

Speaker 1 ([00:01](#)):

Okay. Good afternoon, commissioners. Uh, today is April 25th, uh, of 2025. It is 3:31 PM I'm gonna call this special meeting of, uh, N-O-R-C-B-B-P Board of Commissioners to order, uh, next to the Secretary of the <inaudible> Police.

Speaker 2 ([00:22](#)):

Okay. Commissioner Wallace. Commissioner Thomas. She's excused. Excused. Uh, comm. Commissioner Ro. Commissioner Plum. Here.

Speaker 1 ([00:32](#)):

Comm.

Speaker 2 ([00:33](#)):

Commissioner Oon.

Speaker 1 ([00:35](#)):

Here.

Speaker 2 ([00:36](#)):

Commissioner Jefferson.

Speaker 3 ([00:37](#)):

He's

Speaker 2 ([00:37](#)):

Excused. Commissioner Bennett?

Speaker 3 ([00:40](#)):

Present.

Speaker 2 ([00:41](#)):

Commissioner Jones. Present. Commissioner Tatum.

Speaker 1 ([00:43](#)):

Present.

Speaker 2 ([00:44](#)):

Commissioner Tucker

Speaker 1 ([00:45](#)):

Here. Uh,

Speaker 2 ([00:47](#)):

We have a court.

Speaker 1 ([00:48](#)):

We have a Quorum Court. Miss said it. Start a meeting.

Speaker 4 ([00:53](#)):

Well, you called it from the bottom off. I was trying to follow, and I was like, where is she doing? What is she doing? I, from the bottom of this <laugh>, I call from the bottom up.

Speaker 1 ([01:01](#)):

Item number three, introduction of, uh, guests and, uh, public comment. Khali Ross was here, uh, before the start of the meeting or doing finance committee. So he introduced himself, uh, his, his, uh, beautiful boardroom and facility, uh, on site that we're using the day for our board meeting. Uh, but as, as now, there's no guest, uh, review and approval of a, of the agenda. Commissioners believe you had time enough to, I think Marie put that out yesterday.

Speaker 4 ([01:34](#)):

Yeah. Yeah.

Speaker 1 ([01:35](#)):

By, by one before one o'clock, right?

Speaker 4 ([01:38](#)):

Yeah. I don't remember what time it was. It was, it was actually, it was before one o'clock. It was in the morning.

Speaker 1 ([01:42](#)):

Yeah. So hopefully

Speaker 4 ([01:43](#)):

It was early in the morning time

Speaker 1 ([01:44](#)):

For us to review it. Um, there is no, no edits or adjustments to the agenda. Entertain a Motion to Adopt Ion Motion by Vice Chair Tatum. Second. Second by, uh, commissioner Bennett. Uh, without objection, let the record reflect that Commissioner Al is, uh, present at the meeting.

Speaker 4 ([02:08](#)):

It is 3 33.

Speaker 1 ([02:14](#)):

Alright. Item number five. Got an agenda. Yep. Thank you. Item number five. Uh, the chairman's report. I don't have much besides an explanation while we're here. Um, it was, it came outta executive committee that we wanted to start to tour our districts strategically. And we figured having meetings at different, uh, facilities that are welcome, welcoming to us, uh, that we, uh, we would make that attempt. And this is, this is one successful one. Um, and so that's why we are here. I know it came up over an email, so I wanted to give that explanation. Um, no other reason. And well, there was another reason because of the, uh,

Speaker 4 ([02:59](#)):

Airport wasn't, it was not available,

Speaker 1 ([03:01](#)):

Uh, to us. I don't know if we, we tried Goodwill. They wasn't available to us too. So, um,

Speaker 3 ([03:07](#)):

Goodwill said that they got so many requests.

Speaker 1 ([03:10](#)):

Yeah.

Speaker 3 ([03:11](#)):

But they're booked.

Speaker 1 ([03:13](#)):

Yeah. So we do want stop by Goodwill at some point during mm-hmm <affirmative>. Uh, this year. Uh, but that's all I got for the chairman's report. So I wanna move us along so we can get out to, uh, the festive at least this week. Um, presentation of, uh, unless there's any questions for the chairman. Alright. So, item number six, financial presentation. Uh, chair Bennett.

Speaker 3 ([03:39](#)):

Well, we just went over the financials for one. We just had one month. Um, 'cause we had a previous month, everything was adopted. So Michelle is gonna go over everything for us. But we just had the month of March that we went over. Um, there was just one recommendation made that, um, the, um, hiring of the administrative assistant or any personnel matters would be, um, deferred to the personnel committee because we do have a personnel committee at this time. And, and that was it.

Speaker 1 ([04:18](#)):

I do think that's, uh, it would be a good place for mm-hmm <affirmative>. Evaluating administrative assistant. Uh, and then maybe collaboratively, y'all can talk about salaries or costs or whatever, how that affects our, our, our financial position.

Speaker 3 ([04:32](#)):

Yes. Uh, we also made a recommendation that, um, in July we would reevaluate, um, the budgets and see if we need to reduce any of them or increase any of them. But we would look at it at, after the six month point to see if we needed to adjust any of the budget line items. And that was good for the finance

Speaker 1 ([05:00](#)):

Committee. Well, last year, how often did we look at the budget to adjust? It was as frequent as once halfway point.

Speaker 5 ([05:09](#)):

And I would say it was a little bit late. Not, it wasn't ideal when we did do it. So we, we've said in July, we'll look at it. 'cause that at that point we'll have a six month look back period. And that'll give us a, um, you know, better insight as to where we are and what adjustments may be needed.

Speaker 6 ([05:26](#)):

Okay. Hey everyone,

Speaker 4 ([05:28](#)):

We have a, hi, um, Wallace is entered is, it's 3 36.

Speaker 1 ([05:34](#)):

The Commissioner Wallace has entered the meeting. Commissioner Wallace, thank you for, uh, attending. I know we talked yesterday, probably had a challenge getting back in, finding out where, so we're at item number six now, the financial, uh, presentation. Uh, and, and chair by, uh, the chair of the finance committee has the floor right now.

Speaker 3 ([05:59](#)):

I'm, I'm done. That was, that was it. Okay. Finance.

Speaker 1 ([06:04](#)):

So, um, I think, uh, picking up is gonna be our accounting.

Speaker 5 ([06:09](#)):

Okay. Um, as Commissioner Bennett Bennett stated, we have one month to review, um, at this meeting, which would be the month of March, 2025. Um, so if you refer to the first three pages in the packet, does everyone have one? Mm-hmm <affirmative>. The financial package? Yeah. Um, the first three pages are the financial statements. Uh, as of March 31st, 2025. In March, we had rent income of 34,739, which is our standard rent from the two tenants, Myers and Advo. We received utility and cam reimbursement of \$4,200 from Myers for a total of 38,939. The expenses in March were insurance of 55,948. Um, that is the payment we made. That covers essentially all of our various insurance coverages for the year. Utilities of 46 69, accounting of 1500 and a payment to the advocate for 1989. That was for publishing the administrative assistant position. Uh, total expenses, thus were 64,105, giving us net income for the month of a negative 25,166. So March is always, is, is typically a, a loss because that's when we pay that huge, uh, insurance bill, which is our largest bill by far for the year. The second page is our balance sheet. The only change is to cash, which went down by that 25,000. So we were at 1 million 222 7 66.

Speaker 5 ([07:47](#)):

The third page is your financial overview, which reflects January and February as I presented it, as at last month's meeting, and then March that I just presented. So in total, we are at revenue of 1 0 9 3 78 for the year through March. Total expenses of 78,604 for a surplus of 30,775 as of March 31st. Um, and as we said, as we get, um, another three months of data, we'll make an adjustment to this, uh, budget. That concludes my report on the, uh, financial statements.

Speaker 1 ([08:27](#)):

Commissioner, if, if you'll hold your questions, I'm gonna ask our guests to introduce themselves so we know who's in the meeting.

Speaker 7 ([08:34](#)):

Uh, Patrick Myers, Myers Glasshouse, and Joe Lucio. Mike Glasshouse. Alright. Thank you for your attendance.

Speaker 1 ([08:45](#)):

Ms. Ds, you have before back

Speaker 5 ([08:47](#)):

That, that's it for financial statements. Any questions on that? Uh,

Speaker 1 ([08:51](#)):

Um, okay. No questions. All good.

Speaker 5 ([08:55](#)):

That's item number five.

Speaker 1 ([09:01](#)):

So we got item number. That was item number six.

Speaker 5 ([09:04](#)):

Item number six is the review and recommendation of the invoices.

Speaker 1 ([09:08](#)):

Item number seven. Seven seven. So item number seven, action item approval of the, of the payment of the invoice presented. Recommended for a payment by the finance committee.

Speaker 5 ([09:19](#)):

Okay. I'm sorry. I was looking at the finance agenda was all. Okay. Um, the invoices, I have three invoices to present, uh, that require approval. Um, the first is to Ms. Veronica Chambliss. She was hired to conduct the market analysis for the Meyers lease. Uh, that invoice was \$1,200 that, um, her hiring was approved at the last month's meeting. The next several pages, um, are the invoice, um, is the invoice from Councilor Ozan for the period of January 14th through April 24th for a total of 7,000 7 92 46. The pages that follow are just her supporting documentation for her, um, AI recording that is used for the meetings, which, um, those charges are included already in the invoice. The, the, uh, attachment is just for documentation. So again, the total is 7,000 7 92 46. In the third and final invoice that I have is, uh, for a \$15 reimbursement to Commissioner Plummer for parking at the January 31st board meeting that was held at the GNO office. Um, the receipt that I had at the time wasn't legible, so I didn't include it in the packet, but I have received, uh, a, a, a more legible one now file records, but it's for \$15 and that's it. That completes the invoices that have been presented.

Speaker 1 ([10:55](#)):

What is the recommendation from the finance committee

Speaker 5 ([10:58](#)):

To approve those invoices?

Speaker 1 ([11:00](#)):

Okay. Any questions from the commissioners?

Speaker 8 ([11:06](#)):

Just have just more of a comment. I think that if there's any others that you need reimbursement to for that January meeting, um, please let us know. Just send that over to the parking. The parking Yes. Reimbursement that was in the deck.

Speaker 1 ([11:25](#)):

All right. Any other questions? Alright. Commission, as you heard the recommendation of the finance committee, um, commissioner bid For the record, that is your recommendation, right?

Speaker 3 ([11:38](#)):

Yes. It's

Speaker 1 ([11:38](#)):

Okay. Uh, would it full unanimous recommendation? Yes, it was. Okay. Good. Mm-hmm <affirmative>. All right. So, uh, commissioners will, should play to approve second motion to approve by Tatum. Second by, uh, secretary Treasurer Jones. Uh, should we take a roll call or rise vote? I'm sorry. <laugh>, you said president, do you wanna do a roll call? You wanna do a roll call or We is all in? I get you. I

Speaker 4 ([12:10](#)):

Just All in favor?

Speaker 1 ([12:11](#)):

All in favor? Aye. Any opposed? Any abstention Motions approved.

Speaker 4 ([12:18](#)):

And that was by Tatum and whom else?

Speaker 1 ([12:19](#)):

Jones. Jones.

Speaker 4 ([12:20](#)):

Thank you.

Speaker 1 ([12:21](#)):

Unanimous. Okay. All right. Item number eight, another action item Approval of the amendment of the, uh, restated lease agreement between New Orleans Mutual Business Park.

Speaker 4 ([12:34](#)):

Okay.

Speaker 1 ([12:34](#)):

And a new and, uh, Myers, uh, renewal terms.

Speaker 4 ([12:38](#)):

Okay. So you guys all received it, so I hope you've had a chance to take a look at it. Um, it is the same lease basically that we had, except that it is, um, requiring, I think, well, actually this was in the old lease

too, but you guys just hadn't enforced it. This is very clearly stating that they need to put a counter, a counter on the water meter that the water line that goes into their area so they can count how much water they're using. And then Michelle still has to calculate the bill after she gets that count, because that count doesn't, it just tells you how much it's used being The social water board is like Entergy and they add a lot of other stuff to your bill too.

Speaker 4 ([13:20](#)):

Yeah. You know, I don't know. Pretty water. Whatever they, whatever they wanna call, whatever they call it, they're a little extra taxes that they add. So she's gonna have to calculate it every month knowing how much they've used, and then calculate it based on what the bill is from the surgeon Water Board. Um, so I also, you guys need to get involved with that because you don't, you know, you, you, you guys have to go out there and see what's being installed, who's installing it. You don't want just anyone installing on your property. Um, the other thing is, um, and, and I'm glad Mr. Myers is here so he can speak to it. Um, there's a section that has been in your, well, let me go to the easier part. One of the insurance on the insurance, he says his insurance agent says that they, on, if you'll see, um, where it says, for liability under general comprehensive, general liability of property damage.

Speaker 4 ([14:14](#)):

Again, this was in the last lease, but it said, um, it was said that the, the limits would be, um, let's see per person, 2 million per person and 2 million per occurrence. But he is saying that his agent says it's too expensive to get it per person, that they would only be able to get it per occurrence. Um, I'm not an insurance expert for you guys. I'm not your insurance consultant. Um, but that is something that he's requesting to change. Where the, the limit of per 2 million per person be removed and it just say per occurrence.

Speaker 1 ([14:49](#)):

Is this worker worker's comp?

Speaker 4 ([14:51](#)):

No, this is not workers' comp. You can't change that. This is for a comprehensive general liability and property damage.

Speaker 9 ([14:58](#)):

What

Speaker 1 ([14:59](#)):

Do you need per person?

Speaker 9 ([15:00](#)):

I never heard.

Speaker 4 ([15:01](#)):

Well, that's, that's what I'm saying. But that's what he say. He

Speaker 9 ([15:02](#)):

You didn't catch it last year. The agent that reviewed it. Yeah. Right. Due agent said that's not really worth. Right. It should be per occurrence, not per,

Speaker 4 ([15:10](#)):

Right.

Speaker 9 ([15:11](#)):

Right. So it's, so that's why I asked it for the change.

Speaker 4 ([15:15](#)):

Yeah. And they said it would be way too expensive if they did that. So the recommendation was to take that out and just be 2 million per occurrence.

Speaker 10 ([15:23](#)):

That's the recommendation for, doesn't really make any sense. Because it would, I mean, it wouldn't make any difference if you have a per occurrence, unless you're saying that, that it'd be multiple occurrences

Speaker 1 ([15:35](#)):

Per event occurrence. Right.

Speaker 9 ([15:37](#)):

Versus I think what it is is per person, when I asked him about it, I said, yeah. I said, it's normally liability's not written that way. It's written per occurrence. And I even asked him, I said,

Speaker 4 ([15:47](#)):

Look,

Speaker 9 ([15:48](#)):

If, if you can, do they provide it that way and can you give me a price? It says if you go per a person, you could have 500 people. Not that 500 people remain there. That's why it's really general. Normally on general liability. And I'm not an expert on insurance. I just know they always,

Speaker 4 ([16:04](#)):

And I'm not even, I got this language from the city of New Orleans, so I'm not going to, um, die on the cross for it. If y'all are happy with 2 million per occurrence, I'm, I'm fine with making that change

Speaker 8 ([16:16](#)):

Because it, go ahead. I guess your what? The occurrence, whoever the incident is, it covers that as well. Yeah. So yes, it covers the whole, okay.

Speaker 9 ([16:27](#)):

Yes. If it was a person involved in the incident, they would be covered. It's, it's written

Speaker 4 ([16:33](#)):

The 2 million,

Speaker 9 ([16:34](#)):

2 million per occurrence, not 2 million per person. I think it was just a wording issue.

Speaker 4 ([16:38](#)):

Yeah.

Speaker 9 ([16:38](#)):

That I missed, Jen. We all missed last year. And the agent leaving that in the last three years with insurance costs don't make any difference. Trying to figure

Speaker 10 ([16:46](#)):

Out everything out. If it's a single occurrence, you, you're limiting their liability at \$2 million. It's ticket, it's five people or you know, but even if you have five people, they

Speaker 3 ([16:57](#)):

Can't. But if you put it per person, each person killing 2 million. Commissioner

Speaker 10 ([17:02](#)):

Wallace. But only if, if they don't hit the \$2 million limit on the occurrence. Mm-hmm <affirmative>. I mean, so the, the \$2 million on the, on the occurrence would cut it off there, wouldn't they? If it's per

Speaker 9 ([17:15](#)):

Occurrence? I, I think people, but we had both in there. Persons are gonna be covered under the policy. I think the issue he was telling me is if we put it per person, we gotta requote your insurance policy. Because you could have 15 people at one incident if it would happen. Not that

Speaker 4 ([17:33](#)):

Mm-hmm <affirmative>. Highly

Speaker 9 ([17:34](#)):

Unlikely. But he said in policy and

Speaker 4 ([17:36](#)):

They'd have to be insured.

Speaker 9 ([17:37](#)):

I asked him to quote it from him. He said the cost of that would be you, you need to get back with me. You need to go back and re-look at the language. It's nothing you did wrong or they did wrong. It's just they're trying to quote something. And then I also asked him traditionally how general liability is quoted. 'cause over the years for us, I, I know it had been per occurrence. He said it's quoted per occurrence, not per person. He said per person is quoted for like an event of a sports van or something like that.

Speaker 11 ([18:07](#)):

Okay. Commissioner Wallace, is there something that we could table until we put into a no go look. Talk insurance

Speaker 4 ([18:13](#)):

Agency. I mean, I would, you know, we, I you can,

Speaker 11 ([18:16](#)):

It's not like right now we making something that's kind of somewhat un informed on our report.

Speaker 4 ([18:21](#)):

The problem is that we're up, you know, there, there are lease expires on April 30th. Now I got this language from the city of New Orleans. But that doesn't mean that it's correct. Um, it, it, it is from their, from their documents and this is what they require. But it, but it, I mean it, you know, if you guys feel like you're adequately covered with the 2 million per occurrence, and I understand what you said,

Speaker 11 ([18:46](#)):

Like-and I, I don't wanna make that decision. I'd rather have have a professional come in and say, Hey, yeah, this would be fine for y'all to do.

Speaker 4 ([18:52](#)):

Well what you could do is we could say that we can reach out to Noah Lewis, ask him if he doesn't have any objection to it. If he doesn't think there's a problem than go ahead and take it out so you don't have to come back to another board meeting for it. How about that? And I'll reach out to Noah or his son before the, before you, before you have to sign it. Hold on one second.

Speaker 11 ([19:13](#)):

While we still has for, and that couldn't be done through a committee.

Speaker 4 ([19:17](#)):

I don't think you have time for a committee. You have to do today's April 25th.

Speaker 11 ([19:21](#)):

You

Speaker 2 ([19:22](#)):

Have to do.

Speaker 4 ([19:23](#)):

So I think that the thing would be to, you know, to, for me to reach out to one of the lewises, Noah or his son and just see if he says, oh yeah, this is, you know, this language is, is is overly broad because it, the city's been known to have language sometimes that is overly broad. It wouldn't be unusual. And if he says you're adequately covered

Speaker 8 ([19:48](#)):

Mm-hmm <affirmative>.

Speaker 4 ([19:48](#)):

Then I think that's fine. If not, then I would have to bring it back to you guys and they would have to go on a month to month until we, until you fix it. But if it's, if he says it's fine, then you guys can just vote to go ahead and say we'll take it out and go

Speaker 11 ([20:02](#)):

Forward. Supposed to do month by month until we get it done.

Speaker 4 ([20:05](#)):

I'm sorry

Speaker 11 ([20:05](#)):

If we can go month by month until we get it done. Okay. You just ask. You just said that.

Speaker 4 ([20:11](#)):

I'm not saying that you couldn't. Um, alright. Okay. Whatever y'all

Speaker 1 ([20:16](#)):

Want do, it's your, it is your, it's your pleasure. I would say we can recess for five minute and call, call Noah. Okay. We get through the agenda. Well it's your call, but we do have a recommendation from our special counsel as board members. It brings some protection and liability that way. So

Speaker 4 ([20:36](#)):

You want me to just see if <crosstalk>, I'm try to call you? What's that

Speaker 1 ([20:41](#)):

Motion to recess or why?

Speaker 4 ([20:43](#)):

No, if you all want to just, you can just keep going.

Speaker 1 ([20:45](#)):

Continue. Go get,

Speaker 4 ([20:46](#)):

Yeah. Rachel, I'm trying to call him right now. If we can continue to go through other changes that I appreciate that might to making

Speaker 2 ([20:52](#)):

At least let's do that.

Speaker 4 ([20:54](#)):

Okay. Let's go through the other changes.

Speaker 2 ([20:56](#)):

Yeah.

Speaker 4 ([20:56](#)):

The other, while she tries to reach him.

Speaker 2 ([20:58](#)):

Right.

Speaker 4 ([20:58](#)):

So, okay. The other ones are, um, the, which is more important is, um, and very important to Mr. Meyers is that there's a, oh that's Noah right now. Hold on. No, it's not. It's the wrong Noah. Oh, okay. <laugh>. Sorry. I'm sorry. I call the wrong Noah. Thank, thank you Noah. <laugh>. Okay. Bye. This Noah always calls me right back. <laugh>. Um, the, um, the section, there's another section again, again,

Speaker 1 ([21:33](#)):

I'm sorry I'm over there because I ignored the vice chair. Well that's right. Until, uh, commissioner Wallace was done. You, do you have any

Speaker 8 ([21:40](#)):

Questions? The only thing I was, if we're worried about per person workers' comp, they still have to take out insurance for workers'

Speaker 4 ([21:45](#)):

Comp. Yes,

Speaker 8 ([21:45](#)):

They do. So people per incident is still gonna be covered through their workers' comp.

Speaker 4 ([21:49](#)):

Yes.

Speaker 8 ([21:50](#)):

And so per incident actually helps better our situation in a sense of what happens on property. We have no Lewis our insurance plus per occurrence, that would help support whatever happened on property

Speaker 11 ([22:02](#)):

Yeah.

Speaker 8 ([22:02](#)):

In that occurrence. Yeah. So it's actually benefiting us whereas they'll still cover through their workers' comp, the incident of their people. 'cause we don't cover the people. Uh, just at, at, that's correct. You still are having covered through workers' comp. Absolutely. But working comp won't cover employees. Right. So we would not be, not somebody just come and visit them or we would not be liable for any situation of employees. 'cause that's, so I just want to throw that out there. That workers' comp still applies,

Speaker 10 ([22:32](#)):

But, okay. Commissioner <inaudible>. No, that's fine. I mean general, general liability covers anybody who's not an employee.

Speaker 4 ([22:42](#)):

Right.

Speaker 10 ([22:43](#)):

So let's say an employee of Advo, for instance, might get injured at the, as the result of negligence by Myers. Um, they would be, they would have to claim against general liability on Myers.

Speaker 8 ([23:00](#)):

Right. That would be a situation between them two. Right. Not even have anything to do with the situation of us.

Speaker 10 ([23:06](#)):

Do we have Well the only reason we're requiring them to have insurance is in case they don't have enough insurance, then they could come back to us because we're the landlord.

Speaker 4 ([23:17](#)):

Right.

Speaker 10 ([23:17](#)):

That's the point. So there's the only reason, well, all we're asking for is them to show that they are adequately covered so that whoever is injured or whatever property damage is caused is covered, uh, by them. Correct. Which is what

Speaker 1 ([23:33](#)):

They're providing. Would waivers of sub obligation protect us?

Speaker 4 ([23:39](#)):

I mean we, we already, that's already required.

Speaker 1 ([23:41](#)):

Okay. I'm sorry.

Speaker 10 ([23:43](#)):

That doesn't, we'll still be as, as the landlord. Mm-hmm <affirmative>.

Speaker 4 ([23:46](#)):

Mm-hmm <affirmative>.

Speaker 10 ([23:47](#)):

I, I do, I think the terminology though of per occurrence or per person is, is, uh,

Speaker 4 ([23:54](#)):

Yeah,

Speaker 10 ([23:55](#)):

It should be one or the other. Not both.

Speaker 1 ([23:58](#)):

But it's neither here nor there. Right. I mean, it, it wouldn't matter in what sense per occurrence. And so it

Speaker 10 ([24:05](#)):

Wouldn't matter if per occurrence rules. Yeah. But if you're saying that per person it, if there are five people there that get injured, do all five of them have a limit of \$2 million?

Speaker 4 ([24:17](#)):

Yeah, I mean, this way it would just be, if there were five people, then they would have to share the \$2 million. But the people are still covered if they get hurt that their workers come

Speaker 8 ([24:25](#)):

No. Unless

Speaker 4 ([24:26](#)):

Know we're talking about

Speaker 8 ([24:27](#)):

They're a yes. If they're not working, they're a,

Speaker 10 ([24:29](#)):

That causes the injury.

Speaker 8 ([24:30](#)):

Well then that if there's visitors on property

Speaker 10 ([24:35](#)):

Or people that work for a different

Speaker 8 ([24:36](#)):

Company then, or us Well us is a whole different, that's a whole different situation. Why would it be? Because we would be covered through our insurance policy, through the

Speaker 10 ([24:47](#)):

Board. Our insurance would demand that we get them to cover us. Not,

Speaker 8 ([24:53](#)):

I don't think any of us are insurance lawyers at this point in time. So I I I think if at the end of the day it's what's the ask Maria?

Speaker 4 ([25:03](#)):

So I mean the, they're asking us to take out the per person on, um, and the question is, um, they, because it would be too expensive for them to get it. So I think that Commissioner Wallace's suggestion of speaking to your insurance agent to see if he feels you'd be adequately covered is a great one. The problem is reaching your insurance agent

Speaker 5 ([25:31](#)):

On Fridays, their office closes at three. So they're not in the office. And I've tried Noah's cell phone five times and it's on voicemail

Speaker 1 ([25:40](#)):

And I don't have Mr. Mr. Mayas would, uh, Domino's take a temporary lease contingent on just one item we talking about.

Speaker 9 ([25:49](#)):

Yeah. I mean I,

Speaker 1 ([25:51](#)):

You can have something.

Speaker 9 ([25:52](#)):

Yeah. I came this evening to try and, you know, hopefully this week have least, but I mean, if we gotta wait for a determination from your attorney, I guess we have to wait.

Speaker 4 ([26:01](#)):

Well, it's not a determination from me. It's from their assurance agent. Please get it straight. You communicate with them. And I think that the issue is I could, we, the board could decide to let the insurance agent be the determining factor on this so that if he, if I call him or if he calls me back and he says, ah, that's fine, you're adequately covered, then if you guys wanna say with his basically saying that, and I could request him to put it in writing in an email or however he wants to do it. And, and then if y'all think that that's okay and we just go forward with it, then we, you don't then, then everything will be smooth. 'cause I'm assuming that by Monday we'll be able to reach him. And if on Monday Noah says, yeah, that's, no, that's industry standard. It's, I mean, what, what the city's requirements are are overkill and that's industry standard. So you can feel comfortable making that change, then I would recommend that the board go ahead and make the change and you know, and basically authorize that right now. Now if Noah were to say, whoa, yeah, you're gonna expose, be exposed to some liability

Speaker 7 ([27:08](#)):

Every day, the every day demonstrate that this

Speaker 1 ([27:13](#)):

Is not well is that, that, is that Noah?

Speaker 5 ([27:17](#)):

I'm trying to see what it Yeah, that's what's happening to me when I call his greeting is a conversation. I don't think he realizes, oh, Jesus, because I kept thinking that he was answering the phone. But it is. I I tried five times and I got that same. Yeah, he's having a conversation in his greeting. Yeah.

Speaker 3 ([27:41](#)):

Somebody needs, I've seen it all because it was the same thing

Speaker 5 ([27:46](#)):

Over and over again.

Speaker 4 ([27:48](#)):

So my suggestion, if you're asking for my suggestion, it would be to authorize the auth with respect to this provision.

Speaker 6 ([27:58](#)):

Mm-hmm

Speaker 4 ([27:59](#)):

<affirmative>. Authorize the revision of this provision pending the approval of your insurance agent. That would be, uh, you know, that would, and if your insurance agent objects or says there's a problem, then obviously there isn't an authorization. And that's when we have to talk about, okay, you know, coming back to a special meeting going month to month, whatever for one month. That would be my suggestion

Speaker 8 ([28:31](#)):

Question. Is there a suggestion to where we can proceed and if they're doing what you mentioned. Right. But if there has to be where we can get this signed. But if there is additional insurance needs that we need from Myers that it be an addendum for the lease that we would have to vote on an addendum that is added

Speaker 4 ([28:54](#)):

Requires their, um, that's, that gets complicated as far as the lease. I mean, once you sign the lease, you sign it. You know what I'm saying? So that would get kind of complicated because once you sign the lease, you have a contract and if they don't want to add to change it, your, you don't really have much

Speaker 1 ([29:11](#)):

Secretary Jones.

Speaker 2 ([29:13](#)):

Um, can, is there anything else in this lease that we need to discuss? Yes. So that we can kind of put all of this into one perspective? 'cause we need to hear the rest of the stuff that's in the lease and we can come back to that.

Speaker 4 ([29:25](#)):

Yes.

Speaker 2 ([29:26](#)):

Let's hear the rest of it.

Speaker 4 ([29:27](#)):

The other part is the section that's been in there also. And it says it's um, item one C, payment of outstanding balances less. C acknowledges that there may be outstanding balances due to lessor as a result of lessee's use of utilities and or space in excess of the amount of space. And in, um, included under previous lease agreements between lessor and lessor. I define that as outstanding balances. Lessor agrees to pay lessor the outstanding balances within 30 days. A presentation of a demand for payment together with supporting documentation. Mr. Mayas can speak to this, but what he's requested is that I modified this to, to say, um, that the board acknowledges that there are currently no outstanding balances. Again, I'm not in the position to do that. I'm not in charge of the finances. I don't think that this section is prejudicial, prejudicial at all to Mr. Myers because it says there may be, it doesn't say there are. And it also re puts the burden on you all to provide any evidence before anything is demanded. So you have to provide evidence that something is due and then they would have 30 days. But Mr. Myers can speak to this on his own on,

Speaker 1 ([30:49](#)):

Have you gotten the explanation at what she just said, that it really, it doesn't kneel you to anything. Does that make you feel a little bit comfortable by her saying, yeah,

Speaker 9 ([30:57](#)):

What, what Talking to Anja, my daughter does works with paying the bills and all. And over the past few years we went through the water issue and, and trying to estimate a bill for us mm-hmm <affirmative>. And then it went crazy on us. The the water bill and we worked everything out and it took a while, but we got everything paid. I check with Michelle, I think we're paid and an angel that we're paid current now and all we were trying to do is say, Hey, moving forward, we are current on all the past due bills. Maybe I worded that wrong and it didn't, uh, come out Right Maria, when I was trying to tell you mm-hmm <affirmative>. That's all we wanted them to do is acknowledge that we, and we have, we have paid that worked through it before we started lease negotiations. We worked through all that figuring out all the water and usage and, and one to be current when we move forward. 'cause it was always a problem with the water and, you know, okay, now we segregate the electric finance chair Bennett.

Speaker 3 ([31:53](#)):

Um, we did make a recommendation in a finance committee meeting that we not include that statement necessarily in the lease, but we give him, uh, uh, a memorandum of some sort. Mm-hmm

Speaker 6 ([32:06](#)):

<affirmative>.

Speaker 3 ([32:06](#)):

Of that can be attached with the lease saying that he is current and up to date in all of, um, his payment.

Speaker 4 ([32:14](#)):

It wasn't gonna be attached to the lease, it was just gonna be something sent to him just with the lease. Just a separate memo.

Speaker 1 ([32:19](#)):

Just a separate memo. So we wouldn't amend the lease with people, but we'll give you a MOU or something like that.

Speaker 4 ([32:25](#)):

Give him a letter saying that letter saying that the, that the cpa. Another

Speaker 9 ([32:28](#)):

Thing we wanted to do by segregating out the, the electric and the water meter is not have us get in the position of there's water issues in the building. There always have been. And we are trying to negotiate out of a bill that's out of the ordinary for all of other buildings. That was always our challenge here at the building. And that was one of the reasons we were trying to saying, Hey guys, we'll pay our bills but we don't want to get involved in paying bills that are astronomical. 'cause the building with the sewage and water boards is definitely a problem.

Speaker 4 ([33:00](#)):

The problem is that I don't, you cannot separate and put a separate water line. So all you can do is put a counter on the water going into your space. Which count, which count has to be given to Michelle. And Michelle has to then calculate it because it is not just like the amount of water. I mean sewer water has a sewer portion and they have a water portion. And I you involves math on how they, you know, they have taxes and you know, so all of that has to be included. But you can't separate the water line 'cause se water bowl won't even allow you to do that.

Speaker 9 ([33:36](#)):

Well the, the area we use is very small. It's in the back. It has, it has two, I think two two tall, a spigot outside. The plumber came and looked at it. Certified plumber came and looked at it and said, we can segregate right there. We're not objecting to we, you guys have to read it and repay it. The only thing I'm trying to get away from guys is these enormous water bills that I

Speaker 4 ([34:02](#)):

Have.

Speaker 9 ([34:02](#)):

But not just, I'm not saying for us that you all are charging is those, but when they come through and we gotta sit here and say we get ready to try and negotiate a water bill, it's so much higher than anywhere else that we lease. It's, it is crazy that the, the sewage and water board issues with the building. I suggested one of the things that spoke to Maria briefly is to, to help with the building and shut these meters, shut the building down over the weekend We do it, our buildings see if there's any leaks anywhere. 'cause we've had in the past, but unless I'm incorrect, I think we've straightened all leaks out over the past few years. The major leaks. And right now currently there's no leaks. So what we were gonna do is segregate off with the water with the little meter on the area we use. It could be done and Michelle would get a reading. However you guys would like to do it. I'm willing to pay our water bills. I just want to try and get away from all the, you know the man, we haven't to figure this out because we got these massive bills.

Speaker 4 ([34:59](#)):

I know there's a common area of maintenance fee that you all would still will be paying. I have to see where that is. Remember there was that, I think it's 300 a month and that's the same. I I think it's 300 a month because you know, sometimes water isn't just the water. I mean once you get the building up and running, it's not just the water that you personally use when you flush the toilet. I mean you, all the tenants pay into maintaining the building and that involves water. Although not a lot

Speaker 1 ([35:30](#)):

Property committee members, <inaudible> and Wallace, y'all any input for us.

Speaker 4 ([35:38](#)):

But I would say that before a plumber starts making any changes as far as separating water lines, y'all need to, to review that work because the idea was to put that just that counter on a water counter. Now, now we're talking about separating lines and that's a different thing.

Speaker 10 ([36:01](#)):

I don't think there's separation involved. I think that's an unfortunate term. That's what I heard. Install a meter on the branch that goes back to their counter. Counter.

Speaker 4 ([36:11](#)):

Okay, well that's what I was saying, but what I was hearing was not what I was saying.

Speaker 10 ([36:14](#)):

Well, they're not replumbing the

Speaker 9 ([36:15](#)):

Building, they're

Speaker 10 ([36:16](#)):

Just

Speaker 4 ([36:16](#)):

Okay, well that wasn't what I was hearing.

Speaker 9 ([36:18](#)):

Yeah, I I I use the wrong terminology. It's a counter. We're not getting a separate meter installed enough and the area we use, the water's segregated out except for one that runs outside that we, the counter, we can capture that. The counter I was looking for the common area of maintenance fee. I think I have to put it back in, would be on in our area,

Speaker 4 ([36:42](#)):

I think. Yeah. And the common area of maintenance fee, which I don't see it. If it, if it, if I skipped it, I'll make it Sure it's back in here. I think it was, it was \$300 and I don't, and that you guys had not suggested that that change. The other thing was the term I needed to, um, he said that, uh, David brought up to me that had miscalculated the terms that you guys right for the initial lease, commissioner Wallace.

Speaker 11 ([37:09](#)):

And would you describe her as I'll be actually out reading cognize because you have to call on the order to my understanding.

Speaker 9 ([37:16](#)):

Well, we're waiting for the board to just to put the camera on and tell us, give us the approval. We had 'em look at it and we're all ready to go. But I, I held up on that until you guys made the decision. I didn't think it was be the right thing to do. Did

Speaker 5 ([37:32](#)):

Can you give just a, a high level summary of the lease? Just how many years? What is the rate for the first year, second year? Just so I have

Speaker 4 ([37:41](#)):

That I'm sorry. I'm sorry. The rate, the, the rate they would be paying mm-hmm <affirmative>. Well the rate that they had. Oh, I see. I had made a typo. The, if, if you extended it by six months. So, okay. The, the, the initial lease would go from May 1st, 2025 to November 30th, 2020 seventh. And the, and it would be, um, and it would, there would be no changes. So the initial lease would be from May one to November one. And then they would have, they wanted a six month renewal option, which would put you through May 31st, 2028. But the initial term and the extended term, they were asking for the reme, the rent to remain the same. So the increase that was suggested right now to make it market rate was very just a few, like 30 cents more a square foot. So it's like, I think it was \$4 and 54 cents a square foot. So it would remain constant. It would not increase this time. It would go from 2025 through 2028 at that same rate. That was, that's what they, they had requested \$4 and 22 cents a square foot for the entire term. But where the counter offer from y'all was \$4 and 54 cents a square foot. I

Speaker 1 ([39:14](#)):

Think what I heard from you, Maria before is we can't do that. Right. Because if the market rate changes, we need to adjust. We need to

Speaker 4 ([39:20](#)):

The, I mean you should norm you, if your market rate changes, you have to go by market rate. But if you're offering them, I guess a three year deal to stay at the building,

Speaker 1 ([39:32](#)):

Then we're good.

Speaker 4 ([39:33](#)):

Then you're good on that three year deal. If you were doing another lease another term, then you would, but right now what you're, you're locking them in.

Speaker 1 ([39:42](#)):

Mm-hmm <affirmative>. Alright. You wanna clean this up for us, Maria? I think,

Speaker 4 ([39:49](#)):

Yeah. So I mean, so your, your, your term, which is important for y'all to know would be may one of this year through November 30th of 27. However, they also wanted the right to extend for an additional six months. So my assumption is that from the pattern that they have for so many years, more likely than not, unless, you know, unless they can't get sugar anymore, uh, one never knows in this environment that they would go through May of, of 30th 31st of 2028,

Speaker 5 ([40:29](#)):

May 31st, 2020,

Speaker 4 ([40:30](#)):

May 31st, 2028. That's my assumption

Speaker 5 ([40:33](#)):

Based all at all at the 4 54 square foot.

Speaker 4 ([40:35](#)):

All at the 4 54 square foot. So that would be \$32,295 and 67 cents a month plus the \$300 a month for the cab cam and plus whatever would be outstanding on a monthly basis on water. That would be the total amount you would be getting from, um, from Myers. Obviously the water would just be a reimbursement. That's not a profit for anybody, it's just a reimbursement. So the amount of money you would be getting is basically \$32,595 and 67 cents total a month.

Speaker 3 ([41:18](#)):

Okay.

Speaker 4 ([41:18](#)):

That's what you'd be getting

Speaker 1 ([41:21](#)):

<affirmative> today. We can't get around the insurance issue. Right. But we can make a decision on the, the, if we gonna allow them to put the meter on the, uh, on

Speaker 4 ([41:31](#)):

The Yeah. The counter. It's not, it not, yeah. The counter. It's just the counter

Speaker 1 ([41:35](#)):

Y to count the money. You wanna take that and just knock this

Speaker 4 ([41:37](#)):

Down. Mm-hmm <affirmative>. Yeah. I thought that y'all had already decided to put it. That's why I negotiated that. Right. That was already So that's already already

Speaker 9 ([41:45](#)):

Good with that.

Speaker 4 ([41:46](#)):

Yeah, yeah. Yeah. You guys had already,

Speaker 9 ([41:48](#)):

The only reason I held off is I was waiting for the lease to come out. We

Speaker 1 ([41:52](#)):

Go out there and

Speaker 4 ([41:52](#)):

Yeah.

Speaker 1 ([41:53](#)):

When are y'all gonna do it? I mean, should, can one of somebody from property committee be there or

Speaker 4 ([41:58](#)):

Yeah, I would like somebody to at least look at you. You what? What are you electrical or you're plumbing, but you can me know more about plumbing than I do?

Speaker 11 ([42:07](#)):

I, I would probably break somebody. Okay.

Speaker 4 ([42:09](#)):

Okay, good. It's

Speaker 7 ([42:10](#)):

Very simple

Speaker 4 ([42:10](#)):

Just to oversee what they did or look at what they do.

Speaker 7 ([42:14](#)):

And what they're gonna do is cap off the spigot that's outside.

Speaker 4 ([42:17](#)):

Mm-hmm <affirmative>.

Speaker 7 ([42:17](#)):

They're gonna cap that off of just run a new lawn off of it beyond the meter. So it all gets

Speaker 9 ([42:23](#)):

Everything. We didn't want you to come out and say, well the spigot's not on the meter and it, it's every, I mean on the counter everything would be on the counter. Very limited.

Speaker 4 ([42:33](#)):

So would the spigot be on the meter? On the counter also? Yeah.

Speaker 9 ([42:36](#)):

That's why.

Speaker 4 ([42:38](#)):

So that, and that's on your side. So if you guys need it, 'cause conceivably you could need outside water for something. We don't use it all.

Speaker 7 ([42:44](#)):

We really don't know where the spigot's coming from. You know, there's so many lawns running

Speaker 4 ([42:48](#)):

Under this

Speaker 7 ([42:48](#)):

Slab, so we're gonna cap it off there and take it off of the lawn.

Speaker 4 ([42:51](#)):

I don't know what you mean when you say cap it off,

Speaker 7 ([42:54](#)):

It'll be cut off. It is gonna be sealed off.

Speaker 4 ([42:57](#)):

So then you're not gonna use the,

Speaker 7 ([42:58](#)):

The water. Not that spigot.

Speaker 4 ([43:00](#)):

We

Speaker 7 ([43:01](#)):

Want another lawn off of the, the lawn beyond the counter.

Speaker 4 ([43:06](#)):

Alright, now I understand what you're saying. What's your name? I need to write it down for you. Yeah.

Speaker 7 ([43:09](#)):

<laugh> Joe

Speaker 1 ([43:10](#)):

Name. What

Speaker 4 ([43:10](#)):

Is

Speaker 1 ([43:10](#)):

Your name? Joe. Joe Lu. And Joe, can we have, can the board have access to that information, that data, whenever we want to check in or whatever.

Speaker 9 ([43:19](#)):

Good. Show it to you. But sounds like a lot but it's really not. It's only capturing that one spigot outside. And we do use it very rarely, but Greg washes his truck. Right, right. That's what I need. But uh, when we, that one, uh, spigot is diverted to the counter. We good. And also, if ever you guys wanted to go back, we told, we made sure, we told the phone. Look, we don't want no modifications. That can't be reversed. All you'd have to do is go back away. The spic, it was outside and we'll do that if we have a leave, which

Speaker 1 ([43:52](#)):

We, we try not for that. Alright. Commission is any objections to that?

Speaker 4 ([43:56](#)):

No.

Speaker 1 ([43:56](#)):

Alright. What's the other one?

Speaker 4 ([43:58](#)):

So the, the only the last thing is just I think, unless I'm missing something because I got my typo, is the, um, is just the insurance and can we make it just per occurrence? Would that, would that prejudice the board at all? And my suggestion to y'all, again, it's just a suggestion is that you, let me ask Noah, um, since he's your agent or his son, hey, is that, does, is that prejudicial to the board? If he says no, that is not prejudicial to the board, then allow me to make that modification and allow Otis to sign the lease. Um, if he says, whoa, yeah, that's presidential, then my suggestion would be we then that your author authorization would not, um, apply at that point and then we would have to bring it back. But the knowledge of that would just delay the signing by about a month, which would then make them go on the terms of the old lease for one more month.

Speaker 1 ([44:58](#)):

Ola. Fine. Are you okay with that? Seemed like you were voice. I'm fine. That's what I think we should do. Any other commissioners? All right.

Speaker 4 ([45:10](#)):

And the last thing was, we've done this before and um, because unfortunately Mrs. Myers is not well right now, um, as a matter of fact, pat really needs to get going so he can get out there in a minute. Um, and can they do this by DocuSign? I have no objection to that. Y'all did Advan or by DocuSign? The only thing is y'all don't have a DocuSign account, but you do.

Speaker 8 ([45:33](#)):

I got all the numbers for that.

Speaker 4 ([45:35](#)):

Fabulous. And also at this point I think David Quinn's office does have it too. So we could also, I could get it to him in a PDF form and, but if, if y'all just, you know, don't mind going forward doing DocuSign on this,

Speaker 2 ([45:49](#)):

That's fine.

Speaker 4 ([45:50](#)):

Alright, great. Okay. And I suggest what

Speaker 1 ([45:53](#)):

Parliamentary steps we need to take,

Speaker 4 ([45:55](#)):

Um, just the, uh, of the, the resolution to authorize, um, the chair to execute this lease with the revision of the insurance section to take out per person, um, uh, on the comprehensive liability pending approval of the insurance agent.

Speaker 1 ([46:23](#)):

Alright, so resolution,

Speaker 4 ([46:24](#)):

Okay, that's, that's resolution. And the second thing was, um, the resolution to, to, uh, give Mr. Meyers a le well you can do the second resolution on the letter. So we

Speaker 1 ([46:39](#)):

Take down

Speaker 4 ([46:39](#)):

One, let's take that one first.

Speaker 1 ([46:40](#)):

So we, we will take a a, a voice vote, right?

Speaker 4 ([46:45](#)):

Yes. Or

Speaker 1 ([46:45](#)):

Roll call vote.

Speaker 4 ([46:46](#)):

You can do a roll call. Vote on that one.

Speaker 1 ([46:48](#)):

Alright, Madam secretary.

Speaker 4 ([46:50](#)):

Alright, let's get this right. The resolution is for, the first one is for what? To authorize execution of the lease by the chair pending the, um, the approval or thumbs up of your real estate agent. Um, of your insurance agent on the modification of the liability section.

Speaker 1 ([47:11](#)):

Okay?

Speaker 2 ([47:14](#)):

All right.

Speaker 1 ([47:15](#)):

A yes vote is to

Speaker 4 ([47:17](#)):

Vote And that would be execution via DocuSign?

Speaker 1 ([47:19](#)):

Yes. Vote is to approve this.

Speaker 4 ([47:21](#)):

Yeah.

Speaker 1 ([47:21](#)):

And a no vote is to, to not

Speaker 4 ([47:23](#)):

Mm-hmm <affirmative>.

Speaker 1 ([47:23](#)):

Right.

Speaker 2 ([47:24](#)):

Okay. Commissioner Wallace?

Speaker 11 ([47:26](#)):

Yes.

Speaker 2 ([47:28](#)):

Commissioner Rehr?

Speaker 11 ([47:29](#)):

Yes.

Speaker 2 ([47:30](#)):

Commissioner Plummer?

Speaker 3 ([47:31](#)):

Yes.

Speaker 2 ([47:31](#)):

Commissioner Oliphant?

Speaker 11 ([47:33](#)):

Yes.

Speaker 2 ([47:34](#)):

Commissioner Bennett?

Speaker 6 ([47:35](#)):

Yes.

Speaker 2 ([47:35](#)):

Commissioner Jones? Yes. Commissioner Tatum?

Speaker 6 ([47:38](#)):

Yes.

Speaker 2 ([47:38](#)):

Commissioner Tucker?

Speaker 6 ([47:40](#)):

Yes ma'am. Unanimous approval. Alright, wonderful. Alright, second resolution.

Speaker 4 ([47:45](#)):

And the second resolution is to issue a letter to Mr. Myers or to Myers Warehouse, um, acknowledging that they do not currently have any past due amounts and that would be pending. Um, Michelle's, uh, review of the accounts, which she said she was going to, um, just double check I think on, on Monday,

Speaker 1 ([48:09](#)):

Right? Alright. Yes. Vote is to approve and no vote is to, uh, to not approve

Speaker 2 ([48:16](#)):

Secretary.

Speaker 1 ([48:16](#)):

Okay.

Speaker 2 ([48:16](#)):

Commissioner Wallace?

Speaker 1 ([48:18](#)):

Yes.

Speaker 2 ([48:19](#)):

Commissioner Ol? Yes. Commissioner Plummer? Yes. Commissioner Olaf?

Speaker 6 ([48:23](#)):

Yes.

Speaker 2 ([48:23](#)):

Commissioner Bennett? Yes. Commissioner Jones? Yes. Commissioner Tatum?

Speaker 6 ([48:27](#)):

Yes.

Speaker 2 ([48:28](#)):

Commissioner Tucker?

Speaker 6 ([48:29](#)):

Yes ma'am. Unanimous approval. Wonderful.

Speaker 4 ([48:32](#)):

Okay. Alright. And, uh, that's it on the Myers lease.

Speaker 1 ([48:36](#)):

Alright.

Speaker 4 ([48:37](#)):

Alright. And I hope Ms. Ms. Cole feels better.

Speaker 1 ([48:39](#)):

Uh, Mr. Cio, thank you for attending.

Speaker 4 ([48:44](#)):

Alright.

Speaker 1 ([48:44](#)):

And, uh, thank you. Nice place for me get a chance, comfort I know. And an easy commute for you. And then you're right up the street could walk <laugh> your mother and your family talking prayer. I'm sorry. And your mother and thank you so much. I'm going over to sit right now, so

Speaker 4 ([49:01](#)):

Appreciate. Alright, thanks. Okay, bye-bye. The last one was the update on the apa.

Speaker 1 ([49:08](#)):

Alright, item number nine, update on APA funds to be received from, uh, the city of New Orleans.

Speaker 4 ([49:14](#)):

Yeah. And I gave this updated finance. Um, y'all do have the monies in your account now, but what needs to be done is we need to get started on selection. Are you guys do of the, I guess for lack of a word of word, qualified project manager and also the, um, the, the public bid package. Public bid package is quite a hefty thing, even from a legal standpoint as well as from a specs. You're gonna need the specs drawn up for what you want to do. I guess the decision has to be what do you want to do with that money? And I think that the board has said multiple times that what the board wants to do with the money is to put a roof on it. Um, because there's really, you can't do everything else fails if you don't have the roof. Right.

Speaker 4 ([49:58](#)):

And the money at this point would probably only be sufficient for the roof because the roof is so big and it's 1.5 million, but I don't know how much the roof is gonna cost. And I assume that whatever it was gonna cost last year is gonna be a lot more this year. So, um, the first thing is gonna have to be to get the, get the, your pro qualified project manager on board. Um, so your property committee meeting is committee is gonna have to meet a lot more. Um, and I'm thinking that maybe you can get that person on board, um, and vote on that person maybe by your May meeting. And the assumption is that probably until y'all start, um, until you get this project underway, you're probably gonna need to have monthly meetings, but probably get someone on board or at least get your, um, you know, it's, it, the prob the qualified project manager is a professional services, um, contract. So you don't need to do a public bid for it, but you're still gonna have to do a search for them.

Speaker 1 ([51:03](#)):

Hold on a second. Commissioner Plum,

Speaker 3 ([51:05](#)):

What is the amount for the ARPA fund?

Speaker 4 ([51:08](#)):

1.5 million. Yeah, so

Speaker 1 ([51:16](#)):

Hold on thing. Commissioner Plum said it has the

Speaker 4 ([51:17](#)):

Okay.

Speaker 1 ([51:25](#)):

A question. You still, you still have the floors? You, you're done. That was it. Oh, vice chair Tatum. Just a quick,

Speaker 8 ([51:34](#)):

Uh, just a comment, uh, to that, if it's possible on the next, if meeting, if we could, now that's in the bank, if we could just have a, um, financial for that bank account for where the 1 3 5

Speaker 5 ([51:47](#)):

Just added. Yes.

Speaker 8 ([51:48](#)):

Which I think next

Speaker 5 ([51:50](#)):

Month Yes, it'll be in Yeah, it was deposited right at the beginning of April. April, right

Speaker 1 ([51:55](#)):

Now that we have a, a personnel committee to, they, they have to have some involvement relative to the selection of

Speaker 6 ([52:02](#)):

Mm-hmm <affirmative>.

Speaker 1 ([52:02](#)):

His project managers. So property and y'all get with, uh, your chairman and your chairwoman, perhaps your own, your own personnel too, right? I don't, maybe a member, maybe a joint committee if not all, all the time, but when, when you guys select one, they'll focus on the roof. But you'll, you'll at some point y'all have to come in on personnel and if you're at the table to finance mm-hmm <affirmative>. You know, to wrap that in.

Speaker 4 ([52:32](#)):

Okay. And so, and, and sort of hand in hand with that, we've gotta get started on the bid package. So I'm gonna get started working on the bid package. Um, Lisa Ma, who works with me, will be working with me on that too, because that's very, um, intensive. And so we'll get the legal portion together so that once you get your person on board, your project manager, they'll just need to drop in what they need as far as the specs on what you're doing that's gonna go out. Then you have, under state law, you're gonna have to have things like prebi conferences, you're gonna have to have, when you select the person, all of it has to be done at a public meeting. So you're, you know, be ready to have some a quite a, you know, few meetings on this. So I would think that even if all goes without any hiccups, you would not be able to, and once you put the bid out, it needs to be out for like, at least a month and then you need to give yourselves probably a month to go through it to make your selection.

Speaker 4 ([53:35](#)):

So I would think that you wouldn't be able to start building even if everything went perfectly until August. So just want to give you, have you that timeline in your mind and then ready to, to do your meetings.

Speaker 1 ([53:48](#)):

How long would it take for you to put together our bid package?

Speaker 4 ([53:51](#)):

I mean the bid package, I need the information from the, I need the specs also.

Speaker 6 ([53:56](#)):

Mm-hmm <affirmative>.

Speaker 4 ([53:57](#)):

From the, from the, so I have to, you have to have your person on board who's gonna be writing your architect basically is, for lack of a word, we, they call it architect. Um, the person, the engineer,

Speaker 10 ([54:07](#)):

Design build, how are we doing this?

Speaker 4 ([54:08](#)):

What

Speaker 10 ([54:09](#)):

Are we doing? Design, build, we're gonna,

Speaker 4 ([54:11](#)):

I don't know what you're doing,

Speaker 10 ([54:12](#)):

Get the contractor to do the design as well.

Speaker 4 ([54:15](#)):

I mean, it is the roof. I don't know, I would assume because y'all can't do do it

Speaker 10 ([54:19](#)):

Roof if you need a design.

Speaker 4 ([54:21](#)):

Right. That's, that's what your project manager's gonna decide.

Speaker 10 ([54:24](#)):

Okay.

Speaker 4 ([54:25](#)):

You have a, you have a project manager

Speaker 1 ([54:28](#)):

Collectively with commissioners and committees.

Speaker 4 ([54:30](#)):

Right? Right, right.

Speaker 1 ([54:32](#)):

Understood. And y'all, I mean, I mean that's something y'all have to talk about. If y'all want design bill, y'all want to, then y'all gonna have to procure somebody to help y'all build the, uh, procurement with the specs and didn't go out. So I

Speaker 4 ([54:48](#)):

Dunno. So I, you know, your big thing is to get that person on board.

Speaker 6 ([54:52](#)):

Yeah.

Speaker 4 ([54:52](#)):

Who's, that's he, he or she will be guiding you through the process.

Speaker 1 ([54:59](#)):

<inaudible> professionally you are, aren't you a project manager or, uh, yeah. PMP. Right?

Speaker 10 ([55:05](#)):

Uh, yeah.

Speaker 1 ([55:06](#)):

Okay. Well, yes. You on property committee?

Speaker 4 ([55:10](#)):

Not really. Yeah.

Speaker 1 ([55:12](#)):

You,

Speaker 10 ([55:12](#)):

I had my, I got my PMP, but it's not current.

Speaker 1 ([55:15](#)):

You, you are on a property committee, right? I believe so. Okay. Y'all got call, y'all meet, get going, y'all got talent for sure.

Speaker 4 ([55:27](#)):

Okay. So that just gives you an idea of where you are on that and the time frame. Um, and then you guys, I guess when your, per your personnel committee meets, they'll look at what those requirements are. And I guess the question maybe you can help with, you know, what trade magazines, where do you, where do you look for the persons with those types of, um, credentials? Um, because they are some very specific credentials that they will need.

Speaker 6 ([55:53](#)):

Okay.

Speaker 4 ([55:56](#)):

Okay. All righty. Any, any, and that's it.

Speaker 1 ([55:58](#)):

Any questions for Maria or the board floor's Open, uh, on item number nine. All right.

Speaker 4 ([56:12](#)):

All right. Nothing. Okay. That's it. Nothing.

Speaker 1 ([56:15](#)):

Motion. I didn't,

Speaker 4 ([56:16](#)):

I didn't number attend. Yeah, that's Ms. Second

Speaker 1 ([56:20](#)):

To motion to. All in favor. Aye. All see y'all in a month and a half or something?

Speaker 4 ([56:28](#)):

You a month? About a month. Not a month and a half. I don't know why you're adding that half in there.
4 27, man.