

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

I'm starting it. It's started. Commissioner <inaudible>. Present. Commissioner Jones. Commissioner. <inaudible>. Commissioner. <inaudible> Commissioner. Ran an honor. Commissioner Taylor. Commissioner. Commissioner. Present. Vice Chair Tucker. Chairman Hughes. Chairman Hughes is not present, correct? Let let us know who's absent on the audio because I've noticed in the past we don't say it on the audio. Okay. Absent meeting today. Excuse absent. Commissioner Chairperson Hughes Absent at the call of the road. Commissioner Jones. Commissioner Ola. Commissioner Plum. Okay. All present or absent? Absent. Okay. Six members of present. We have a call. Thank you ma'am. Please proceed. Um, I'm walking upstairs right now actually, so I, I'm walking upstairs. I'll be right there ma'am.

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

Sure. Um, we got a great finance committee meeting this past Wednesday, um, to her, but thank you again, Michelle, for all your work, and I think she'll share. But this is the first time that, um, we've hit over the \$1 million in our bank. So that's, that's a good, I think, fiscal to Michelle and got that million dollar baby feeling, I guess. <laugh>, Michelle, thank you again for your, for your, all your support in getting us financially stable.

Speaker 2 ([00:30](#)):

You're absolutely welcome. Okay. So if you'll turn to the financial statements that are just distributed to each of you, counsel is in, if you need a copy, it, it's the same ones from Wednesday, but I need picture copies. Thank you, ma'am. No worries. Keep on going. Okay. Appreciate you. Alright, thank you. Thank you. The first page is the statement of activities, which is the, essentially the, the income statement for the month of April. Uh, recall, since we are meeting every other month now, my presentation will be for two months at a time. So we are, I'm now presenting the month of April in May. For the month of April, we had total revenue of 40 2008 84. Surprise of the rent from my years in advo, which is detailed to the right, how much each tenant remitted plus utility reimbursement of 49 60 from Advo. The expenses were as follows, utilities 59 36 itemized to the right for Entergy and sew water board accounting fees to Michelle Diaz, the website hosting Perplex 45 bank fees of 64. Those bank fees, we are, we are getting to the end of incurring those, but that is because Meyers and Advo are both remitting their rent via wire. And so, uh, Hancock Whitney is charging us like \$20 each time we get a wire. And then there was a \$4 online fee from Entergy total.

Speaker 3 ([01:59](#)):

Can you give, gimme a second, please? Sure. I think I'm channeling chairman here. Um, so are we at item number six B? Are we at item number six A one?

Speaker 2 ([02:12](#)):

I apologize. I, I, I heard her, his introduction has gone to the financial, so yes, we are at six B. Should I stop and go to,

Speaker 3 ([02:21](#)):

I, I think you should stop.

Speaker 2 ([02:22](#)):

Okay.

Speaker 3 ([02:22](#)):

Because we adopted this, this agenda

Speaker 2 ([02:25](#)):

Okay.

Speaker 3 ([02:25](#)):

Has written. So

Speaker 2 ([02:26](#)):

Yes.

Speaker 3 ([02:27](#)):

Tatum, you had that floor. I apologize. No, no worries. Notice that as well. And if that's your, if you don't have much on your, uh, your committee report, you can go to the status of the annual audit review. If you want me, uh, Michelle as well. That's gonna be

Speaker 1 ([02:42](#)):

Michelle, I be able to adopt and review that questionnaire. Okay. That should be pretty straightforward as well.

Speaker 2 ([02:51](#)):

Right. Okay. Alright. So in the packet that are distributed, if you go, um, just past the five, which are financial statements, you'll see a document titled Louisiana Attest Station questionnaire, if you would get to that. That is, uh, uh, part of the, um, annual audit, uh, annual review update that we need to discuss. So, um, the great, great news is that, um, even though we had some challenges getting started and delays and all along the way the last few months, the great news is that this annual report will be submitted timely to the legislative auditor. It's due, uh, June 30th, which is this Sunday. So we have until Monday, and Bruno and Vallon has indicated that it will be submitted timely. So that is a great accomplishment that we actually have not had in, in quite some time. So I'm very, very pleased with that. Um, as far as the report itself, because I've already been provided a draft of it, um, again, the report itself is, you know, pretty is great <laugh>.

Speaker 2 ([03:57](#)):

Um, in that we have only one finding, um, some of the findings we've had before about not having policies and procedures and missing minutes and, um, the, the report being late, all of those have been resolved. The only finding this year, which we have already, you know, started having the discussions to ensure that we remedy it for 2024, is that at the end of the year, our actual versus budget had some pretty large variances. We had some items that were over budget, for example, contracted services. We had paid for the, um, the, um, CMA report, the appraisal fcon, all of those contractor services actually had not been budgeted, although they were obviously authorized. They were not budgeted when we did the budget at the, at the beginning of the year. Um, same thing, garden doctors, that line item for landscaping was substantially over budget. We had it at 10 and we incurred almost 36,000.

Speaker 2 ([04:59](#)):

So those are, you know, two instances where we went pretty significantly over budget. And then we also had one line item for the, um, administrative services of \$50,000 that we didn't utilize at all. So we were under substantially on that line item. So the, the bottom line is that we have to, um, now just start monitoring the budget and as we see changes need to be made to the budget, we need to do that. So perhaps on a quarterly basis, we will, you know, decide if we need to revise the budget so that when we end the year, we don't have any large variances between the actual and the budget. And we've already, um, at the finance committee meeting on Wednesday, had discussions around starting that process because we are, we are already seeing where for this year we are gonna have some variances. So we are going to, um, be proactive and revise the budget. Uh, we'll have those discussions at the next meeting in August and be prepared to make recommendations to revise the budget. So

Speaker 3 ([06:03](#)):

It will be quarterly, right?

Speaker 4 ([06:05](#)):

Or,

Speaker 2 ([06:05](#)):

Well, we are meeting every two months, so, but, but

Speaker 4 ([06:07](#)):

Just so you know, you don't, you know, the committees can meet more often, more frequently. If you feel, for example, we spoke about at finance, that proper will be meeting needs to meet a lot more.

Speaker 1 ([06:18](#)):

We'll still have to put it to the board. Yeah. To, to approve. Yeah. So August will be the next time that we'll do it for the August meeting, and then October will probably be the last board meeting of the year, most likely not unless there's special. And we'll do it again in October to, so that'll be

Speaker 4 ([06:34](#)):

Next

Speaker 1 ([06:34](#)):

Two quarters.

Speaker 4 ([06:35](#)):

I think you should have a December meeting Yeah.

Speaker 1 ([06:38](#)):

For the board. I mean, I don't know, Christmas and all the holidays. Oh, I see. So I guess it just depends. Gotcha. But I'll, that'll cover the two next quarters essentially.

Speaker 2 ([06:50](#)):

Okay. So that, that's, um, that's it. As it pertains to any findings that will be on the report, the need to revise the budget outside of that, the only matter is this Louisiana test station questionnaire. It is a document that we have to submit to Bruno and Tur on, where we basically answer a series of questions as to our compliance with, you know, everything from public bid law to ethics laws. Um, I have, I went through, I answered all of the questions. There were, um, uh, no, you know, really no uncertainty at the time that I presented it to the finance committee. They, they voted to, uh, approve the document as is. And I am asking the full board to also approve the document so that the, uh, secretary, treasurer and president who have to sign this will feel that, you know, it's, it's appropriate and in authority to sign this document so that I can send it into Bruno and TUR Law. Yes, sir. On, uh,

Speaker 5 ([07:51](#)):

Prior year commitments, you got yes and no. Checked off the questionnaire on the second page.

Speaker 2 ([07:58](#)):

Oh, geez. That's, that shouldn't be prior. Oh, yes, you're absolutely right. That's an oversight. I would, um, and, and I'll say, because initially I had, we had resolved, I had no, because I was told the report was going to be late again and he just told me it's actually gonna be done. So we have resolved all prior year

recommendations. The answer is yes, we have resolved all prior year recommendations and or comments. So it will be yes and not no

Speaker 4 ([08:28](#)):

Good catch. Yeah. Yeah. I'm gonna hire you as a paralegal <laugh>, but I think you might be so expensive for me. Is

Speaker 3 ([08:37](#)):

That complete? Your,

Speaker 4 ([08:38](#)):

Your,

Speaker 2 ([08:38](#)):

Yeah. Uh, I, I, I would just like the board to vote to accept this document as, as it, it is

Speaker 3 ([08:44](#)):

Recommendation

Speaker 2 ([08:45](#)):

With that correction. With that correction

Speaker 3 ([08:47](#)):

Is, is that the recommendation of finance committee? Yeah. And finance

Speaker 4 ([08:50](#)):

Committee recommended this to be, um, anyone who's gonna make the motion to Wallace, um, seconded by I second. Okay. <inaudible>, all in favor of accepting the, um, the, uh, wr the questioner that she just, um, that she's circulated. Aye aye. Aye. Any, any nays or abstentions? Alright, thank you. It's unanimous. It passes.

Speaker 2 ([09:15](#)):

Okay. So that submits six, that completes six A and I'll move into, back into six. I

Speaker 3 ([09:22](#)):

Remember six B Yes. Right.

Speaker 2 ([09:24](#)):

Current financials. So

Speaker 2 ([09:26](#)):

Just for the sake of, um, formality, I'll just start over since I didn't get too far on the financial state. That's okay. So if you were, if you will turn to the statement of activities, which is your income statement for the month of April, 2024, total revenue was 42,884, which was comprised of rent income from Myers in Advo, totaling 37,924, utility reimbursement of 49 60. The expenses were utilities of 59 36 to Entergy

and sewage and water board accounting fees to Michelle Diaz of 1500. The website hosting to perplex of 45 in bank fees of 64 that are incurred, uh, primarily due to us receiving wires from the tenants, our bank charges us a wire receipt fee. The total expenses was 75 45 yielding net income for the month of plus 35,339. If you turn to the second page, the statement of financial position question. Oh, yes,

Speaker 6 ([10:36](#)):

Sorry. <inaudible> the water, uh, water board fee. Is that also inclusive of what we, uh, previously owed Susan Water Board?

Speaker 2 ([10:45](#)):

Yes. That 27, 38, 25. And the invoice is actually in the packet, um, for, for your records, but yes, that includes the amount that we are paying towards the installment arrangement plus the current month's bill.

Speaker 6 ([11:01](#)):

Do we know the current month, month's Bill? What was the current bill? I do know current month bill is

Speaker 2 ([11:08](#)):

Estimated in line. Well, it is, it is still in an estimated, um, stage. I did call sewer and waterboard and again, a few days ago, and they are sending someone out to do an actual reading. Thank, um, but the, for these months it is still, it was still in a, um, estimated stage. Okay.

Speaker 3 ([11:33](#)):

You're done. Johnson? Yes, I have a question.

Speaker 2 ([11:35](#)):

Yes.

Speaker 3 ([11:36](#)):

Uh, the 64 bank bank fee mm-hmm <affirmative>. Is that per every time there's a white transfer,

Speaker 2 ([11:41](#)):

\$20.

Speaker 3 ([11:42](#)):

So we got 12 of those outta the calendar year, right?

Speaker 2 ([11:45](#)):

No. So each time we receive a wire, Hancock Whitney charges us \$20 for each. Y that comes in. In this month, we had three different wires that came in. Um, one from May is, and Adv Vno sent two separate wires. One for the rent, one for the utilities. Um, so that was \$60.

Speaker 3 ([12:04](#)):

They will, that will be the method they will use. They're,

Speaker 2 ([12:07](#)):

They're ceasing that going forward at Vno has already ceased. They are now remitting via a CH, so that avoids that fee. Okay. Meyers says she's still working on setting it up for a CH. That way when that money comes in, we won't have the fee. It, it, it's not incurred with an A CH only with a wire. Okay. 'cause the wire, I guess just a different process. And they charge a fee for that.

Speaker 7 ([12:33](#)):

Yes.

Speaker 2 ([12:33](#)):

Okay. So, um, to go to the second page, the statement of financial position, the only direct change was to cash cash increased by that 35,339 surplus for the month of April, bringing cash to 9 79. 9 75 at the end of April. No other changes to the balance sheet. The next sheet is the statement of activities. Your income statement. For the month of May, we had rent income of 37,924 gain from my in Advo one 50 from Summas utility reimbursement from advo of 32 75. Total revenue was 41,349. The expenses were as follows, utilities of 57 51 accounting to Michelle Diaz of 1500. Legal to Maria Ozan of 12,810. Website hosting of 91 in bank fees of \$20 for total expenses of 20,000 1 72, yielding net income for the month of 21,177. So you see here in May we only had \$20. It was just one fee, which was because of May. You're still sending theirs in via wire and if paid for May in June. That's why it's here twice. Right. But they paid it via a CH so there was no fee associated with the advance money. So if you turn to the next page, the statement of financial position for May 31st, the cash went up by that 20 1001 77, bringing the cash to 1 million 1001 53. And that was the only direct change to the balance sheet.

Speaker 2 ([14:27](#)):

If you'll turn to the fifth page, this is our financial overview, which allows us to look at the entire year to date and compare it to the budget to see where, uh, any variances that may require our attention. As I introduced a few minutes ago, so January, February, and March, those numbers have all been previously presented. The April and May columns are the very numbers that we just reviewed today. The total year to date is the sum of those five months. And then we have the budget column. This is the budget for the year. We had a total revenue in the budget of 4 84 300 total expenses of 4 51 220 with a projected surplus of 30 3080 for the year. The last column shows the variance, which is just the difference between our total year to date in the budget. The variance, we have to keep in mind that the total year to date is only reflecting five months, but the budget is for the year. We don't have a monthly budget. Um, so this is really the only way to present it. Um, but it still allows you to see how much money you have left in each line item. And we have already identified some line items that, um, again, we, we are already foreseeing. We will need to make revisions to, uh, certain budget line items and we'll do so at the next meeting.

Speaker 2 ([16:04](#)):

The conclusion is that at this point, N-O-R-B-P has a, uh, actually has a, uh, surplus of 45,119. That's the bottom number in the total year to date. Any questions?

Speaker 3 ([16:25](#)):

All right, commissioners. Um, I'm glad the chairman text us, uh, Maria, about the items on his agenda. He stated to us that every, almost every item on the agenda needs approval.

Speaker 7 ([16:38](#)):

Mm-hmm <affirmative>.

Speaker 3 ([16:38](#)):

If he didn't say that, I wouldn't think the presentation he just gave, 'cause it's that it's a presentation, uh, we need approval. But because of the chairman of trust, his, uh, Robert's rules and parliamentary knowledge, and I'm gonna ask for a motion to accept this presentation by Michelle Diaz of the current financials Jefferson made by Jefferson. Second. Second by Wallace. I know we want to, you want a voice vote on it? No, all, everybody, I got a consensus. All in favor? Aye. Aye. Any opposed? Any abstentions? Motion passes. Okay. Item number six C. Not who's presented that? Uh, Josh, just, well, we have only one outstanding invoice

Speaker 1 ([17:30](#)):

That we vote on, which is, uh, the legal, um, invoice, which should be the next

Speaker 2 ([17:37](#)):

Trump page. Right. So the only, um, outstanding payment obligation at this time is the legal invoice that was presented by Council Ozan. Um, if you recall, uh, the utilities, the payment to Michelle Diaz, the payment to Perplex have all been, um, voted by the board to be, uh, pre, pre-approved. So the only one actually requiring, requiring approval today is to counsel Ozan. Um, that invoice is in your packet. Um, the legal fees are 5,000 902 48. That's for legal services rendered from April 26th through June 24th. And then there were also to her two reimbursement invoices of \$29 and 99 cents each for the AI subscription that we utilize to record. The minutes

Speaker 3 ([18:34](#)):

Recommendation is to pay, right? Recommendation is to pay for finance to pay. Any questions about the invoice? Commissioner Jefferson, does anybody have three pages?

Speaker 2 ([18:53](#)):

The, uh, the legal invoice? I'm sorry, I didn't mean, uh, yes,

Speaker 6 ([18:56](#)):

I think it's

Speaker 4 ([18:57](#)):

Only

Speaker 6 ([18:57](#)):

Two pages.

Speaker 2 ([18:57](#)):

So the, the legal invoice itself is, is two pages. Okay. And then there are, uh, two pages each for the two miscellaneous, uh, reimbursements of \$29 and 99 cents.

Speaker 6 ([19:08](#)):

That's why I was asking if they had two or three. I thought I might have been missed one. Yeah. Okay.

Speaker 3 ([19:15](#)):

I'm good. Any other commissioners? I have a it. That's it. Alright, if that's it, uh, I'll, uh, entertain a motion for item number six C. Jefferson Motions to pay. Yes. I second. So, alright. Second by rent. All.

Any discussions on the motion? All in favor of the motion. A. Any opposed, any abstentions? Motion passes. Alright guys. Item number six D rocking a. Yes, honor, it

Speaker 1 ([19:59](#)):

Won't be fast. Um, so we just discussed, and this was at the special meeting, uh, that we had earlier in June of this month, um, at the finance committee. We've started, um, talking about how, uh, getting together with the property committee to formulate, uh, budget capital improvements. Um, Michelle has, um, been great to, to start putting together a template for us to be able at that meeting to proceed to work through a capital improvements budget that will be separate from our operating budget. Mm-hmm <affirmative>. And this budget will be to be utilized both for, um, what we'll discuss later with the CEA capital improvements, but also just continued maintenance that is for us to have in our back pocket for capital improvements to the building. Um, so we'll be separate from our operating budget, as Michelle mentioned to us that finance is good to keep 'em kind of separate from operating. So I just wanted to put that on everybody's radar. Um, and that we'll work to maybe in July, host a combined finance and property committee meeting, um, that we can talk through projects and pull together this budget that we'll be able to kind of work, work from.

Speaker 1 ([21:14](#)):

Any questions?

Speaker 3 ([21:19](#)):

That's really all Any questions? Thanks. No questions. Thank you, chairman. Tatum, uh, is this, you guys are ex is there a budget to review and approve?

Speaker 1 ([21:31](#)):

This is just a no information. Just information. Just yeah. Information. Gotcha.

Speaker 3 ([21:36](#)):

Information purposes of, yes, exactly. Well, if that's it, I'm gonna move it. Chairman. Alright. We'll go on to property committee, uh, that will be presented by chairman, uh, Jefferson. Welcome. Um, put that closer to you and specifically item number 7 8 7 8. Uh, alright. So we all

Speaker 6 ([22:02](#)):

Aware we had, uh, reverse repair of Myers's Warehouse. Um, the, the GC went out and he was able to repair, uh, make the repairs. He was, the GC was able to go out and make the repairs. Um, since we have received notification from Myers that there is another leak that may be in the same area, but, um, we're asking that Myers provide us with actual, actual first and foremost provided by email as opposed to just sending it text or, uh, just talking about it. Because I want to make sure that we have something documented on file of all at attendants from now on whenever they submit something, a request for, um, for services. Um, so we're right now waiting for that. We already spoke with the roofer to let him know he's aware of what's going on. We're just waiting for Myers to send, uh, an email and also photos of the area where it's leaking.

Speaker 6 ([23:02](#)):

Do I believe that it may be from the same area that was already repaired? I really don't, but, um, there's no way to actually verify that. When the roofer does go out, he's gonna go back, he's gonna check his work to see if there are any, um, openings. Again, it's all covered under a one year warranty from, um, under the

roofer. So I'm not worried about, that would not be an additional cost, but if it is a new area of, uh, concern, then that would be another cost we have to incur. But based off of what he originally went out to to repair, I, I'm fully confident that, um, we can go ahead and submit payment to him. So that's eight,

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

That's

Speaker 3 ([23:47](#)):

Seven, eight,

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

Yep. Seven, eight.

Speaker 4 ([23:49](#)):

And just so you know, you guys did already approve the amount in the payment, so it's not like you would have to come back to the board to approve it, but, uh, the accountant and, and I also, uh, wanted to be doubly sure before you made a payment that work had been done mm-hmm <affirmative>. So,

Speaker 6 ([24:06](#)):

And he also sent photographs. I emailed it. I'm not sure if who all was included in the email. I know I sent, I know you were in, uh,

Speaker 8 ([24:13](#)):

We start off

Speaker 6 ([24:14](#)):

Vice share included, but I'm not sure if I want else, but that work was, um, that also documented.

Speaker 3 ([24:21](#)):

Let the record reflect that, uh, commissioner Jones, uh, has entered the meeting. She, she's president. So the recommendation for seven A is to accept the roofing repair proposal? No,

Speaker 4 ([24:40](#)):

That was just a report. It was just a, a report on, on whether or not work was done. And I'm sorry that it says, uh, recommendation, accept the proposal. That was a typo. Uh, so that shouldn't be, it was just that. So we don't need any board action. No, it just, if you guys are comfortable, you can go ahead and authorize your, uh, accountant to release payments in him. Um, he said that he did a one year warranty so he can go back. Has he been back already to check it?

Speaker 6 ([25:09](#)):

No, we're waiting for Myers to provide all the documentation.

Speaker 4 ([25:12](#)):

So he has not been back out since we spoke when I was out the country. Had he gone back then, or? No,

Speaker 6 ([25:19](#)):

After Myers

Speaker 4 ([25:20](#)):

The first time. So I was out of the country. I contacted Myers just out of due diligence.

Speaker 6 ([25:25](#)):

Oh

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

Yes. To see if he was, if he was satisfied with the repair. He wrote back to me and said he hadn't been over there, but he called his guys and they said they are still having some leaks in the same area. I asked him, Mr. Myers to provide photographs, which he did not. But at the same time I wrote to Mr. Hewitt who said he was gonna go back out and check it. Yes. So did he go out already and check it?

Speaker 6 ([25:45](#)):

No, he did not. I told him to hold off until we got that documentation from Myers.

Speaker 4 ([25:49](#)):

Okay. Mm-hmm <affirmative>. So I'm going to officially write an email as well as a text message to Mr. Myers telling him he needs to provide photographic evidence of where the leaks are occurring. And, um, but that's a separate issue as to whether or not you guys want to release payment at this

Speaker 6 ([26:07](#)):

Point. Correct.

Speaker 4 ([26:08](#)):

So that's something you all have to decide if

Speaker 3 ([26:10](#)):

You're comfortable. I, I would say Maria, you and I both learn from, uh, the chairman there. There's a step further than what I originally thought is that we need a motion to reconsider the adopted agenda and then once we go back, we need a motion to amend item number seven A to include payment. So we cannot take action to pay when we under the sunshine law, which we notified the public that we were gonna be presented a proposal and not paying somebody.

Speaker 4 ([26:40](#)):

Okay. So you guys already accepted at your last the proposal and accept it to pay him 8,909.

Speaker 3 ([26:48](#)):

So you don't need to do

Speaker 4 ([26:48](#)):

Anything.

Speaker 3 ([26:49](#)):

Mm-hmm.

Speaker 4 ([26:49](#)):

Right. We can just move on. So the question is just a procedural one on when you want to release the check. Uh, I don't think you need a vote to release a check. Just like you did need a vote to release a check to the plumber when he did the emergency

Speaker 3 ([27:03](#)):

Repair. And who's authorized to do that right now? Procedurally it would be the chair, right?

Speaker 4 ([27:08](#)):

The, I think the chair was the one who signed the contract, but the board releases the payment. I guess the question would be

Speaker 3 ([27:18](#)):

We can get it done. We just need to amend. We need a motion to reconsider you. No, sir. You and I were, if you want to go on the record, I'm fine with that. You can,

Speaker 4 ([27:28](#)):

I guess lemme finish. And, um, I just don't think, you know, the plumber was cut and dry. There was no leak. He went out, he did a report. You the repair, you went out, you looked at it, you saw it. There was no leak. Correct. A check was written because the report says that he, the plumber would get paid, I think five working days after he finished the job. The contract for the, for the fee first says the same thing. He will be paid five days after he finishes the job. Question is, is the job finished? That I don't

Speaker 3 ([27:59](#)):

Know. Yeah, we could get a, that should be reported on the property committee.

Speaker 4 ([28:02](#)):

Right? But he hasn't gone back out.

Speaker 3 ([28:05](#)):

Recomme committee.

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

My recommendation would be that you not pay until he goes back out. If he said if it's not finished, I don't know.

Speaker 3 ([28:10](#)):

Unless the chairman of the property committee, you can say that you've been out there, you saw the work is done, or you saw pictures.

Speaker 6 ([28:17](#)):

I saw pho, I saw photos of the work.

Speaker 3 ([28:18](#)):

Are you comfortable making that recommendation?

Speaker 6 ([28:20](#)):

I'm comfortable making that recommendation.

Speaker 3 ([28:22](#)):

I I I have no of that because I have none either. Unless

Speaker 4 ([28:26](#)):

It's <crosstalk>. I haven't gone out. I in this case, you went out and you looked at the work and you said it's done. I did,

Speaker 3 ([28:31](#)):

Yeah. Physically, yeah. Several times.

Speaker 4 ([28:33](#)):

Yeah. In this case, we have photographs from him and we ha it's a little bit different. And we have the attendant saying, I'm still getting leaks in the same area.

Speaker 6 ([28:40](#)):

So the difference is, for one, this is not something that you can go and see and see, okay, it's not leaking. It'll have to be something like I'm sta I'm in a moment while it's storming and then I'm standing down below and see water coming in. That's the only way I would be able to anyone be, will be able to, uh, confirm that. And,

Speaker 5 ([28:57](#)):

And if I remember right, we said we going to fix this certain area, but the, the way a roof leak, is it going to leak? That's, that's the problem with, that's gonna be a fighting deal to actually get that roof all

Speaker 3 ([29:11](#)):

The way. So he could have came the whole thing. We signed a contract that said in the contract it said five days he shall be paid. Then there's nothing. You just gotta I

Speaker 6 ([29:21](#)):

Agree.

Speaker 4 ([29:22](#)):

The contract. Now the good thing is I'm, I'm glad to hear that he has the one year, right?

Speaker 7 ([29:27](#)):

Correct.

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

So if it is, if it is defective and he already said he will go back out, then he'll, he'll fix it. Yeah. At no, um, no charge. So that's

Speaker 3 ([29:39](#)):

Really good. Alright. So we don't need to take action <inaudible>.

Speaker 7 ([29:42](#)):

Mm-hmm.

Speaker 3 ([29:43](#)):

Right. Any other comments on item number seven? Eight. Alright, we move on to item number seven B report on the efforts of this to secure building request for expeditious, uh, expenditures of not to exceed 500 to secure building entrance and exits.

Speaker 6 ([30:03](#)):

So Commissioner Wallace and I went out there earlier this week to, um, take a look at the, the, the double set of doors that leads to Myers building and instead of putting the code in to get into the building, that door was already open. It wasn't the same door that was open last time. It was the one that has the actual lock on lock box had lock the lock box on it was already sitting open. It wasn't closed all the way. It had something wedged inside of it to keep it open.

Speaker 4 ([30:29](#)):

What is, hold on. We heard that before, but,

Speaker 6 ([30:32](#)):

But it was, it was the other door. It was the other door this last time. This

Speaker 4 ([30:35](#)):

One has a lock lockbox on it. Yeah. So some someone's in, someone is going

Speaker 6 ([30:39](#)):

In. Yeah, they're still coming in from, from Meyer's side because

Speaker 4 ([30:41](#)):

From Meyer's side.

Speaker 6 ([30:42](#)):

So when commissioner I from Myers went to the double set of doors, we went, we walked through throughout the entire first floor and then we went to the double set of doors, at least Myers warehouse and the door was just able to push it open. And of course y'all, if y'all recall, that's the, uh, door that you can only access it, uh, access it once you get through that chain link fence that has a padlock on the Meyer side that we don't have the key to. So I'm pretty sure that's the way that they're coming in and then coming into the building and doing whatever they're doing inside the building.

Speaker 4 ([31:08](#)):

My is giving the key to the padlock that, because he can't, he can't do that either.

Speaker 6 ([31:12](#)):

So, um, we also checked another door that I believe leads to at AL'S side. Um, we think that one may be screwed shut, but we're not sure, um, we couldn't get in to the other side. But that one, um, I don't think anyone's coming in from that side. But, uh, after we met on site, commissioner Wallace went to Home Depot to price, um, some padlocks and, um, some, uh, some still members. Some still members to try and keep it closed. And from the price of it looks like somewhere around just a little over a hundred dollars maybe. Um, it's a question that I have. We can do the work, but I don't understand how we would pay for the materials and be reimbursed for the materials. I don't know if, I don't even know if

Speaker 4 ([31:58](#)):

That's Well, because it was a request for expenditure of not to receive \$500. So you just give the receipt.

Speaker 6 ([32:05](#)):

Right. But so a board member would pay for it and get reimbursed by the board?

Speaker 4 ([32:10](#)):

Yes. Yes.

Speaker 6 ([32:12](#)):

Just

Speaker 4 ([32:13](#)):

Like I pay for the recordings and I get reimbursed. You just have to submit invoice or receipts rather.

Speaker 6 ([32:18](#)):

Okay.

Speaker 3 ([32:19](#)):

He would submit to the, to Josh.

Speaker 6 ([32:22](#)):

Okay.

Speaker 3 ([32:22](#)):

That committee will review and

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

He'll come

Speaker 6 ([32:25](#)):

Us.

Speaker 3 ([32:26](#)):

Okay.

Speaker 4 ([32:26](#)):

And while you're at it, I would strongly suggest that you get another lockbox and return that lockbox to Eugene Green. That's his lockbox. So please give your own lockbox and set your own code.

Speaker 6 ([32:41](#)):

Well, we could change the code on the lockbox all

Speaker 4 ([32:44](#)):

But it's not

Speaker 5 ([32:44](#)):

Yours. Commission lock. We, if we could actually get I brackets and brackets and actually make it where the doors don't open, but we don't necessarily need a lockbox.

Speaker 7 ([32:57](#)):

Mm-hmm <affirmative>.

Speaker 5 ([32:58](#)):

But you still need, we need to, if we ever actually occupy the building, we can remove those braces at any point we want. But that will stop anybody from coming in and out of the building Commissioner because there won't be no locks need to unlock Taylor. I think

Speaker 1 ([33:13](#)):

We get a hold lock box as well. Just I think any equipment, like my personal thought is that you get enough and only a certain amount of people <inaudible> and that it's brand new, fresh and have the I brackets as well to have. And I mean, it's gonna be on a very rare occasion that we are out there and if we need to go out there to show that one area, I'm sure we can take those off. Mm-hmm <affirmative>. But I agree on the L brackets just to have a double sense of security on top of that, uh, on top of the laptop.

Speaker 7 ([33:46](#)):

Mm-hmm <affirmative>.

Speaker 4 ([33:49](#)):

I also would strongly suggest that you all authorize me to write a very strongly worded letter to Myers about his employees entering that building and having no right to, and that he needs to control it.

Speaker 7 ([34:05](#)):

Okay.

Speaker 1 ([34:06](#)):

Do just for safety purposes before we do any a brackets or anything, I do think it might be warranted to do a walkthrough. Yeah. To make sure there is no inhabitation in the building. That might be,

Speaker 5 ([34:19](#)):

They will still be able to get out through the front doors

Speaker 6 ([34:22](#)):

If they're in there. Yes. Alright. They'll

Speaker 5 ([34:23](#)):

Be, you

Speaker 4 ([34:24](#)):

Just stop the Myers and Oh, you were put the old rack is on the, on the Myers door?

Speaker 6 ([34:28](#)):

Yes,

Speaker 4 ([34:29](#)):

Myers. Okay. Okay. I got you. We thought, we both thought you were talking about on the front doors.

Speaker 6 ([34:34](#)):

No,

Speaker 4 ([34:35](#)):

So on the front doors, then I factored into the expenditure. I think that you all should factor in getting your own lockbox and also once again, changing the keys. Mm-hmm <affirmative>. Rekeying the lock. You

Speaker 9 ([34:49](#)):

Got your hand up. No public comment allowed during this segment or no? No, I don't

Speaker 3 ([34:57](#)):

Think so. I don't think so. So we allowed it at the beginning. I, I would allowed if you, you, you're only gonna take a minute or so.

Speaker 9 ([35:02](#)):

Just, just one second. Just wanted to note that the real time crime center, we, we've talked to them about that segment of, um, chef between Regional Business Park and nasa. Um, so there, there are some ideas that they had both about things that y'all could do on the property that can analyze like license plates that, uh, you know, for cars and vehicles that might be accessing the parking lot. And then also deploying some cameras, uh, along, along Gentil there. So we can, we can follow up afterwards. I just wanted to make that,

Speaker 3 ([35:33](#)):

That was great. Okay.

Speaker 9 ([35:34](#)):

That would work.

Speaker 3 ([35:36](#)):

Maybe the proper could study that further. Mm-hmm <affirmative>. Bring that to the board next time. Yeah. Is there any other discussions on item number seven B?

Speaker 4 ([35:43](#)):

Yeah, I guess I'm always saying that I think you should keep the expenditure of not to receive 500. Yeah. Because I think you will need to get a lock box and rekey the locks.

Speaker 6 ([35:52](#)):

Okay.

Speaker 4 ([35:52](#)):

So even though that's only a hundred, I think you do need a little bit extra.

Speaker 6 ([35:56](#)):

Yep. <laugh>.

Speaker 4 ([35:58](#)):

That's all I'm saying. So

Speaker 8 ([36:01](#)):

He, I think Commissioner Jefferson was asking, you know, they could do it, but how would they get reimbursed?

Speaker 4 ([36:07](#)):

They pay it and they bring in, they bring receipt an invoice, they give it to Michelle and she writes a

Speaker 6 ([36:12](#)):

Check. Give it to Tatum

Speaker 4 ([36:12](#)):

Or Tatum. Yes. We'll put it to finance committee. So a motion for you guys to expend. Um, I got, I got it. Uh, not more than \$500. I got it.

Speaker 3 ([36:28](#)):

Is there any other discussions on item number seven B? All commissioners is, uh, what's your pleasure for item number seven B ion to approve Josh ion to approve

Speaker 2 ([36:41](#)):

Second

Speaker 3 ([36:42](#)):

Commissioner Tatum motions to approve item number seven B, uh, which is a request from the property committee chair, uh, for an expenditure of not to exceed \$500 to secure the building its interest list and exits. And it's seconded by Commissioner Jones. Any discussions on a motion? No discussion. Um, all in

favor signal by saying aye. Aye. Any opposed? Any abstentions? Item passes item number eight, which is a legal report by special counsel. Item number 8 8 3.

Speaker 4 ([37:28](#)):

Okay. And that's simply, um, the CEA is pretty much near final now all of the, uh, sticking points we have discussed and ironed out and, um, uh, Jeff is here. Um, and he can speak about it more from the city side, but since we have gotten to that final stage, and I have sent it to you all, it didn't change really very much from the one that you received on June 4th. The only difference is that there was one portion on page four that said, um, all repairs that the city would, would have the right to review them and if they found them to be inadequate in any way, that you all would basically have to reimburse the city for that repair. And I found that to be very harsh and unable you guys would not be able to live with that. But also it was very nebulous because who's gonna inspect it?

Speaker 4 ([38:22](#)):

I don't understand who's gonna decide if it's not. I don't what I, it was a lot. So I spoke with Jeff about it and they agreed and they changed it so that it would be, all the repairs have to be basically, um, reviewed by and approved by a qualified project manager. And the city is putting together and will give us more details on what would be a qualified project manager. But it, it would pretty much be, um, someone who is, uh, approved by industry standards. So, um, we will get that language. I mean, they're not unfamiliar with that language. Um, the airport does, uh, work all the time. Huge projects that have to have a qualified project manager, uh, to review and make sure. So I'm saying that to say it's not just, can't just be someone who's like a, a residential general contract or something that that wouldn't be a qualified project manager for that type of, for a commercial roof. Um, so we will have, uh, that, that that will be in the CEA. And, um, the other thing was the city thought about it and does really, and I didn't think you all would've a problem with that, that they want us to comply with the city's DBE requirements, which I think are, what, 33, 30

Speaker 9 ([39:39](#)):

5% is

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

The 35%. Now that's fine. 35% DBE <inaudible> across the board on your contract. Normally you can fulfill that in different ways. It could be, um, feel fulfilled by professionals like the project manager or, um, you know, other types of people. It, it doesn't, it's not, doesn't always have to be. Sometimes it's from good, good to services. Um, so you may have a larger company that's doing your project because that's who you thought was the best, and maybe they do or do not have a partner, but you can also fulfill it by getting you goods and services from A DPE compliant. Am I not correct? Jeff?

Speaker 3 ([40:18](#)):

Jeff, would you approach the podium please?

Speaker 4 ([40:20](#)):

So I didn't think you all would have a problem with that.

Speaker 3 ([40:21](#)):

Introduce yourself for the, for the record. Absolutely. We not recording.

Speaker 9 ([40:25](#)):

Thank you, commissioner. Uh, well there is no mic here. Uh, Jeff Schwartz, uh, director of the Office of Economic Development. Um, and happy to present on any of the different aspects of the ca. Uh, mostly I'm here to answer any questions, um, and just express our excitement to, to get moving. Uh, uh, commissioner Wallace's comments about, um, uh, rooftops, uh, you know, the water's gonna find a way and we know that, uh, to have the regional business park be what we all want it to be and continue to grow and thrive. We gotta get the building in some shape. And so these are some, uh, you know, precious, uh, resources from the city that we want to make sure we can get to all ASAP and, uh, deployed. So, you know, happy to answer, uh, questions or, or speak more at length about the CEA, but we're, we are, um, excited to move this forward, uh, expeditiously with you all. Thank you, Jeff. Chairman. Jeff,

Speaker 6 ([41:14](#)):

Jeff, I just have one question. Yeah. So if it's 35% DBE and we only have one scope of work, how would that work? If it's not the general, if it's not the, uh,

Speaker 9 ([41:21](#)):

If it's not the prime,

Speaker 6 ([41:22](#)):

Yes,

Speaker 9 ([41:23](#)):

Typically. So it's a great question. Um, you know, again, the city's, uh, many of you're familiar with this, but the city's DBE, um, EBO program is, it's a goal. So, um, we do have situations where folks are not able to meet that. Um, typically what you'll see on projects with a, a a, you know, relatively limited scope, right? Like there's probably a roofing contractor who's gonna do this work, um, is they, they work with subs. And so there's a, you know, there's ways that, uh, obviously working and at the front end, making it clear for anybody who's responding to the bid that you all will undoubtedly put out, um, that there's, you know, ways, uh, to encourage them to, uh, have as high of EBE participation as possible. But for example, if, uh, you know, a prime is able to get 28% DE participation, they don't hit 35, you're not in breach of contracts. It's, it's a, the city's, um, uh, supplier diversity and DBE program is a, is a goal

Speaker 3 ([42:19](#)):

That the good faith effort,

Speaker 9 ([42:22](#)):

Good faith efforts need to be demonstrated.

Speaker 3 ([42:23](#)):

Yeah. Well, can that be reported back to us upon the procurement and I guess doing the project? Uh, the construction of it?

Speaker 9 ([42:31](#)):

Yeah, absolutely. So, so you all would in, in engaging the contractor, um, you know, and as the, the, uh, you know, the entity that is in this agreement with the city, you all would demonstrate those good faith efforts just in terms of, you know, uh, you can do lots of different ways. It would be in how you, you know, do your pre-bid work and how you, uh, write the solicitation and make it clear that, you know,

there's the the DBE goal, um, uh, and then there's obviously like the work of the, the NEGC that, you know, things happen during construction processes. We all know that. And they can demonstrate that, look we did, we did X, Y, and z. We, you know, um, uh, did everything we could, we ended up losing one of our subs because of another job or what, whatever their, you know, contingency might be that all can go into documentation that then would be reported back to the city to show that you're compliant. But, you know, commissioner Water, yeah, please.

Speaker 5 ([43:26](#)):

I kind of remember I'm not, not too sober, but some of this money is coming through, like the infrastructure money, it's ARPA money

Speaker 9 ([43:31](#)):

And all that. It's ARPA money, American Rescue Plan

Speaker 5 ([43:33](#)):

Act Money. So will we have any other requirements to meet as far as like you do prevailing wages or you do?

Speaker 9 ([43:40](#)):

Yes. Yes. And so that is all, it's a, it's a fantastic question. I, I remember, uh, uh, Ms. Diaz, uh, bringing this up like a year ago probably. Um, it's ARPA money. So it, it is significantly more flexible than what what you typically see with federal funds, which is community development block grant money. Um, but there are, it's, it's from the Department of Treasury instead of from hud. Uh, you know, this is technically post pandemic money. Um, you know, again, not a lot of people wanted ARPA money. We were able to work with, uh, council member Thomas and the CAO to make sure that y'all, that we were able to get these resources to, to the regional business park. Um, and so there, there are some streams attached, but, um, you know, again, every, everything is in the contract. Any contractor who's worth their salt and can do a commercial roofing job, I know you know this world super well, they'll be able to accommodate, you know, the, the requirements in that. Um, yeah, prevailing wages, um, you know, the city has a DVE in iron. Uh, um, there, there's some other provisions, but because this project is under certain thresholds, we don't have to do ongoing compliance and reporting, um, to the, to the feds or anything like that. So I think as long as we set the mousetrap up right from the beginning, we'll all be in smoothing on,

Speaker 3 ([44:54](#)):

And that's, I think it's critical that we do hire the right PM that they have the experience with. Mm-hmm <affirmative>.

Speaker 9 ([44:59](#)):

Yes. It's not something to mess around with. 'cause it won't just be the city coming to knock on the door. It'll be, you know, that's, yep. Any other, any other

Speaker 6 ([45:08](#)):

Questions? One last question. So the way it sounded like, like it's set up is we have to hire a general contractor as opposed to a licensed

Speaker 9 ([45:13](#)):

Roofer. No, you, we will have, you have the flexibility. Um, you know, there, there's obviously state public bid law and alike, but you all have the flexibility to, um, hire whom you like to satisfy. We, and I think, uh, I won't go into this ad nauseum, but we, we are very open to structuring the CEA and having you all, you know, define the scope that that meets you all's needs. Um, I think actually you all prefer to constrain the scope, which I don't think is a bad idea, uh, to make sure that this is very focused on triaging some of these immediate needs related to the, the building itself. Um, but no, if you, if you, uh, if a roofing contractor, you know, it could be that it's a DB roofing contract contractor and you're at a hundred percent, right? I, I think that's, that's one path.

Speaker 9 ([45:57](#)):

Um, certainly though if, if you all put this out and the responsive bids come back and folks are, uh, you know, not able to meet the, the 35% DBE goal, the good faith efforts are demonstrated and you all feel like, you know, in order to meet your business and operating needs, you need to go with X, Y, and Z. And it complies with all the other, you know, public <inaudible>, that that is an acceptable solution. I think we all know that jointly we share the goal of having, you know, a DV participation number that, that, you know, uh, we could be proud of. But if, if for some reason you all are not getting any responsive, uh, bids back that have numbers that, uh, reflect large DV participation, that that could very well be a scenario here. We see that more typically in things like specialized construction and, you know, high-rise development where they're, you know, I know you know this world very well. Yeah, exactly. Where, you know, because of either the type of construction or the type of contracting it limits, you know, uh, participation for different reasons. Um, you know, I feel like there's a lot of roof contractors out there. I think, you know, but you all have that flexibility.

Speaker 3 ([47:02](#)):

We're not constrained by any specific procurement method, right?

Speaker 9 ([47:05](#)):

Nope. <crosstalk>. Yep. You're not bound by, by the city's procurement, uh, policies and procedures. Maria is very familiar with this, obviously your council. Um, but in terms of, you know, public bid law, it's over 250,000. So it does trigger state and public bid law. But other than that, no. You all are essentially free to establish as a political subdivision you're in. I

Speaker 3 ([47:26](#)):

Think, I think the, the lowest bidder is gonna fill us because we already saw, based on your you going, I think in quotes that we're not gonna, I think we just open our hand and say, we got \$1.1 million, and let them come back with their proposing, write their own solicitation of their own, uh, scope of work or their own specs, and let them tell us how they're gonna build us a new roof with the 1.1 million. And then we can evaluate 'em and say, okay, you are using this method, you're using this method. We think these materials are outdated. We like this. Or just negotiate. I think Lloyd is bid. It's gonna fill us,

Speaker 9 ([48:06](#)):

We're

Speaker 3 ([48:06](#)):

Gonna get

Speaker 9 ([48:07](#)):

Somebody to come in there under one and a half meals. This is definitely Commissioner Jefferson's in area of expertise. I think, um, I, I, I, uh, think what you're saying makes a lot of sense in terms of having to work with a contractor. You are not obligated to my knowledge, to go with just the, the lowest cost bidder. You can have the most responsive

Speaker 4 ([48:25](#)):

What has to be the lowest responsive,

Speaker 9 ([48:27](#)):

Responsive bidder

Speaker 4 ([48:28](#)):

And re responsive bidder. It, it, it means a lot of things. That means you might not end up with the lowest cost, because sometimes you get some people in the, I actually sat as a, as a, as a hearing officer on one of these for the city where the lowest risk, the lowest bidder was not the lowest responsive

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

Bidder.

Speaker 4 ([48:49](#)):

And the city had to reject that person because yeah, they wanted to do the job, but they couldn't do the job at adequately.

Speaker 9 ([48:56](#)):

Right. Yeah. And, you know, and again, I, I'll stop, uh, here, but I think, you know, I, you have, I think the flexibility within state bid law to look at things like cmar other, I know, you know, with Commissioner Jefferson and you know, Tricia Wallace and others, I mean, you do a lot of contracting, um, you know, commissioner, uh, Tucker, I think, you know how you all want to structure it so that you can stay under budget, but also have that ability to work with a, a contractor of your selecting that, you know, gets you the, the roof that you need to perform.

Speaker 3 ([49:25](#)):

Um, last, last question from me. Yes. And I, I read the CBA and all, but, uh, there is no time constraint.

Speaker 9 ([49:31](#)):

Right? The, uh, 2026. So this, this need, these funds need to be obligated by the end of 24, which is why, you know, Courtney and I are very grateful, uh, for the board to consider this today. 'cause, uh, after presumably you all approve, we still have to take it through the city's process. And so we need to get these funds obligated by the end of this year, and you have to expend it by the end of 2026. So presumably that will be enough time, you know, um, I'm sure if push came to shove, the federal government will provide some extensions to periods of performance. But I don't think any of us want to go there. I think we want to wrap this up in two years or less if we can

Speaker 6 ([50:06](#)):

One last question. One last question. I'm sorry. So, um, if we're under contract before 2026 mm-hmm <affirmative>. Would that still count as

Speaker 9 ([50:15](#)):

No. So the funds, we still have to be, it's a great question. No, the obligation, uh, that criteria will be satisfied just in us executing our agreement.

Speaker 7 ([50:23](#)):

Mm-hmm <affirmative>.

Speaker 9 ([50:23](#)):

Um, the funds would need to be expended by, by you all in pursuit of this. So you actually would have to substantially complete the work. Okay. By, by the end of 2026. It's actually September, 2026. September 26. There you go. Perfect. Um, the federal, the title. Oh, right. Yeah, yeah. Title no.

Speaker 3 ([50:41](#)):

Yeah. Cool. Alright, commissioners, is there any other questions? Special counsel, Jeff?

Speaker 4 ([50:47](#)):

Um, yeah, just what I'm asking you all to do is, as a resolution, accepting the cooperative endeavor agreement by between the city and the OREP in form and substance and authorizing the chair for person to execute the CEA upon his final review and approval. So, as I said, there'll be a couple little things added to it. It, there won't be substantive changes from what you've already seen, but there will be something, for example, that will further define what is a, what is a qualified project manager, for example, that's gonna be in there. So, and that's mainly for your own goods. So there's no confusion at the board level on what does that mean? Mm-hmm <affirmative>. Um, so that you guys don't run a fall of anything but in form and substance. It won't change from what you all have seen and it will just be executed by your chair, um, after he sees the absolute final draft, which hopefully will be within the month.

Speaker 9 ([51:43](#)):

Yeah, I, I mean, I think, yeah, I think our goal is to have this be,

Speaker 4 ([51:46](#)):

Yeah.

Speaker 9 ([51:47](#)):

Um, this will have to go through a council motion process. So there will be some committee meetings either at the end of July or beginning of August. We would love to have it wrapped up in the next few weeks.

Speaker 4 ([51:55](#)):

So hopefully to have it on the, on the council's agenda by then. Yeah. And that's what I'm asking you all to approve today as a resolution. One more comment, more repeat how we got it. So this resolution would have the board accepting the cooperative Endeavor agreement and authorizing the chair to sign the cooperative ever agreement on behalf of the board upon his final review and approval. That's what that's saying.

Speaker 3 ([52:27](#)):

I want to get a motion and then we can discuss the motion further. If you guys got further. Commissioner Wallace. So Commissioner Wallace motions to <laugh>

Speaker 5 ([52:45](#)):

Approve. That's the

Speaker 3 ([52:48](#)):

Upshot. Is there a second? A second. Okay. Thank you Commissioner. Commissioner. Withdraw second. Okay, we can discuss the motion floor is open. No further discussion. Uh, commissioners, we looked at the CEA for quite some time, I'm sure. Uh, Jeff is probably tired of us. I take this, let's just get this done. But we know what we're into with the CEA, we know the requirements. We got a job we gotta bring on a project manager. Uh, I think the chairman expressed to Tim and I that he's comfortable. He gave us a couple hours last week to look over it again. We came back to him. We told him we were fine if we looked through it with our changes.

Speaker 4 ([53:38](#)):

And, and the good thing, I know there was a lot of discussion and just to clear anything up a long time ago that, oh, this money was gonna be earmarked for one thing or the other thing. Um, and or this money would only come to you in drips and drafts and all of that's out. It's 1.5 million. You can use it for pretty much anything that betters the N-O-R-B-P. I pretty much suspect that I have all along that all of it is gonna go to the roof because of what needs to be <inaudible>. Um, but there, there's, there are no restraints on this. It doesn't, it's not earmarked for anyone or anything. And it's 1.5 million and you get all of it upfront. So you don't have to do, it's not like, uh, the construction financing that some banks like to make you do are like, okay, well you build the house and then after you build it, then we'll reimburse you. Which is like, if I could've done that, I would've done it without you <laugh>.

Speaker 3 ([54:34](#)):

So that's

Speaker 4 ([54:34](#)):

Not how

Speaker 3 ([54:35](#)):

It works, right? So, so in essence, our special counsel really beat up on Jeff and his team. <laugh>. No, I don't think Jeff <crosstalk> while she was in Greece. No less <laugh>. So I'll close out a discussion and I'm call for a vote. Okay. This'll be a voice vote. Uh, so we're record. So, uh, secretary, please, uh, go down the room and call for

Speaker 8 ([54:58](#)):

Commissioner Jefferson.

Speaker 6 ([55:00](#)):

Yes.

Speaker 8 ([55:01](#)):

Commissioner Jones.

Speaker 6 ([55:02](#)):

Yes.

Speaker 8 ([55:04](#)):

Commissioner Rero.

Speaker 6 ([55:06](#)):

Yes.

Speaker 8 ([55:07](#)):

Commissioner Tatum.

Speaker 6 ([55:08](#)):

Yes.

Speaker 8 ([55:08](#)):

Commissioner Wallace.

Speaker 6 ([55:10](#)):

Yes.

Speaker 8 ([55:11](#)):

Commissioner Bennett? Yes. Vice chair Tucker?

Speaker 3 ([55:14](#)):

Yes.

Speaker 8 ([55:17](#)):

7 8 78

Speaker 3 ([55:19](#)):

Unanimous to members present. Thank you all. Looking

Speaker 9 ([55:23](#)):

Forward to rolling up our sleeves with you guys. It's gonna be fun. Thank you all. All right,

Speaker 7 ([55:27](#)):

Thanks Joseph. Thank

Speaker 3 ([55:28](#)):

You. And alright. Item number. That's it. Nine adjournment. Adjourn. Motion. Motion. One hour. I'm late. I'm not happy.

Speaker 4 ([55:46](#)):

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Minutes. All in favor? That was, thank you guys. Maria, thank you so much. Thank you. Everybody just hit on

Speaker 6 ([55:56](#)):

Stop or pause? Yeah.