doing budget revisions regularly. So I'll mention agenda, so I just wanted to put that out before I hand it over.

Chairperson Hughes ([15:06](#)):

Perfect. Thank you Chairman. Ms.Diaz.

Michelle Diaz, CPA ([15:10](#)):

I'll present, uh, the financial statements for the month of October and November. The first four pages of the packet for the month of October, rent income was 34,439, utility reimbursement of 5,835. Total revenue was 40,000 2 74. The expenses were utilities, 81 99, accounting 1500, legal 4,042, and website hosting 180 6 for a total of 13,927. Net income for the month was 26,347. The next page is our balance sheet. The only change is cash, which went up by that amount of 26,347, bringing it to 1,099,721.

Commissioner Tucker ([15:55](#)):

Excuse

Michelle Diaz, CPA ([15:56](#)):

Me. The third page for the month of November, the rent income was 35,439. Um, that did include a special, uh, rent that we received for the rental of the parking lot of \$1,000. Utility reimbursement was 10,145. You'll note, um, Meyers, uh, has re at in the month of November reimbursed 6,000 3 0 2 72 for the water bill. Um, that was their first remittance in several years now. So, um, I'm happy to report that. Uh, we do have movement now with them, reimbursement for the water. And also in the month of December, although I'm not presenting that yet, they did already remit 30,625 in additional funds for the water. So Myers is, has made substantial progress on the water reimbursement. Our utilities expense for the month of November was 3000 321 0 3. I did not have a, uh, a water bill for that month. Um, so none was paid for that month. Accounting 1500 total expenses 4,000 8 21, the net income for the month was 40,763. Return to the fourth page, that brings the cash to 1 million 1 44 84. That concludes my presentation of the current financials. Any questions?

Commissioner Tucker ([17:20](#)):

Okay.

Chairperson Hughes ([17:28](#)):

All right. Um, any questions from the commission? Um, ch um, commissioner Plummer.

Commissioner Plummer ([17:33](#)):

Okay. Michelle, what is this, um, Maria sent out. What is,

Chairperson Hughes ([17:38](#)):

So we're gonna get to hold, hold on. We're gonna get to that next.

Commissioner Bennett ([17:41](#)):

Alright, thank

Chairperson Hughes ([17:42](#)):

You. Yeah, no problem. Uh, any questions? Further? Questions on the financials? Alright. Um, thank you Ms. Diaz and Ms. Diaz. Let me just say on behalf of the board, um, you have been a, just a steady rock at keeping the train moving seriously. No pleasure. And, and we really, really appreciate you. So welcome. And it's been a pleasure to work with you. So thank you so much. Thank you. Same you. Alright, action. IC uh, presentation of outstanding payment obligations. Um, chairman Tatum and Ms. Diaz.

Michelle Diaz, CPA ([18:12](#)):

Okay. There are, uh, three different, um, uh, I'm sorry, two, two different vendors that, uh, require approval. Um, the first is Noah Lewis and Associates. He has presented an invoice for \$445. Um, it is for the worker's comp insurance policy that Council Ozan, um, stated the city is requiring for the CEA agreement. So \$445 for that. And then we also have, uh, invoices for, uh, different periods from Council Ozan. Um, I'll summarize those as follows. For the period of September 23rd, 2021 through November 5th, 2021, 1001 92 50. That's the first page, um, of her invoice in the packet. And then for the period of March 10th, 2022 through 11 28, 22, a total of 4,000 837 50. That's the next two pages.

Chairperson Hughes ([19:19](#)):

That's not my, that's in the one she gave you in

Michelle Diaz, CPA ([19:22](#)):

Her package. And then the third invoice is for 10 23 24. So since our last board meeting through December 18th, 1004, 54, 98, those three invoices total 7,000 484 98. Um, and I would like to just note that, uh, councilor Ozan does have, uh, invoices for 2023 that, um, she will be presenting, uh, in the future. Just so it's, it's on record that 2023 still has not been, um,

Chairperson Hughes ([19:58](#)):

Addressed. I, I con I confused every once. So if you don't mind me, just what you got, what I handed out this morning, it was just January and February of 2023. But, um, the chair had asked that I bring that in paper form for everyone rather than email that to everyone. So you all would have it. I, um, will have the only other ones outstanding after January and February of 2023 are March, April, may and June of 2023 because in, in July of 2023 is when I started with the new program. So since July of 2023, you've gotten a bill every month. And it, and they've been paid. So over the weekend, I'm gonna finish those four. So you guys will at least have them to review. I'm not asking you to pay those today or anything like that. I just wanted you to have, want you to have them before the end of the month, year.

Michelle Diaz, CPA ([20:55](#)):

That's for January and

Chairperson Hughes ([20:56](#)):

February, 2023 for, um, I'm sending you. Um, they've got those, they've got those. It's gonna, I'm sending them over the weekend. March, April, may, and June.

Michelle Diaz, CPA ([21:06](#)):

Right. So I, I just wanted to be clear. So we are adding the January, February, 2020.

Chairperson Hughes ([21:12](#)):

They don't need to, if they want time to review it, they're, I I, I'm, I can go whatever way you guys want to on that. Okay.

Commissioner Tatum ([21:19](#)):

Yeah. And, and just to add out, went back clear all invoices received from 2023 because I did keep all of

Chairperson Hughes ([21:26](#)):

Yeah.

Commissioner Tatum ([21:26](#)):

Uh, the in file and I did not start receiving invoices from Maria and Michelle and I discussed as well. We did not start receiving 'em until July. And that only covered the month of July. So January of 23, when most of us came on the board from January to June, we never received an invoice for any work that was performed. Right. Um, during that time. But we did start receiving in July. Yep. Okay.

Chairperson Hughes (21:54):

And I did, and I, I'm gonna recognize, uh, commissioner Plum shortly. Um, I did ask, uh, council Ze, I, I, everybody doesn't bring a computer, so I, I did ask her to bring him a paper form, so thank you for doing that. You're welcome. For clarity. So the 17,000 429 98 is the cumulative total of all of the

(22:14):

Yes.

(22:14):

Paper invoices in possession.

(22:16):

That's the way that, that new program, I'm

(22:18):

Just asking for

(22:19):

Clarity. Yeah, that's, that's what that is. That's the accumulation of every paper invoice or every invoice that it has that you all have received that hasn't been paid. So that's gonna be the current invoice, uh, for uh, uh, uh, what November, December, which is about \$1,400 plus 2021, which was about 1900 for the whole year. And plus all of 2022. And I think it also included January.

(22:47):

So it, it's basically five separate invoices.

(22:50):

Yeah.

(22:50):

All 62, 63, 64, 65 6. So a cumulative total of 17,000 4 29.

(22:56):

Yeah, that's through that. Would that on, on the end of that, what that is, that is everything through February of 2023.

(23:03):

Okay. Commissioner, no, go ahead.

Michelle Diaz, CPA (23:05):

Last question. 'cause I I didn't get that invoice that you distributed this morning. The January is how much? Just so I can

Chairperson Hughes (23:12):

Oh, I'm sorry. I, I can give, yeah.

Michelle Diaz, CPA (23:13):

Alright. I got it. Okay.

Chairperson Hughes (23:14):

'cause I had copies for you. If you need it,

(23:16):

I'll take them. Sure. Uh, commissioner a plumber. Here you go. I'm just as confused as a big loan because I'm looking at stuff from 21. Yes. Right. Yes. So that was, um, presented finance committee saw it for the first time. Wednesday. Wednesday. Wednesday.

Commissioner Bennett (23:39):

Okay. So where does the 21, the year 21.

Chairperson Hughes (23:45):

So the entire year of 21 is on one and 23 fall. And I'm

(23:53):

Confused. Alright. Council. Yeah. Oh chairman. Tell it doesn't matter. One of you

(23:56):

Two on, well, well the entire year of 2021, it was so small. It's all on one the entire year of 2022 is all in one. Then I in 2023,

(24:07):

So, so 2021 is invoice number 63.

(24:10):

Yeah.

(24:12):

So that starts, that's the first page in the packet.

(24:15):

And that's the entire year that was covered.

Commissioner Tatum (24:20):

If we look at invoice 63, right behind Mr. Lewis's invoice. Invoice, that's the 0.1 here, there. And then the next, after on page after that one, invoice 64, lemme see. Invoice 64 <inaudible>. Mm-hmm <affirmative>. This is all in

Chairperson Hughes (24:43):

2022 year, correct? That's right. 64.

(24:48):

So year 2022, the cumulative total is 4,800. Right. \$37 and 50 cents.

(24:54):

And that one was for a full 12 months. And the, and the

Commissioner Tatum (24:58):

Detailed statement at the bottom are just all the invoices. 63 and 62. Mm-hmm <affirmative>. 64 from the bottom. So the last 1 62

Chairperson Hughes (25:10):

Is this year's 60. Right. That's gonna be this year, which would be like October 23rd. Through, through, yeah. Through I guess, or it's, it is through the finance committee date. 'cause I present 'em at finance, it goes from finance committee to finance committee. Yeah.

(25:31):

So, so just for my clarity, uh, council s I'm sorry. Commissioner Plummer still has the floor.

Commissioner Bennett (25:40):

You I'm sorry you had, you asked the question.

Chairperson Hughes (25:42):

No, no, no. You still have the floor? I'll, I'll ask that

Commissioner Bennett (25:45):

Now. I know, I remember back when some of y'all came on the board, I know Maria would not, was not sitting in invoice mm-hmm <affirmative>. And I got on her about that. Yes. Did I how you can live without submitting

Chairperson Hughes (25:56):

Yes you did invoices.

Commissioner Bennett (25:58):

Um, but because this board is so hard on certain vendors, I implore that the council submit timely invoices. How we know to go back to check to see, because nobody checks council's invoices. But y'all pick and choose who you're gonna give a a problem to in submission of invoices. And like Commissioner Bennett has said invoices should go to all commissioners and I've never got anything. So I hope moving forward we correct these imbalances and unfairness.

Chairperson Hughes (26:47):

Noted.

(26:47):

May I also say commissioner er and I do want y'all to know, and I, and I take what you say to heart and I have since June, July of 2023, since I got the new program, I have submitted everyone month, everything monthly on time. And, but if y'all want me to also send email and my policy had always been to send to the finance committee 'cause that's what I was requested to do. But I'll be happy to just send a global to everyone too.

Commissioner Bennett (27:11):

Well I was attacked.

Chairperson Hughes (27:13):

I understand.

Commissioner Bennett ([27:14](#)):

And I did send invoices to all committee, I mean all commissioners in dealing with, um, garden doctors. I ideally was asked before I was asked. I just want it to be done by everybody.

Chairperson Hughes ([27:35](#)):

Thank you. Commissioner Plummer. Um, counsel, so for the record, yes. What is still

([27:40](#)):

Outstanding, what is still outstanding, what I have as far as what you have not received or seen at all is March, April, may and June of 2023. And what happened is that I was using the program by Quicken, but they jumbled every, um, client together and identified all the clients and I have to go in by hand and take you guys out from the other clients.

([28:09](#)):

Alright.

([28:09](#)):

So so that's what you, that's was left. So didn't and I didn't wanna rush it and get anything wrong.

([28:13](#)):

So there's nothing else standing for 2024 with the exception of December, I guess

([28:19](#)):

With the exception for the current one. Yeah.

([28:20](#)):

Okay.

([28:21](#)):

Yeah.

([28:22](#)):

So once the board receives March, april, may, June, there you'll have everything. There will be no retro,

([28:28](#)):

No

([28:28](#)):

Activity,

([28:29](#)):

Nothing

([28:29](#)):

Moving forward.

([28:30](#)):

Nothing at all.

([28:31](#)):

Alright. And you're gonna send that to the board when?

([28:34](#)):

Over the weekend. I'm gonna finish it by Sunday. I should have it out to everyone.

(28:39):

Okay. Well I mean the new board is gonna have

(28:41):

To Yeah.

(28:41):

Deal with that unfortunately. Alright, any further questions from the commission? Um, all right. Uh, what's your pleasure commission,

Commissioner Tucker (28:52):

Mr. Chairman?

Chairperson Hughes (28:53):

Um, chair, let Tucker, what's the recommendation on the finance committee? So the finance committee, um, had only received

(29:01):

Through 2021 and, and, and the, um, November the current bill, that's what they had received.

(29:09):

Chairman Tatum, you want to walk us through what Yes, we, we

Commissioner Tatum (29:12):

Received 2021 and the current due month, October 24th through this year. But we just in 2022. But we, we got it 22 2 later in the evening. But we still reviewed together, um, what would come and said the recommendation was to recommend to the board 2122 in this current pay period or this current,

Chairperson Hughes (29:37):

Um, give, give me those invoice numbers. Um, invoice number, just to make it easy, verify

Commissioner Tatum (29:43):

Invoice number 62, which is this current, um, <inaudible> October 24th. December 60, invoice number 63, which is 2021, invoice 64,

Chairperson Hughes (30:02):

Which is 2022 here. Alright. So to make it easy for you elect Tucker, it was invoices 62, 63 and 64 that the finance committee reviewed and recommended approved. Hmm. Recommend to paper. Yes. That was the recommendation, right? Of found, yeah. 62, 63, 64 and then the rest. Um, so we received 60, everybody seeing 66 and 65 today,

Commissioner Tatum (30:33):

But we, we recommended that the committee meeting to hold all 2023 just because we just got 'em today real right discussions

Chairperson Hughes (30:45):

If we could, and I have no objection to, to doing that. I want to be certainly fair and above board and give you guys time to look at 23. We had a lot going on then. That was when, when, as y'all know, Myers came on, you know, really heavy as far as getting their lease done because we had had a little bit of a problem getting their lease done in 2022 because we couldn't get a board quorum. So, um, that's when we started negotiating with James Carroll and, and, and um, as you all remember, they had had a lease that was done by their real estate agent and not by me. So there was a little bit of a hiccup in getting them back on board. And then of course we started with Miles Granderson and um, advo. Um, so those bills, that's why those bills are higher. As you can see, as soon as we got those squared away, especially at Vno, everything dropped down.

(31:39):

So, um, okay. Thank you. Sure. Any further questions? Alright, what is the Commissioner Bennett? We have so much budgeted for an attorney

Michelle Diaz, CPA (31:50):

For a year. Are we gonna go over that budget amount? Yeah, the budget is next for, for 2025. For 2024. Oh, I'm sorry. Are we gonna go over that budget amount that we have? Budget? I got your question. I'm sorry. Um, because overview,

Chairperson Hughes (32:21):

Okay, so the 24th? I don't think so. The 24th? No, I don't think so. I think she

Michelle Diaz, CPA (32:27):

Saying in the budget. Um, so I'm looking at the financial overview. So through November we had the first 30 1003 and that budget amount is 60,000. So it was about 30,000 still left for 24.

Chairperson Hughes (32:47):

It is gonna come out substantially under budget from 24 'cause we budgeted 60,000. Okay, good. That's good. Okay. Alright, commissioners, what's your pleasure? Or are there any additional questions? What? Did you have anything else, commissioner? No, I'm

Commissioner Tucker (33:04):

Asking

Chairperson Hughes (33:04):

You. Okay. Um, board members, what's your pleasure on action item C? Um, so we have the only record, the only invoices that were recommended payment is for Noah Lewis and legal. Legal. So what, 62, 63 and 64 ion. All right. So I have a motion by Chairman Tatum to recommend the payment of the invoice for Noah Lewis and the payments for legal 62 63 64. That would be a cumulative total of \$7,484 and 98 cents. Is there a second? Second by Chairman elect Tucker on any questions? Commissioner Clark,

Commissioner Bennett (33:53):

Let's go on. Dr. Paid

Chairperson Hughes ([33:55](#)):

For,

Commissioner Bennett ([33:56](#)):

For the work they did September of last year.

Chairperson Hughes ([34:01](#)):

They, they have not until

Commissioner Bennett ([34:01](#)):

They line

Chairperson Hughes ([34:03](#)):

That I, that item has not been resolved between garden doctors and the board.

Commissioner Bennett ([34:07](#)):

So when will that be resolved? Only August, sir.

Chairperson Hughes ([34:11](#)):

Um, vice chair talk of state your point.

Commissioner Bennett ([34:15](#)):

It's not remain to what we're filling it right now. We're in financing. I don't see any of the y you talking about. We are in financing. We are ending this year and we have bills that are due like attorney's bills due since 21. So that is my question. Why and when will that be resolved?

Chairperson Hughes ([34:41](#)):

Um, we requested information from garden doctors, um, that we have not received yet. And so once that information is received, we can hopefully get that resolved.

Commissioner Bennett ([34:52](#)):

Other than the, in, other than the invoices that I sent,

Chairperson Hughes ([34:56](#)):

Everything has been fulfilled.

Commissioner Bennett ([34:58](#)):

No,

Chairperson Hughes ([34:59](#)):

Outside of that.

Commissioner Bennett ([35:00](#)):

'cause if, if we still owe from September?

Chairperson Hughes ([35:03](#)):

No, I'm saying outside of those.

Commissioner Bennett ([35:05](#)):

Okay.

Chairperson Hughes ([35:06](#)):

The emergency work and other authorized work was, was paid

Commissioner Bennett ([35:10](#)):

And the

Chairperson Hughes ([35:11](#)):

Yeah, chairman it's 9,000

Commissioner Tatum ([35:14](#)):

Emergency for Garden was paid, right? I don't see it. It's um, if you look on the, okay, sorry. Um, on September, that 9,000 amount that was for

Michelle Diaz, CPA ([35:31](#)):

Doctors, it going be the fifth page in packet in the month of Eptember Landscaping 9,000 7 47. That was an emergency party?

Chairperson Hughes ([35:42](#)):

Yeah, they, they were paid.

Michelle Diaz, CPA ([35:43](#)):

Noted emergency. Well this is just for, you know, the line item is titled Landscaping. Um,

Chairperson Hughes ([35:51](#)):

On the check though, the image of the check. It was, it was noted.

Michelle Diaz, CPA ([35:55](#)):

Okay.

Chairperson Hughes ([35:58](#)):

But yeah, they, they were paid immediately upon completion. Alright, we do have a motion and a second, um, to approve, uh, Noah Lewis and legal invoice of 62, 63, 64. Is there any objection, thought, objection, uh, that motion will carry. And finally, action d

Michelle Diaz, CPA ([36:21](#)):

In your packet is the, um, operating budget that is being proposed for the year 2025. Is Commissioner Tatum, uh, uh, stated in his introductory remarks? Uh, when we formulated this budget two days ago, um, we, we based it on the lease agreement that we actually have executed with Myers, which, um, states that the lease runs only through April 30th. So we were only able to factor in for budget purposes, four months of rent from Myers. We do have the full 12 months of rent from Banno, but of course Myers is our, uh, you know, much larger, uh, revenue source. So because of the four months instead of 12 months from Myers that dropped the revenue, um, down to 161,438 for the year, the rent. So, um, um, in 2025, once we're able to actually formally execute a new lease, we'll be prepared to revise the budget to reflect the increased income.

(37:29):

But this is what we have in place right now. The utilities reimbursement, we've budgeted at 40,000 interest, 500 other income from Summas 1200 total revenue 2 3 1 38. Then the insurance is budgeted at 61,500 utilities 40,000. Again, this is assuming that Meyers is ending in April. So that's why we have such a decline. Repairs and maintenance remains at 30,000 administrative services. 40,000 that, uh, contemplates hiring and administrative support person security of 50,000, landscaping of 30,000 no dollars have been allocated to contractor services. Legal 60,000 accounting and review services, 27,000 pest control, 2000 telephone 1000 website hosting 900 miscellaneous contingency 5,000 for total expenses of 3 47 400. That will give us a deficit for the year of 1 44, 2 62. Um, but again, we, we fully expect that that will change once we have a, a formal, um, new lease with mys. Okay, so that's the budget as it is proposed for year 2025.

Chairperson Hughes (38:48):

Alright, and first order business for our new chair and vice chair B to get the Myers, um, lease mm-hmm <affirmative> finalized and we're really glad that Mr. Myers, um, wants to renew. Um, and he has enjoyed the working relationship with this board, uh, and he does appreciate the stability on this board. So any questions about the budget numbers? If not, uh, I'm happy to obtain a motion to adopt the 2025 budget moved by Chairman Tatum, second by Chairman Jefferson. Is there any objection? Not objection. The 2025 operating budget will be approved. Alright, um, item number eight, property committing chairman Jefferson.

Special Counsel Auzenne (39:30):

Um, and sweet, uh, one we, the property committee reviewed the proposed for landscaping and we recommended, uh, we'll recommend for the next meeting. Um, RCI landscaping. Um, their monthly to was a little bit under 1800 and overall annually around 21, 20 1000, I'm sorry for the year. Um, we also recommended for security m and r Security, um, their monthly is somewhere in the range of \$2,800 and annually at average out about 35,000, uh, for the year. Um, we have received both, we received draft contracts from both and we'll go back and forth with them to, uh, finalize the actual contract and, um, have that for our next week. Um, um, something that came up during the summer of the city, uh, <inaudible> was the possibility of us having to change out to a or like right now. Um, they sent some doc sent the email to Diaz and she forwarded to me one summer and I thought we gave them what they needed.

(40:49):

They came back again, another email in November, um, requesting that we do install back preventer, but I responded to the email to Mr. Fulton, to the water board, um, letting 'em know that there is a back flip preventer at the site, which is true, it's not ours, but it's, it's bad preventer at the site, but also, um,

that they had a bit of discrepancy in what he was requesting and what um, they previously sent. So we never received anything back from him on that yet. So when that does come up again, we'll try and respond to the best.

Chairperson Hughes ([41:25](#)):

Any questions? Commissioners? Uh, commissioner Plum? I chair. Hold on one second. Sorry. Get Commissioner Plum, then come to you. Go ahead. Okay. Commissioner <inaudible>, assuming we would

Special Counsel Auzenne ([41:37](#)):

Have to do a a per a backflow, how much are we looking at that? I'm not a back could be from 15,000 some. And do we need two of them? We have a tap for, um, actually, but we not need I've site

Commissioner Bennett ([42:15](#)):

There's, you mentioned, um, there is a backflow, but, but we don't own it. Who, who own it?

Special Counsel Auzenne ([42:21](#)):

No, no, we own it. But it was installed by ADV van because they, it was required for the services that they need

Chairperson Hughes ([42:28](#)):

And the way that the installed it, they installed it only on the water coming into and out of their little, one little area instead of installing it at, so we, the whole property, they weren't required to put it where they put, I mean

Special Counsel Auzenne ([42:44](#)):

They can put it on that's fine. But it should have, if we would've been involved in

Chairperson Hughes ([42:48](#)):

The beginning, I Exactly, they should have put it further out where it was we're in building.

Special Counsel Auzenne ([42:53](#)):

Yes. Would've been a four inch instead of a three quarter or something.

Commissioner Bennett ([42:57](#)):

I dunno what that size it. Yeah. Um, second question. Can you send to me the difference in pay and scope of work between RCI and um, regarding doctors? I have a question. Alright. And the last question I have, what, what will be the schedule for Eleanor? What, what's the plan for?

Special Counsel Auzenne ([43:19](#)):

So I gave them, uh, I give to everyone. I, um, ask for, for, I requested a range from four to six hours. I said most likely to be six by something from four to six every day. No, four days of the week for random times. So, um, I think I started at like eight 8:00 PM or at 6:00 PM to 12:00 PM at eight to two. And, but um, everyone had the same

Commissioner Plummer ([43:44](#)):

Thing. It's a six hour or um, they have something that they may have a property cheaper paying is the

Michelle Diaz, CPA ([44:10](#)):

Actually

Commissioner Plummer ([44:19](#)):

We'll do, it will be. I don't subject.

Chairperson Hughes ([44:27](#)):

Right. Okay. Thank you sir. Chairman Tatum, a quick comment on kind of the

Commissioner Tatum ([44:33](#)):

Security that we talked, discuss that help formulate the budget for 25 some sort security, um, some maybe should keep, um, also tenants to make sure that there'll be somebody out there and also what we are trying to protect and secure. Um, you know, if it's that individual's time out there, what is it that they are patrolling, you know? Mm-hmm. Or if it's us making infrastructure upgrades such as speed bumps or installing a gate that we can call security measures that enhances the properties. So just something that we can also discuss, um, you know, on top of maybe someone coming and doing some patrols, but just something that you might opinion keep in mind making sure that what they're patrolling is also gonna benefit the tenants always. Um, but also, you know, what else is there to patrol. So, or if we can make

Commissioner Bennett ([45:35](#)):

Improvements property on, on that note. Commissioner, um, I don't know if you are aware, the speed bumps don't stop the drag race speed bumps do not stop the spinning. That's not that really. It does not. You have to have a presence and even with that they'll ignore presence. I,

Commissioner Tatum ([46:07](#)):

They don't actually go anywhere. They either go in circles or they stand still. Right. Spin, burning their motorcycles. Motor. Yeah.

Commissioner Bennett ([46:17](#)):

Motorcycles been back there too.

Commissioner Tatum ([46:20](#)):

Speed bumps literally every 10 feet. It's not.

Chairperson Hughes ([46:25](#)):

Alright. Uh, any further questions for Chairman Jefferson? If not chairman, thank you for that report. Uh, with no other business coming before the board. Um, commissioner Renhart moves that we adjourn second by Commissioner Jefferson and for the very last time, wear a jar. Are

([46:44](#)):

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You leaving the gavel?

[\(46:46\)](#):

I'm not leaving the gavel. Taking that as a seat.