

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

All right. Thank you all for attending Today. I'm gonna call a regular board commissioners for the N-O-R-V-P Orleans Regional Business Park to order. Today is Friday, April 26th, now four 12. Uh, commissioner,

Speaker 2 ([00:00:20](#)):

Commissioner Jefferson. Present. Commissioner, commissioner

Speaker 3 ([00:00:26](#)):

Here.

Speaker 2 ([00:00:34](#)):

Commissioner Secretary Bennett. Present, vice Chair Tucker.

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

Present

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

Chairman.

Speaker 1 ([00:00:50](#)):

Alright. Corum is set, um, at the time of the start of the meeting.

Speaker 4 ([00:00:57](#)):

Okay. And let me just say for the record, because it's important here with you guys. 'cause as you know, your statute says that people have unexcused absences. That they're, um, that it's, you know, it's, it counts against them, the chair. But everyone has an excused absence today. Uh, the chair is stuck in Baton Rouge, as you all know, it's session. Um, and, uh, commissioner, uh, Tatum has a work obligation, um, that his boss Michael had told him he had to do. Okay. <laugh>, thank you, Madam. Special. Thank you. Any, uh, guest present for you? Guest

Speaker 1 ([00:01:31](#)):

Is present.

Speaker 4 ([00:01:32](#)):

Okay, great.

Speaker 1 ([00:01:33](#)):

Uh, you guys have the agenda in front of you. I think you got a copy sent digital copy sent yesterday or the day before yesterday. Uh, so hoping you had time to review it. I do have, um,

Speaker 4 ([00:01:48](#)):

Oh, you have a guest? One guest just walked in and it's, um, what time is it? It's, uh, four 14. And that's Noah Lewis.

Speaker 1 ([00:01:56](#)):

So I do have some edits to the agenda of some omits. Uh, if you turn your page, the second page to, uh, item number six B, presentation of current financial by, uh, Michelle, Jasmine, Michelle, and some of the finance committee members know that she's, uh, she's out of town attending a, a funeral, so she is not here. So I'm gonna go ahead and admit that. And I, I found a redundant item with myself reporting, uh, the repairs to the primary repair. So I'm going to omit item seven C and you're gonna have that report up here at, uh, item number five. If there's any other edit for the commissioners to the agenda,

Speaker 3 ([00:02:43](#)):

You're striking Item six B, six

Speaker 1 ([00:02:47](#)):

B and item seven C.

Speaker 3 ([00:02:52](#)):

Yeah. So we're, we're just not gonna present the financials or is somebody else?

Speaker 4 ([00:02:57](#)):

I think that would just be a part of your report and, and it's in the minutes

Speaker 3 ([00:03:01](#)):

Tenfold. Yeah. We don't have anything in there that needs to be approved.

Speaker 4 ([00:03:06](#)):

No, there was not.

Speaker 3 ([00:03:08](#)):

Oh. What about the

Speaker 4 ([00:03:09](#)):

Invoices? Um, they need to be approved, but that's on here for the, under your report. Gotcha. It's just her. She normally presents like where we are on the budget, on the statement of financial accounts, where she says, if you're in, how, how much we've paid out what's our account in the bank. But she did. Um, and I sent all those to Ms. Bennett and she printed 'em out. So she does have all that. Okay. The two statement financial statements for I think it was March and April,

Speaker 3 ([00:03:40](#)):

I think. Uh, February

Speaker 4 ([00:03:41](#)):

Or March. Oh, February, March, sorry. Yeah. February and March. We're still in April, February, and March.

Speaker 1 ([00:03:46](#)):

Is there any other changes to the agenda? Um, two we need to change who's presenting? Josh Tatum, not president. Correct. Okay. So, so vice chair

Speaker 4 ([00:03:58](#)):

Ola of the committee

Speaker 1 ([00:03:59](#)):

Is, uh, Sam Ola, commissioner Olaf will present. So you guys can write in Commissioner EF here. That's item 6, 8 6.

Speaker 4 ([00:04:13](#)):

Yeah. I just, item six.

Speaker 1 ([00:04:15](#)):

Mm-Hmm. <affirmative>

Speaker 4 ([00:04:17](#)):

It will be and substitute Allon. He'll be giving that report. Yeah.

Speaker 1 ([00:04:21](#)):

Six.

Speaker 4 ([00:04:21](#)):

I'm sorry. Yeah. Okay. So the pages, yeah, that's your motion is to, um, strike seven C um, because it's redundant. I agree. It is to change the presentation of the finance report from Tatum to Han Mm-Hmm. <affirmative>. And to strike six B, which is, uh, presentation of current fin of financials by Michelle Diaz. Although for the record, um, her statement of financial statuses in the, in your package. And, and it's also in the minutes that you got. Okay. Okay. So that's moved by Tucker and seconded by second. Uh, I saw Ms. Jones. Okay. Thank you. All righty. All in favor to amend the agenda. Aye. Okay. Thank you. All,

Speaker 1 ([00:05:07](#)):

All opposed? May Abstentions.

Speaker 4 ([00:05:10](#)):

Great. Thank you. That passes.

Speaker 1 ([00:05:13](#)):

Alright. So on to item five.

Speaker 4 ([00:05:22](#)):

And they do have the Dr. Pipe, um, written report that I requested him to send. Mm-Hmm. <affirmative>. And at a miss, I think Ms. Bennett has passed that out. It looks like this. Everybody One pager. Go ahead, Mr. Um,

Speaker 1 ([00:05:37](#)):

So I'm pleased to report that on the owner of Dr. Pipe's, uh, Mr. Steve Chambers informed a special counsel on March 20th that the plumbing emergency repair job at N-O-R-B-P, uh, located at 13, uh, 8 0 1 <inaudible> Road was completed in water service and pressure has been restored. Um, special counsel also confirmed that with both tenants,

Speaker 4 ([00:06:05](#)):

With both tenants and also Mr. Chamber said the full pressure was restored on March 15th. And that what he did, and that's part of my legal report, but he also, uh, backfilled the area and he finished backfilling it by the 20th just so that it'll help. He had the extra sand he had ordered, he didn't need it. Um, but he decided he would go ahead and use it rather than take it back with him. Mm-Hmm. <affirmative>. And so by the 20th, he had finished the backfill as well, and I believe you went out there to look at it and lay eyes on it several times.

Speaker 1 ([00:06:34](#)):

Yeah. Okay. Uh, additionally, I think on the 21st you sent the email out to the full commission. So, yeah. Um, some of the things I just decided was in that email. Additionally, I got a call April 12th from, uh, Ivano. Mm-Hmm. <affirmative>, uh, the guy was, uh, Nick,

Speaker 4 ([00:06:52](#)):

Yes. I forget his last name. Nick's title, uh, I've forgotten. But he's, he's, he's an officer with Advo, I forget his last name. And Nick. Nick Remley. Nick Trembley Remley.

Speaker 1 ([00:07:01](#)):

Yeah. He told me that the fire marshal was en route. It was about nine o'clock, uh, in the morning on, on the, uh, the 12th. He said a fire marshal was en route. He had woodwork, uh, representative call after him, or I don't know how it happens. I dunno if he had, he asked him to call. The guy was there on the site to tell me the same thing. So I called, uh, special counselor, the N-O-R-B-P. And her and I got Steve Chambers on the phone, uh, Dr. Pipe to ask him, uh, was there something he was aware of? Why, why wasn't there water to the, uh,

Speaker 4 ([00:07:35](#)):

Sprinkler system? Yeah, that call was about the sprinkler system. Yeah. It's because the sprinkler systems were not on, they couldn't understand why. So the fire marshal couldn't approve them, and they said the sprinkler systems had worked before. So I got that call at six in the morning from, from, uh, commissioner Tucker and, and, uh, Woodward. And, um, I found out that, oh, Steve Chambers said, as he said, as you may recall, I told you that they were two lines. One of 'em was a 12 inch line, one of 'em was a four inch line. The four inch line had the leak on it. That was the one that brought water to the building. The 12 inch line had no leaks. And, uh, I did not touch that line because that line went to your sprinkler system. So we never went anywhere near it. Um, however, SUGEN Waterboard, um, did say that they were the told Steve Chambers that they were the only ones who should turn on and off the meters.

([00:08:29](#)):

And they were a little bit miff that someone had turned off the meters. Um, not them previously, if you guys will recall, SUGEN Waterboard came out to turn off the meters. But then someone from Meyers, you know, I apparently that's what we think it was, or that's what they were told, uh, yelled at them and told them that they couldn't turn off the water. Mm-Hmm. <affirmative>. And so sewer waterboard turned all the water on, and then we found out, and we, we called Mr. Myers and said, what did you do? Because it took, you know, it was very difficult to get Susan Waterboard out there if y'all don't remember. And why did you tell them? Why did you tell them that you were the owner of the building? And so, Mr.

Myers called his person and his person, I think, admitted that he had turned it off, uh, turned it back on. But he said he would go out and turn it off. Apparently the only thing we can figure out is perhaps when he turned it off, he just turned both of them off. 'cause now they were both off.

Speaker 1 ([00:09:29](#)):

You're in completely different places.

Speaker 4 ([00:09:31](#)):

I can't understand how it happened. Okay. I'm just telling you, as close as we, we can figure out. 'cause Susan Waterboard said that they had left everything on and, um, that the only thing that they had turned on was the four inch water. When they came back at the behest of Dr. Pipe, who told them they had finished their repairs, please come and turn the water back on since they knew they weren't supposed to turn it on and off. And student waterboard came back out for them and only turned that one on. So someone somewhere turned off the 12 inch. So that became a real, a real exercise between myself, commissioner Tucker and Michelle Diaz and Jeff Schwartz trying to get the sew and waterboard back out to turn that 12 inch back on. Um, they claimed that they were on their way. Nick Remley was very upset because they didn't show up. They didn't show up. They called to say, because someone had an accident with a chainsaw. And then that's why they didn't show up. 'cause they had to go to the hospital. So they did finally come back. They did turn it on. Everyone was very happy. Um, Nick Remley said that he had to call them and it was just really something else. Now that

Speaker 1 ([00:10:39](#)):

Took about four days.

Speaker 4 ([00:10:40](#)):

Yes, it did. <laugh> so was when we

Speaker 1 ([00:10:43](#)):

Got the call, the fire marshal en route, and we, we couldn't get anything moved. And then we got a call, we got an email on the 16th from, uh, a line of representative saying it's all, thank you. Yes. So, so to close out that report, their waters were stored. Sprinklers working and tenants are happy, uh, with us Commissioner, um, Jefferson.

Speaker 5 ([00:11:10](#)):

So since I'm looking at the, about the pipes, um, for, so since we know that there was a leak on the city side that we can negotiate with the, uh, cost, the remaining,

Speaker 4 ([00:11:22](#)):

I would say yes. I would think so. At least a partial. Here's the problem with the Surgeon Water Board. They absolutely refused to talk to me at all. As a matter of fact, Michelle Diaz called, when we were trying to go through this thing of getting the water back on to get me to talk to them, to explain them what was going on and how desperate this was for the tenant. And they literally told her while I was on there, we don't do three-Way calls. She said, but I'm the authorized representative and she's the attorney. And they said, we don't, and if you continue with the three-Way call, we're gonna disconnect this call on you. That's a whole nother story issue because I'm, it's very concerning. 'cause what about older people who might need, you know, some help from their grandchild, they can't help them. But anyway, that's another fight for another day. Their business.

Speaker 1 ([00:12:08](#)):

It's a three way call. Right?

Speaker 4 ([00:12:09](#)):

Yeah. It, it makes no sense. So I'm gonna have to get, Michelle or Michelle will have to get me on as an authorized user as well, so that we can all talk.

Speaker 6 ([00:12:20](#)):

Michelle,

Speaker 1 ([00:12:20](#)):

One second. Commissioner, you done

Speaker 4 ([00:12:22](#)):

Commissioner. Well, 'cause she's the only one who's authorized user. But you can change

Speaker 1 ([00:12:26](#)):

That. I know you're recording, right? Yes. I just want to acknowledge the commissioner. Yes. Commissioner Jefferson, you're done. Yes. That's one of, yes. Okay. Commissioner Bennett,

Speaker 6 ([00:12:36](#)):

Y'all can gimme a call. We, we have somebody we can call over

Speaker 4 ([00:12:40](#)):

There. Okay.

Speaker 1 ([00:12:45](#)):

Commissioner Plummer

Speaker 6 ([00:12:47](#)):

Not just made And my comment, um, I don't understand why the board can't give them a resolution or letter or whatever like you do banks. This person has the authority to do our

Speaker 4 ([00:13:01](#)):

Business. I think that they can, I think that, that, I think that's a good, that would be a good resolution. And I think that they can, I don't see why they wouldn't, they should be able to accept that, especially if it's signed by the secretary. And that might be something that the board would like to do. I, I, it would be a good idea because it's very difficult.

Speaker 6 ([00:13:21](#)):

Let's

Speaker 1 ([00:13:21](#)):

Get business done then. If we gonna put that on the next agenda. You want to add that to the next agenda? That resolution?

Speaker 4 ([00:13:26](#)):

Yeah. Or you can put it on this one if you'd like. Um, you can add that. We can, yes. There's no problem. Two thirds. Yep. Two thirds vote.

Speaker 1 ([00:13:33](#)):

You want to repeat the resolution?

Speaker 4 ([00:13:36](#)):

You, you, would you like to make that a motion?

Speaker 6 ([00:13:39](#)):

Yeah, you can make it a motion. But I, I, we discussed this long time ago. I suggested that long time ago.

Speaker 4 ([00:13:48](#)):

So, motion by Commissioner Plummer

Speaker 1 ([00:13:51](#)):

By Commissioner Jefferson.

Speaker 4 ([00:13:52](#)):

Seconded by Jefferson. And just repeat your motion, ma'am

Speaker 6 ([00:13:56](#)):

That we do a resolution. There's a letter to Surgeon Water Board, letting them know who has the authority to speak on behalf of New Orleans Regional Business Department to do the business of the New Orleans Regional Business Department as Morgan.

Speaker 4 ([00:14:09](#)):

And who would you like to grant the authority to?

Speaker 6 ([00:14:11](#)):

You and Michelle do it

Speaker 4 ([00:14:12](#)):

Right? Okay. Yeah. Would you like anybody else on the board? You think

Speaker 6 ([00:14:16](#)):

That's y'all pleasure.

Speaker 4 ([00:14:17](#)):

Okay.

Speaker 1 ([00:14:17](#)):

Chairman

Speaker 6 ([00:14:18](#)):

And vice chairman should be on the

Speaker 4 ([00:14:19](#)):

List. Okay. So I'll put, I'll, I'll make it for myself. Ms. Diaz, chairman and vice chair. Is

Speaker 6 ([00:14:25](#)):

Four too many?

Speaker 4 ([00:14:27](#)):

I don't think so.

Speaker 1 ([00:14:29](#)):

Okay, good. Do we need the record voice for

Speaker 4 ([00:14:32](#)):

This? Yes. Um, so yes, we need to record it because it's added to the agenda. So I guess first I, I, I did a little wrong. Should be a motion to amend the agenda. To add this motion.

Speaker 6 ([00:14:44](#)):

So,

Speaker 4 ([00:14:45](#)):

Okay. Okay. All And Jones. Okay. All in favor? There a motion, not a resolution, right? Yeah. That's a motion to re amend the agenda again to amend the agenda. Okay. All in favor? Aye. Okay. All righty. Now the motion by Commissioner Plummer. And seconded by Ms. Commissioner Jefferson. Um, I don't think you guys need me to restate that. Um, all in favor of the resolution to, okay. Okay. Thank you.

Speaker 1 ([00:15:12](#)):

We need to record a voice vote, right? So we gotta take a role.

Speaker 4 ([00:15:16](#)):

Okay. Go ahead, ma'am. Roll

Speaker 1 ([00:15:18](#)):

Call. I secretary please.

Speaker 2 ([00:15:20](#)):

Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner <inaudible>? Yes. Commissioner Plum? Yes. Commissioner Rand? Yes. Commissioner Wallace?

Speaker 4 ([00:15:31](#)):

Yes.

Speaker 2 ([00:15:33](#)):

Commissioner Bennett? Yes. Vice chair Tucker?

Speaker 1 ([00:15:36](#)):

Yes.

Speaker 3 ([00:15:38](#)):

Okay.

Speaker 2 ([00:15:39](#)):

APAs

Speaker 4 ([00:15:41](#)):

And no Nays.

Speaker 1 ([00:15:42](#)):

Motion passes.

Speaker 4 ([00:15:43](#)):

Okay. Thank you.

Speaker 1 ([00:15:44](#)):

Resolution passes.

Speaker 4 ([00:15:46](#)):

Thank you.

Speaker 1 ([00:15:46](#)):

All right. Next item on agenda. If there's no other discussion for agenda number five, are the, uh, the resolution hearing none? Uh, we'll move on to the finance committee report. Commissioner <inaudible>, you got the floor, sir?

Speaker 3 ([00:16:08](#)):

Alright. Uh, we had a, uh, finance committee meeting yesterday evening at four o'clock at the Desire of Florida Multi-service center, which was very nice. Mm-Hmm. <affirmative> and a nice setting.

Speaker 4 ([00:16:25](#)):

It's very nice.

Speaker 3 ([00:16:26](#)):

Um,

Speaker 4 ([00:16:30](#)):

Sorry, <crosstalk>. Um, in order to help you, I, I did the That's okay. I did the minutes that you all would've gotten me electronically. And you have hard copies too, to just try to assist you guys. I'm gonna try to turn these around the same way for you all.

Speaker 3 ([00:16:43](#)):

So I'm not, I'm, I'm like, uh, I'm not Michelle, so I'm not gonna go over every last number on these reports, but everybody got a package of financial reports. Uh, and there are any issues. Um, you can address the finance committee, committee, the chairman or the vice chairman. Uh, but it's, uh, because of the insurance payment, we had a slight loss last month in the month of February. That is 'cause we had to pay the 57,000 to insurance.

Speaker 4 ([00:17:19](#)):

That's the big one.

Speaker 3 ([00:17:20](#)):

Without that, we would've had a positive result for February and March. Uh, although positive result isn't necessarily our goal here, but it's certainly better than losing model. Um, we were on track for all the budget items. Um, there's nothing, uh, that's a red flag as far as budget goes. Um, are there any, any specific questions about the finance reports that anybody has at this time? We have a,

Speaker 6 ([00:17:59](#)):

We have a rent, I mean, a issue with the

Speaker 4 ([00:18:02](#)):

Rent from, that's a little bit later on. And that's, that's coming down under there. Uh, but you can do at the same time. Although Commissioner Plumer had a question, I think on the budget, on the, yes.
Commissioner Plumer

Speaker 6 ([00:18:13](#)):

Has, um, gone, doctors been paid?

Speaker 3 ([00:18:16](#)):

No. Why? Uh, that is beyond the scope of the finance committee. We were, um, we haven't been presented with an invoice to pay. Uh, it's my understanding with the chair and, uh, the attorney are still negotiating

Speaker 4 ([00:18:34](#)):

With

Speaker 3 ([00:18:35](#)):

The garden doctors.

Speaker 4 ([00:18:36](#)):

Um, lemme

Speaker 6 ([00:18:37](#)):

Just say this. They have invoices. I Yeah. Up until probably

Speaker 3 ([00:18:43](#)):

March. I understand. But, okay. But those questions, those have been called into question. And so we're, we're, why did you tell, we're told that those are in a position to be paid? Call into question, then the finance committee can address them. I don't think we can override the wishes of the chair at this

Speaker 6 ([00:19:03](#)):

Time. Called into question. By whom?

Speaker 3 ([00:19:06](#)):

By the chair. Okay. The chair of what? Oh, the chair of the board. The board. Yes. Okay. He has been negotiating with guard doctors. Yeah. Is my understanding. He's had, um, a number of conversations with them regarding what they were told and what their, uh,

Speaker 4 ([00:19:25](#)):

And just to their

Speaker 3 ([00:19:26](#)):

Actions have been and what, what we need to do to get this situation cleared up. Everybody's interested in getting it cleared up. Nobody wants to hang out there. But, um, there's been some question about,

Speaker 4 ([00:19:40](#)):

I I do think there's some forward movement. I do want to say that I think there's some forward movement on it. Yes. And the chair is, I think, you know, obviously being delayed in Baton Rouge. He's, he is. And he's asked me to try to gather anything that we need so that we can make some forward movement on it. So I don't think it's just at a stalemate.

Speaker 3 ([00:20:01](#)):

Correct. So we reviewed the invoices for the, uh, month. And, uh, there's a package that you should have been sent of all the invoices, um, that are marked paid. If they were paid prior to the meeting. If they were not paid prior to the meeting, then they don't have a paid mark on them. And they will, uh, they were leave the finance committee voted to recommend that they be paid to the board.

Speaker 4 ([00:20:38](#)):

And what was being, what had been, you know, the only thing that had been paid already were the things that you all had already authorized to be paid, which were utilities. And Michelle Diaz, the people who hadn't been paid, who have been waiting, have been me and Perplex, commissioner Jackson. And I have three months outstanding on that. For the

Speaker 5 ([00:20:57](#)):

Month of March. Why hasn't that been on here for, uh, rent and income?

Speaker 4 ([00:21:01](#)):

We're gonna, we are gonna, they didn't pay. So

Speaker 3 ([00:21:03](#)):

There's, that's a, that's an issue that's coming up, uh, in a little later in our agenda. I think they did not pay, uh, they paid, uh, March and April on about the eight, 15th or 18th. I

Speaker 4 ([00:21:17](#)):

Can't remember. I think we kind of, yeah. Of April. Wait, we'll explain that a little later. I think you jumping around, you brought the invoice. Do you wanna make a motion for approvement of the

Speaker 3 ([00:21:26](#)):

But we will

Speaker 4 ([00:21:26](#)):

Address that. Yeah, we'll address that in a sec. 'cause it's a little bit more detailed. Okay. Do you wanna make a motion for approvement of the, uh, of the two invoices that are left? 'cause the other invoices were already paid.

Speaker 3 ([00:21:36](#)):

Yes. Uh, so the two invoice, sorry, commissioner Justice still has the floor. I'm, I'm good. You done? Okay. Okay. So the, the two invoices that are, uh, or was it two

Speaker 4 ([00:21:50](#)):

Or? Yeah, it was two. Well, three, two for Perplex. One. And mine was just one because I haven't been paid since January 31st because of the new meeting schedule.

Speaker 3 ([00:21:59](#)):

Right. So I knew yours hadn't been paid.

Speaker 4 ([00:22:01](#)):

Right. And Perplex

Speaker 3 ([00:22:02](#)):

Get paid.

Speaker 4 ([00:22:03](#)):

Perplex. No. Uhuh.

Speaker 3 ([00:22:05](#)):

Okay. So those two, those are the two that we said we would, uh, recommend

Speaker 4 ([00:22:09](#)):

To pay. Right.

Speaker 3 ([00:22:10](#)):

So we need a, um, resolution by the board to, for a motion

Speaker 4 ([00:22:14](#)):

To, yeah. A motion,

Speaker 3 ([00:22:16](#)):

Uh, authorize payment to Michelle Diaz.

Speaker 4 ([00:22:20](#)):

No, to me. You always confuse me with Michelle. I know. I'm sorry. Maria. Oza. Maria and, and Perplex

Speaker 3 ([00:22:28](#)):

And Perplex.

Speaker 6 ([00:22:30](#)):

I made the motion that we, um,

Speaker 4 ([00:22:33](#)):

Okay. Paid

Speaker 6 ([00:22:34](#)):

The resolution of Maria

Speaker 4 ([00:22:39](#)):

Perplex.

Speaker 3 ([00:22:40](#)):

Second.

Speaker 4 ([00:22:41](#)):

Thank you. All in favor?

Speaker 3 ([00:22:43](#)):

Aye. Any objections? Any extensions?

Speaker 4 ([00:22:46](#)):

Okay. No objection. Pass. If you want, I can explain for you what's going on on those lease revenues.

Speaker 3 ([00:22:55](#)):

Um, you can, I mean, I think, uh, item number six plus six.

Speaker 4 ([00:23:04](#)):

Six A one. One.

Speaker 3 ([00:23:06](#)):

Gotcha. There's a, uh, there's one other thing. There's a, a wire fee on here, uh, because, uh, of the way we've been receiving the rent by wire from Myers and at Vno was, um, with a wire transfer, which costs \$20 on each end nine. And, uh, the, so, or Michelle has worked that out

Speaker 4 ([00:23:31](#)):

And it's gonna be a CH now c

Speaker 3 ([00:23:33](#)):

From now on. And that will have no charge. So that charge is gonna go away. But the issue remains about the, um, the late payment. Um, so Advo was clearly late on their March 1st rent payment. They were 45 days late

Speaker 4 ([00:23:51](#)):

And they were April 1st

Speaker 3 ([00:23:53](#)):

And they were 15 days late on their April 1st payment. Um,

Speaker 4 ([00:23:57](#)):

The, uh, technically they were, technically they were 17 days late. It's, it's late after the first, but they have a grace period without incurring a late fee until the fifth. But they didn't pay the March rent or the April rent until April 18th.

Speaker 3 ([00:24:17](#)):

Is the 5%

Speaker 4 ([00:24:19](#)):

Yes.

Speaker 3 ([00:24:20](#)):

Of the base rent. Mm-Hmm. <affirmative> is the, is the late fee. Um,

Speaker 4 ([00:24:24](#)):

Which for them is about \$157 and 77 cents or \$156, something like

Speaker 3 ([00:24:30](#)):

That. We did have a discussion in the confines of the finance committee about the, um, fact that they didn't have water for, uh, much of the month of April. I mean, March. They certainly had water for the entire month of April. Although I think we're maybe finding out that they didn't have fire water. But somewhat,

Speaker 4 ([00:24:51](#)):

I mean, yeah,

Speaker 3 ([00:24:52](#)):

Business disrupt

Speaker 4 ([00:24:52](#)):

Pool. Right. And well,

Speaker 3 ([00:24:54](#)):

They couldn't get their, they couldn't get their fire permit until, um, until they had the,

Speaker 4 ([00:25:00](#)):

But to put this into perspective, they have not brought any of that up to us as any kind of a reason. Meyers was not late. They were on time. Right. Meyers was fully operating.

Speaker 3 ([00:25:11](#)):

It sounded more like an oversight. 'cause when, um, yeah, um, when Attorney Anne talked to them,

Speaker 4 ([00:25:19](#)):

I didn't, they immediately paid. Yeah, I didn't talk to them. Michelle did. So what happened was they were late, right? They were supposed to pay the March rent on March 1st. They were supposed to pay the April rent on April 1st. They didn't, they paid March and April together on April 18th. Michelle told us about that after that happened. I asked Michelle, did you, when they were late with the March rent, did you write them a note saying, hi, it's May March 5th, you're late after today, you'll incur late fee. She, she had not done that. And she didn't do that with the April one either. So it is conceivable, and I say that, 'cause normally you would, you know, that, that, you know, you would say, oh, well, did they know, did you notify them? Hey, you're late. We, we, the, they were not notified they were late. She just called them and said, Hey, I haven't gotten your March or your April rent. And then they immediately paid it. They didn't say anything. She said they didn't make comment on it at all. So it could have well been an oversight. I don't know how their operations are. It's a very small amount of rent. Um, I don't know. So there was a recommendation from the committee.

Speaker 3 ([00:26:34](#)):

We recommendation that, that, uh, we consider

Speaker 4 ([00:26:38](#)):

That. No, that we remind them foregoing

Speaker 3 ([00:26:40](#)):

The,

Speaker 4 ([00:26:40](#)):

The, no, that wasn't it. The, it was to remind them that they were late and that there's a late fee, and then let them respond to that.

Speaker 3 ([00:26:48](#)):

We were gonna let them ask for an abatement

Speaker 4 ([00:26:51](#)):

If that's what they felt they needed. But we, you know, you don't, you didn't Yeah, we didn't,

Speaker 3 ([00:26:56](#)):

We're worried about opening up a can of worms in the fact that, that if they, if the water was off for half the month, are they gonna want half their lease March back? And uh, so in

Speaker 4 ([00:27:12](#)):

A sense, I think we're delving into negotiations, which we should not have on.

Speaker 3 ([00:27:16](#)):

But, but suggest to them that they owe HG. Um, so we were gonna be delicate about it, I think is what we, we thought we would do. Right? I mean, yeah, Michelle's, uh, but I agree though. We, we should recommend, now I know Michelle isn't really our business manager or anything, but I mean, she should call them on the

Speaker 4 ([00:27:36](#)):

Fourth or fifth. Yeah. I think there's no one else who knows when rent's coming in. None of us have access to the bank account. So we need to somehow, you all need to, you all need to have some kind of an alarm that says, Hey, rents due. Um, I don't know. Commissioner Plummer's a real estate broker, so that's more of her area. But there's gotta be some kind of way that you all know, you know, you all say, you know, there's, hey, rent was due. Check the bank account, rent's not here. Some kind of a note. And I can, I can draft something that's just a very standard form that can just be sent out automatically.

Speaker 5 ([00:28:14](#)):

Alright, commissioner jumps. So if you're not worried about opening up a can of worms, why? I mean, why can't we just send a letter saying, Hey, Brent was,

Speaker 4 ([00:28:23](#)):

That's the recommendation.

Speaker 3 ([00:28:25](#)):

That's what we

Speaker 5 ([00:28:25](#)):

Would do in the future. We will, you will be assessed the lay fee.

Speaker 4 ([00:28:29](#)):

Because if you just, if you just decide to, it sounds nice. The problem is that your lease requires a late fees. This doesn't say it may be assessed, it said it will be assessed. So now the question is, are you then giving a donation to them by saying you don't have to pay it. That because there's an obligation to pay it. So if we want to release them from the obligation, and now, do you also want to,

Speaker 5 ([00:28:58](#)):

As the the owner, don't we have the right to enforce, uh, lay fee? The enforce or the client? Yes.

Speaker 3 ([00:29:08](#)):

Okay.

Speaker 5 ([00:29:09](#)):

Oh, not the client, but we have the right to enforce it or not.

Speaker 4 ([00:29:12](#)):

Once you have an obligation? No, not or not. It's in, it's in the lease. An obligation. So it

Speaker 3 ([00:29:19](#)):

Gives you the right to enforce it. No, and it doesn't, doesn't make an obligation to enforce it.

Speaker 4 ([00:29:26](#)):

It doesn't. That's not how it's written.

Speaker 3 ([00:29:28](#)):

Contracts just give you what the maximum you can give.

Speaker 4 ([00:29:32](#)):

They, they, that's not how it's written in the lease. This lease says you shall pay. It doesn't say, but we might waive it.

Speaker 3 ([00:29:43](#)):

But where does, there's, there's probably a section that talks about sections that we can waive.

Speaker 4 ([00:29:49](#)):

I don't believe so.

Speaker 6 ([00:29:50](#)):

But this is a public building.

Speaker 4 ([00:29:52](#)):

Yeah, that's exactly, it's, that's the difference. If it were your house, it would be easy to say that.

Speaker 3 ([00:29:57](#)):

Okay. Well, I think the first step is to send them the email saying you owe eight fee for March and April.

Speaker 4 ([00:30:06](#)):

Yeah. It was just a, a recommendation that I, a, a friendly like reminder. Hi, just a friendly reminder

Speaker 3 ([00:30:12](#)):

Back and say, well wait a minute, we didn't have water. Can we get the

Speaker 4 ([00:30:16](#)):

Yeah, because you guys are all,

Speaker 3 ([00:30:18](#)):

It would be donation. It would be, it would be because of the hardship.

Speaker 4 ([00:30:21](#)):

Right. But right now there's a lot of speculation with no discussion with the persons.

Speaker 3 ([00:30:27](#)):

Okay.

Speaker 1 ([00:30:28](#)):

Alright. What's the recomme, is there a recommendation coming out the committee? Because it seems like we we're doing,

Speaker 3 ([00:30:33](#)):

There's

Speaker 4 ([00:30:33](#)):

Nothing there was, yeah, no, there was a recommendation for the board. Yeah.

Speaker 3 ([00:30:36](#)):

We already talked to Michelle about doing that. So I think she's gonna write an email. Right.

Speaker 4 ([00:30:42](#)):

Okay. It was a recommendation. Yes, that, but the recommendation would be to the board. So the board just make a motion to, to accept the recommendation of the committee. Okay.

Speaker 1 ([00:30:51](#)):

I'll entertain motions if you guys Okay.

Speaker 7 ([00:30:52](#)):

I'll make a motion to commend the, the commend the recommendation of the

Speaker 4 ([00:30:56](#)):

Board. There you go.

Speaker 3 ([00:30:58](#)):

Perfect.

Speaker 6 ([00:30:58](#)):

I second.

Speaker 4 ([00:31:00](#)):

Okay.

Speaker 1 ([00:31:02](#)):

Any objections?

Speaker 3 ([00:31:05](#)):

No

Speaker 4 ([00:31:06](#)):

Wait. Thank you.

Speaker 3 ([00:31:07](#)):

Okay. Um,

Speaker 1 ([00:31:11](#)):

Item number six two. You're done here, right? Item number? I'm all time. 6 81. I'm sorry. Now 6 8 2. Report of annual audit review status. I'm sorry, commissioner Plum

Speaker 6 ([00:31:22](#)):

Before we get out of finance.

Speaker 1 ([00:31:24](#)):

Yes ma'am.

Speaker 3 ([00:31:24](#)):

Well, that's,

Speaker 1 ([00:31:25](#)):

Hang on a second. Go ahead. Commissioner Plum has the floor. Oh,

Speaker 6 ([00:31:28](#)):

No. Oh, we're not in finance. I say before we get out

Speaker 3 ([00:31:32](#)):

Of finance. Go ahead. We

Speaker 4 ([00:31:33](#)):

Still, no, we're still okay.

Speaker 6 ([00:31:34](#)):

Alright. Um, I just wanna make a statement for the record. When, um, commissioner Alfa said about there are no invoices, and I say there were invoices there, and I want to, uh, put this on the record because my character and integrity was challenged and I had to go back and show what I gave invoices every month. That, um, garden Doctors did the work and sent the invoice. And the reason why I'm saying I didn't appreciate it is because the person who was making the inference was saying like, I was getting a kickback from, um, garden doctors. And I don't appreciate that. And Garden Doctors didn't appreciate either. They felt disrespected and they felt I was disrespected. Um, question.

Speaker 1 ([00:32:37](#)):

Thank you Commissioner, uh, commissioner Bennett,

Speaker 6 ([00:32:39](#)):

Who were the, who did Gordon Doctor send the invoices to to me and I sent it to everybody else. Okay. Can we get that cleared up right now? That all invoices should be sent to our, um, accountant and not to board members directly? It's your I sent to everybody. No, no, but you sent it to everybody because they sent it to me, but they should not be sending it to you. Okay. Did anybody send anybody tell them that somebody other than me was with them? Well, first of all, we, I, and I guess we have to go back. We have to go way back. Yeah.

Speaker 4 ([00:33:20](#)):

Let's go back. But I think I just have a

Speaker 6 ([00:33:21](#)):

Question. You're way, do we have a maintenance contract

Speaker 4 ([00:33:27](#)):

Okay. With Ms. Bennett? Yes. I just have to say that you are all, it's out. It's of order right now. I would to entertain

Speaker 1 ([00:33:36](#)):

A motion if you want. It's the pleasure of this board to who y'all want

Speaker 4 ([00:33:41](#)):

Invoices. So now you wanna amend the agenda again, because that's not on the agenda. If you,

Speaker 1 ([00:33:46](#)):

It is not germane. But I mean, I if you want to clean up, clean the up. Don't have

Speaker 3 ([00:33:51](#)):

Any issues at the next meeting if we need to, and we can have a discussion about garden doctors at the next meeting.

Speaker 1 ([00:33:57](#)):

This is not going doctors. It's, it is a motion where invoices should be sent. Correct?

Speaker 6 ([00:34:01](#)):

Correct.

Speaker 1 ([00:34:03](#)):

Correct. Hang on a second. Commissioner, what is

Speaker 4 ([00:34:06](#)):

Your plan? You wanna amend the agenda.

Speaker 1 ([00:34:07](#)):

You want to amend the agenda? Amend

Speaker 6 ([00:34:10](#)):

Can make

Speaker 7 ([00:34:11](#)):

Motion, put point

Speaker 6 ([00:34:11](#)):

Information. Make sure all

Speaker 1 ([00:34:13](#)):

Invoices are the gentleman raising point information. Hang on a second. The gentleman raise a point of information.

Speaker 7 ([00:34:18](#)):

Do we need to have to amend the agenda to make a motion?

Speaker 4 ([00:34:22](#)):

Yes. Yes. It's not on the agenda. It's not on the agenda. This is not on the agenda. Yeah, it's not on the

Speaker 7 ([00:34:27](#)):

Agenda. Motions come throughout a meeting because people thinking things. Okay. We gotta have a, a motion.

Speaker 4 ([00:34:32](#)):

No, that's not how public meetings go.

Speaker 3 ([00:34:38](#)):

It'll take 30

Speaker 1 ([00:34:39](#)):

Seconds. There's a motion

Speaker 3 ([00:34:40](#)):

To I move to put a, a agenda,

Speaker 1 ([00:34:41](#)):

Agenda item to, there's already a motion. Commissioner A, you

Speaker 3 ([00:34:44](#)):

Already have a motion

Speaker 1 ([00:34:45](#)):

If you want to second her that

Speaker 4 ([00:34:47](#)):

Second. No, we a motion to move the, to amend the agenda again, this is gonna be the first. You have the motion. Motion to amend the agenda. Motion

Speaker 3 ([00:34:54](#)):

To amend the agenda to add a, a resolution.

Speaker 6 ([00:34:58](#)):

Okay. I moved to amend the agenda.

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

Wait, hang on a second, please. You already made a motion to what

Speaker 6 ([00:35:05](#)):

My motion was that all invoices should go directly,

Speaker 4 ([00:35:09](#)):

But she can't make that. Hang

Speaker 1 ([00:35:11](#)):

On a second. I just want, if she can't get second and then we

Speaker 6 ([00:35:13](#)):

Okay. That all invoices go directly to our CPA and not to board

Speaker 1 ([00:35:20](#)):

Members. And so, and so the council is saying that you have to amend the agenda first for that motion. Is that your motion

Speaker 6 ([00:35:29](#)):

That Ms. Lloyd? Just Ms. Jones?

Speaker 1 ([00:35:32](#)):

Well, I, I got one motion here. I got Can't take another motion.

Speaker 6 ([00:35:35](#)):

Okay. Well, my motion is to amend the agenda in order to do,

Speaker 4 ([00:35:42](#)):

Okay guys, I think.

Speaker 1 ([00:35:43](#)):

Okay. And this, there's a motion on the

Speaker 4 ([00:35:44](#)):

Form. Sorry. Wait. No, honestly, this should be something, and I'm not saying that I'm not making a quantitative statement. If it's a good motion, if it's a bad motion. Mm-Hmm. <affirmative>. But none of this should be just willy-nilly thrown onto the agenda. This is something that maybe you can in discussion, ask finance committee to consider at their next finance committee meeting. And then put it on the agenda for our proper motion. Because this isn't nowhere. We're No, we're way, we're sailing way off the charts on this agenda. You

Speaker 1 ([00:36:17](#)):

Want to send that to committee? Your pleasure. It's your motion. Your pleasure. I

Speaker 6 ([00:36:22](#)):

Would like to make a motion that we amend the agenda and that we have resolution that all invoices go directly Okay. To our CPA.

Speaker 4 ([00:36:34](#)):

Okay. Let's then do, do amendment of the agenda, then.

Speaker 1 ([00:36:37](#)):

That's your amendment. I'm gonna need a second. Seconded by commissioner uh, Jones.

Speaker 4 ([00:36:43](#)):

Okay. By Bennett. Amend agenda. Mm-Hmm.

Speaker 6 ([00:36:46](#)):

<affirmative>.

Speaker 4 ([00:36:47](#)):

Okay. Okay. Now do a roll call. Vote to amend the agenda. To add that motion. Madam. Second

Speaker 6 ([00:36:53](#)):

Chair. When do we discuss

Speaker 1 ([00:36:54](#)):

After this? We can,

Speaker 4 ([00:36:56](#)):

Uh, yeah. This is just to amend the agenda. Then we can, yeah. Okay. Um, go ahead. Um, and the roll call vote please. Commissioner

Speaker 2 ([00:37:04](#)):

Jones? Yes. Commissioner Jones? Yes. Commissioner O? Yes. Commissioner cu? Yes. Commissioner rdo? Yes. Commissioner Tatum. I'm sorry. Commissioner Wallace? Yes. Commissioner Bennett? Yes. Commissioner Tucker?

Speaker 1 ([00:37:19](#)):

Yes.

Speaker 4 ([00:37:20](#)):

Okay. Alright. So 100%. That's unanimous. So now you can amend the agenda to add a motion by Commissioner Bennett to have all invoices directed, uh, or, or sent to the CPA. So, for example, I'll give an example with the, uh, the plumbing. For example, the plumber, Dr. Pint contacted me and the vice chair, and I think when he sent his invoice, he sent it under my name or under the vice chair's name. I'm not sure in the future if we negotiate with anyone what you're saying is that we should tell them. This is great. But when you send your, uh, gen, uh, invoice, do not send it under to my attention or to anyone else's. Send it to the attention of CPA Michelle Diaz. That's what you're saying? Yes. So that's your motion.

Speaker 6 ([00:38:17](#)):

And the chair of the and committee

Speaker 4 ([00:38:20](#)):

Chair finance committee. You want to add that? And,

Speaker 6 ([00:38:23](#)):

And the, what's it called? Let, lemme just

Speaker 1 ([00:38:26](#)):

Want finish motion. You wanna amend your motion? No. Okay. You your

Speaker 6 ([00:38:31](#)):

Motion? I wanted my motion is to go.

Speaker 1 ([00:38:32](#)):

Okay. And it was seconded. All right. And so now, now we

Speaker 6 ([00:38:38](#)):

Can, any

Speaker 1 ([00:38:38](#)):

Discussions will come from Now we can discuss the motion. The floor is open. Mm-Hmm. <affirmative> Commissioner Plummer.

Speaker 6 ([00:38:43](#)):

I want on the record that that is how I sent every last one of my invoices from, um, yes. Uh, garden doctors. I sent it to Commissioner Tatum. Commissioner, um, I mean the CPA and I would chair and I copied to every, every commissioner on this board, and the attorney and I approved it when the information was swirling around to Mr. Mr. Um, scales, I proved it. I don't like my integrity being challenged or somebody trying to think that I'm doing something nefarious. I've been, I've been on this board for forever and other boards and I know how to operate. Nobody had to tell me to send to the CPA

send to the, uh, finance chair and send to the, um, chairman himself. We've discussed this before, and that's what I've always done. And I had to prove it by sending it to the attorney and sending it to the chair.

Speaker 4 ([00:39:57](#)):

All right. Okay. I just wanna make sure. Wait, was this, was it second? Was the motion seconded? I don't,

Speaker 1 ([00:40:01](#)):

I really want the discussion is open for the motion. I allowed that respectfully for her to get what she needed to say out. But I really wanted wait us

Speaker 4 ([00:40:09](#)):

To discuss the motion. Wait, was the motion seconded? Ever? It was seconded. Okay. Thank you. I'm trying to get, keep up. Thank you.

Speaker 1 ([00:40:16](#)):

The floors open to discuss the motion.

Speaker 4 ([00:40:18](#)):

Okay. And again, the motion is that

Speaker 6 ([00:40:20](#)):

Is that companies themselves would not send invoices to individual board members, but they would be sent directly to the CPA. The CPA will then have the responsibility to get those invoices to the chairman or the chairman of finance and then to the board, to the attorney and to the board members. All invoices would go directly. Not to individual board members. I don't think that should be our responsibility.

Speaker 1 ([00:40:58](#)):

Commissioner Jefferson.

Speaker 5 ([00:40:59](#)):

So the only issue I have with that is what if the CPA doesn't, doesn't receive the email, or, um, she's out or something like that, and then it doesn't get spread to, uh, she's delayed or something like that. It doesn't get to the board at the time.

Speaker 6 ([00:41:16](#)):

That's her responsibility. That's her job. I know what I'm saying. If it's just that one, that's why we paid

Speaker 5 ([00:41:19](#)):

Her. What I'm saying, if it's just that one person, I don't

Speaker 6 ([00:41:22](#)):

That, that's why we pay her. We, we don't get the, the, the water bills or the entity bills.

Speaker 1 ([00:41:29](#)):

She commission over five. She has commission.

Speaker 6 ([00:41:31](#)):

We don't get any of the other bills as, as board members. All, all invoices, all bills need to go to the CPA.

Speaker 3 ([00:41:41](#)):

I agree with that. Commissioner

Speaker 1 ([00:41:42](#)):

<inaudible>,

Speaker 3 ([00:41:42](#)):

She, she's, uh, a company and I'm assuming she has people that work with her. Who? So Michelle. And, uh, so I'm not sure that, that if she's out one

Speaker 1 ([00:41:54](#)):

Man job.

Speaker 3 ([00:41:56](#)):

Well, I mean, has she ever not responded to emails? I don't, I don't perceive that as a major issue.

Speaker 1 ([00:42:09](#)):

You done?

Speaker 3 ([00:42:10](#)):

Yes. All right.

Speaker 1 ([00:42:11](#)):

Any more discussions on a motion? All right. I think we can take a, a vote, A voice vote? Or can we just, uh, we could just hear nay up and down it. Yes. All in favor of the motion. A ye. All opposed? Let the record reflect. Commissioner Plummer Opposed.

Speaker 4 ([00:42:37](#)):

And Commissioner Jefferson also opposed? Correct.

Speaker 1 ([00:42:40](#)):

Okay. Uh, any abstention motion passes.

Speaker 4 ([00:42:45](#)):

Okay. Alright, we're back to the regular agenda. Um, you guys have already handled item C. And, uh, so now's the presentation of the insurance application by Noah Lewis. Who is here?

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

Mr. Noah? Um, how much time do you need? Can you get this done? Your presentation in three minutes? I think we're gonna, we're gonna take up a lot of time discussion. Uh, and you can stay at the podium. Do you think you can get through three minutes? Initial presentation?

Speaker 8 ([00:43:17](#)):

Presentation signature.

Speaker 1 ([00:43:20](#)):

So I'm gonna give you three minutes since it's not presentation. Thank you.

Speaker 8 ([00:43:23](#)):

Alright.

Speaker 3 ([00:43:24](#)):

Just explain the situation. How, why we need this.

Speaker 1 ([00:43:28](#)):

Alright, go ahead.

Speaker 8 ([00:43:32](#)):

I'm on the agenda. Do you have something in your

Speaker 1 ([00:43:33](#)):

Hands? Yeah,

Speaker 3 ([00:43:35](#)):

We do. We have the application.

Speaker 8 ([00:43:41](#)):

What's in your application is what is usually filled out ahead of time to send to, uh, the insurance company. There's nothing, uh, especially needs to be done to it other than being signed by an authorized, um, member of the board. Um, the insurance is in place and they're paid for. But the thing that trumps this, the paper you see in front of you is the inspector. The inspector came to the building, did his review, made a recommendation. And if his recommendation is followed by a certain period of time, then you know, they canceled a policy. And the recommendation was this put up some exit lights. That's all. I think there's some spots where they want exit lights. But as far as the application itself, it could have been written on, on a piece of paper for all practical matters. Because insurance in place didn't, didn't know the building. And, uh, they wanted the inspector to review the building using this application as a guideline. But the guide, but as far as applications go with insurance, all insurance, they just want to have that block check and put in a file. It's not a contract. Insurance is already in place. It's only, it's an application. I written it on a piece of paper.

([00:45:09](#)):

How Well, go

Speaker 1 ([00:45:10](#)):

Ahead. Are you, hang on a second. Are you done? Yes. Thank you. Minute and a half. Uh, now, uh, commissioners, commissioner Plummer has questions. So, so please say,

Speaker 6 ([00:45:19](#)):

I just wanted to know what block, the block that, that they recommended and we've already paid for this. We approved, we paid for it. Yes. So you just need a signature, right?

Speaker 8 ([00:45:30](#)):

Okay.

Speaker 6 ([00:45:31](#)):

What block were they recommend? Well, it's in here. Is it in here? That's, oh,

Speaker 8 ([00:45:36](#)):

No, no, no. It's not in here. This, this, uh,

Speaker 6 ([00:45:39](#)):

But you communicated that?

Speaker 8 ([00:45:40](#)):

Yeah. Supposedly. Yes. Okay. They know

Speaker 1 ([00:45:44](#)):

Commissioner Jefferson,

Speaker 5 ([00:45:45](#)):

You made those answers. You may not. So the other suggestion, we put up exit assigns.

Speaker 8 ([00:45:50](#)):

Yeah. That's what came,

Speaker 5 ([00:45:50](#)):

Is it life safety? Like this

Speaker 8 ([00:45:53](#)):

Something? Is it, lemme show you how, how, how, how, um, straightforward it is. This came from the individual that came and reviewed. I didn't bring this, uh, uh, without getting this, this signature signed. Otherwise it wasn't gonna display it. But it says plea, please install the emergency lighting curve. NFPA guidelines. Okay. MFPA guidelines is National Power Protection Association. Mm-Hmm. <affirmative>. And it's a general statement that if they walk to see a light that's, that's out. He said, put one up. And when they said, please sign date and mail, email your respond response to me, Lord w Lewis. And you said, alright, what is this about? What I wanna do is call them and say, look, why do you want lights put? Be sure. And they say, well, lights over the, the interest order. And that's fine. But they also say, please respond in writing within 20 days of the date of this letter as to the status of recommendation listed. Failure to respond may put your insurance coverage at risk. Okay. So this is

Speaker 6 ([00:46:59](#)):

Paper

Speaker 8 ([00:47:00](#)):

Trumps the application. This application says someone has went to the building, reviewed it, and this is the information they came up with

Speaker 1 ([00:47:09](#)):

Commissioner Plummer,

Speaker 6 ([00:47:11](#)):

How many days we had

Speaker 8 ([00:47:13](#)):

Left from Yeah, this came in on four 18. So we, and in the 20 days, they just want you to say, I'm going to do this, do it, that I'm gonna do it by this state. Or they just want you to respond saying, we got the notice. Uh, we accepted it, we gave it to our agent. Uh, we gonna do it.

Speaker 1 ([00:47:37](#)):

So they have Hold on. They're not fine. You have to get my attention first, sir, Mr. O. Fine.

Speaker 8 ([00:47:42](#)):

Yes, sir.

Speaker 1 ([00:47:43](#)):

Um, is

Speaker 3 ([00:47:46](#)):

It likely that the lights are there, they're just not lit?

Speaker 8 ([00:47:49](#)):

That could be. That's an easy one.

Speaker 1 ([00:47:54](#)):

Commissioner Wallace. And

Speaker 7 ([00:47:55](#)):

They do give you the actual locations where they want the lights. Hmm. You have the locations where they actually want the lights.

Speaker 8 ([00:48:01](#)):

That's what I would've to ask them. Sorry. Because let's say just for instance, just for instance, at they looked at, at Don's doors and the license were there. Mm-Hmm. Well, that's on at to provide as a tenant. Mm-Hmm. Not, not you all as a landlord.

Speaker 1 ([00:48:20](#)):

Special counsel to the N-O-R-B-P.

Speaker 4 ([00:48:22](#)):

Um, just respectfully, Mr. Lewis and I have a different, uh, uh, take on how important the application is and that it'd be truthful. Um, as a lawyer, I would say that the application has to be truthful. And that's what took some time. I wasn't brought in on this. Um, and the, we didn't get the application prior to, um, to, uh, to, to apply for the insurance. So, um, Ms. Diaz sent an application for me to sign, um, I don't know, April 5th or something. And I said, what is this? So I started to read it and there were things that were incorrect on it. Um, and so we made the corrections. A lot of stuff was incorrect. It was old information. But, um, it also, but there were a couple things and, and we've gone a long way in fixing this. I mean, you know, one of the things that said that in initially the application said that we fully repaired our HVAC, our electricity, our roof, and our plumbing in 2005, that I can say did not happen.

(00:49:26):

Um, so then, then when Mr. Lewis changed it, he put 1999. I said, I couldn't say that it happened then either. Um, you know, from what I know from this building, when John Johnson put the money in capital outlay in 1995 and you guys got the building, I don't think any major work was done on it since then. So, but, so we changed that to say we changed that to say unknown. Um, there are a couple things that were still left out and so, and so they've taken most of my comments. But one of the things I had asked that I think Ms. Uh, commissioner Plummer may know the answer to this. I, I, I still don't know the answer to this. There was a person, Ian Fluence or something like that. Flu. Flu. She wasn't there when I was there. Okay. That there was a lawsuit. And it just said, and any past losses or claims relating to sexual abuse or molestation allegation discrimination or negligent hiring?

Speaker 6 (00:50:22):

I only remember the, the lawsuit because of maltreatment of the person who I would, she wasn't executive director. She was like the administrator did secretary of stuff. She was mistreated, the board mistreated her, and she filed a suit.

Speaker 4 (00:50:42):

Okay. I, I don't, I'm

Speaker 6 (00:50:43):

Not aware of

Speaker 4 (00:50:43):

That. Okay. So I don't that

Speaker 1 (00:50:45):

You

Speaker 4 (00:50:46):

Replied. Yeah, I don't think I don't got Jeffers. Wait, wait, let me finish. I don't think that would be discrimination then, or I don't think she alleged that she was discriminated against then. No, because

Speaker 6 (00:50:55):

They were all black.

Speaker 4 (00:50:56):

Okay. All righty. And then the other thing she did, Sue and I

Speaker 6 ([00:51:01](#)):

Think she got, she did

Speaker 4 ([00:51:02](#)):

Get, she did get some a reward. She got a reward. Yeah. That's what I thought. I remembered our discussion being. I just wanted to make sure on that. But I think then that wouldn't, if she was, if it was just because she felt it was that the board mistreated her. Yeah. Wrongful termination. I don't think that would be discrimination or negligent hiring or sexual abuse. And then the other thing, and they did change that for me. It said Has any crimes occurred on your property? On your property or on the premises within the last five years? Well, we do know because we were notified by at Vno that there was a theft on our premises. So I asked that to be changed and they did change that. Now I know that Mr. Lewis thinks it wouldn't matter what we put on there, but I think it's very important that it would be accurate. The other thing we were, we had said on here it was check that we were a non-for-profit. We're not a, not-for-profit. We're a political subdivision of the state. They didn't make that change for me. I just think these applications need to be accurate and I think now we are accurate and it can be signed.

Speaker 1 ([00:52:02](#)):

Hang on a second. 'cause I got Jefferson. I got Wral and Wallace. But I need to know if you want to reply or respond you can to anything special.

Speaker 8 ([00:52:12](#)):

I'm listen to the questions that's coming forward and see if I can answer them. Okay. But, but as I mentioned, um, as I told, uh, my son who told me, he said, look, how long have you been in insurance? I said, 30 years. This is the first time I've had an application micromanaged like this. 'cause most times most people give application in handwriting. Primarily that's been true on the site. Determine whether or not what was written on is accurate. Now, as far as things have happened in the past that we dunno about, they're unknown. They really are. Right. Because of course, I don't know. Right. You know, if you talk about sexual harassment, I don't, that would not come in the general liability. That's what that is. That would've come under directors and officers.

Speaker 4 ([00:52:58](#)):

Well, and that's why when you changed the, the, the date of all the, I know you said and that, that you thought the whole building had been rehabbed in 1999. I said no, you have to put a No, we don't know. I know you said you got that information from Brian Gana. Um, I don't know how Brian Ner would've had that information. So that's why

Speaker 8 ([00:53:16](#)):

It's unknown to me. It's unknown

Speaker 4 ([00:53:18](#)):

To that's Well that's why I asked you to change it from, at first you had 2005, then you put 1999. I said No, it has to be. So we just, you didn't click that at all. So that's fine. I'm okay with it now.

Speaker 8 ([00:53:28](#)):

Alright. As I said, we went into information we had, but we know that when the application was accepted, that's when the insurance was written. And then they say, now we are going to set out the inspector to see what's there. And that's what happened.

Speaker 1 ([00:53:43](#)):

I, I do got an agenda to get through. We're just, he's just making a presentation. There's no

Speaker 4 ([00:53:47](#)):

Action. This So what we need this Right. What you'll need is to amend the agenda again. To add a motion to allow you to sign the application. 'cause right now the person who would sign it would be Jason, the chair. We may not, who is not here? We

Speaker 1 ([00:54:01](#)):

May not even do Go ahead Jeffers, go

Speaker 5 ([00:54:03](#)):

Quick, easy one again. Yes. Um, as far as the inspection, like do you know, are they at, did they go into Likeno or the warehouse

Speaker 8 ([00:54:10](#)):

And a They did go into Avan. I

Speaker 4 ([00:54:12](#)):

Know that they did not go into Myers or anywhere or into the building. They only went into Avan o from what I understand. They did not go into the offices. They did not go into Meyer's Warehouse at all.

Speaker 1 ([00:54:24](#)):

Commissioner Ol,

Speaker 8 ([00:54:25](#)):

Just, just real quick, um, what's the, what's the deadline for

Speaker 1 ([00:54:28](#)):

Cancellation of policy?

Speaker 8 ([00:54:30](#)):

Um, as I said, it was trumped by the recommendation. And let's see, 4 18, 20 days from, um, my math. Okay. 18 and 20 is what? 37? So 38. So you got roughly uh, seven days. They got a response to it. That's all. Not to fix it, but there's a response.

Speaker 4 ([00:54:56](#)):

May I, and normally how do you do, don't you usually do the applications with the client or you just, or how do you do these

Speaker 8 ([00:55:04](#)):

Applications are done many different ways. Many different wages. Mm-Hmm. <affirmative>. Some, some require accord, especially a surplus line status. And most of them give us the authority to sign off on him with a phone call with, uh, the client.

Speaker 1 ([00:55:22](#)):

Okay. Commissioner ol, are we, are you done, sir? That's all. Commissioner Wallace and then Commissioner <inaudible>. I,

Speaker 7 ([00:55:28](#)):

I'm just trying to find out where we need the lights because we gotta put the lights somewhere. It'll be nice to know where we need to put on that.

Speaker 8 ([00:55:33](#)):

Well,

Speaker 3 ([00:55:36](#)):

It is pretty, it's pretty nondescript. Yeah.

Speaker 7 ([00:55:40](#)):

Us

Speaker 4 ([00:55:40](#)):

I agree with

Speaker 3 ([00:55:41](#)):

PA is overarching.

Speaker 8 ([00:55:43](#)):

So

Speaker 3 ([00:55:44](#)):

It's, uh, it could be, but I think the key is who is gonna respond to that email? Are you gonna respond to it Mr. Lewis?

Speaker 8 ([00:55:55](#)):

Yes, I know ahead once, uh, because the action taken is action. We will address the light issue. Send it to me and you tell me.

Speaker 3 ([00:56:03](#)):

Sounds good to me.

Speaker 8 ([00:56:04](#)):

The lights.

Speaker 7 ([00:56:06](#)):

Thank.

Speaker 3 ([00:56:07](#)):

So just, do we need to do anything other than just ask you politely to respond to that email?

Speaker 8 ([00:56:16](#)):

I tell him yes.

Speaker 3 ([00:56:17](#)):

We don't need to do a, an official board member.

Speaker 4 ([00:56:22](#)):

No, but what you do a motion to is if, if, uh, to accept the application and to, uh, authorize, uh, Otis, uh, chairman, uh, vice chairman to sign it.

Speaker 1 ([00:56:34](#)):

Well, but that, that can wait till

Speaker 4 ([00:56:37](#)):

Apparently not. When can it wait? He says seven days.

Speaker 1 ([00:56:40](#)):

No, they don't care about the application being signed. They do.

Speaker 4 ([00:56:45](#)):

Yes, they do.

Speaker 1 ([00:56:46](#)):

They do.

Speaker 8 ([00:56:46](#)):

Oh, they do. They want, they want action

Speaker 1 ([00:56:50](#)):

Fine. Yeah. I didn't get that. I'm sorry. Okay. Let the minutes, um, reflect that Commissioner Bennett had to leave the meeting. You still have a call

Speaker 4 ([00:57:00](#)):

Meeting? Yes, it is. Um, 5 0 9.

Speaker 8 ([00:57:03](#)):

Alright. Okay. If, if you, if you can take the suggestion of the council and give the vice chair regard to sign off on it. That takes care of every,

Speaker 1 ([00:57:13](#)):

If the, if the vice y'all do do. So I'm fine to execute whatever y'all pleasure is. I, my only question is one question. Mr. Noah Lewis, is everything in this application true and accurate to your knowledge?

Speaker 8 ([00:57:27](#)):

Yes.

Speaker 1 ([00:57:27](#)):

Thank you. Okay. I'll make a motion to amend the agenda. <laugh>? Yes. Second, we'll do whatever

Speaker 4 ([00:57:37](#)):

And seconded. Five second by

Speaker 1 ([00:57:38](#)):

Ola.

Speaker 4 ([00:57:39](#)):

Ola. Okay.

Speaker 1 ([00:57:42](#)):

Any objections to the motion?

Speaker 4 ([00:57:46](#)):

Okay. And that is to amend the agenda to, um, to, uh, allow, uh, for, to allow a motion to accept the, um, the application and to authorize vice chair to sign it. Yes. All right. So now the motion to accept the, in the

Speaker 1 ([00:58:05](#)):

Absence of

Speaker 4 ([00:58:06](#)):

The chair. The chair? Yes. The motion to, um, to do that is made by whom? Seconded by Rethr. Okay. Alright. And that would be all in favor of accepting the application. And while we're doing that, I'm sorry, I have one more thing. You did change that north exposure that said nothing, right?

Speaker 8 ([00:58:30](#)):

Yes.

Speaker 4 ([00:58:31](#)):

Okay. Alright. Um, to, uh, to, uh, accept the application and to authorize the vice chair in the absence of the chair to sign it. Will this

Speaker 1 ([00:58:39](#)):

Be a motion or resolution?

Speaker 4 ([00:58:40](#)):

This is a resolution. So we'll

Speaker 1 ([00:58:42](#)):

Need a voice. Vote

Speaker 4 ([00:58:42](#)):

For Yes. So yeah. A voice vote.

Speaker 1 ([00:58:45](#)):

Yeah. Alright, so it's just amended. Now we need a motion to

Speaker 4 ([00:58:49](#)):

Yes. To accept the application and authorize you to sign it. Motion. All righty. So, um, uh, vice chair Tucker.

Speaker 1 ([00:58:58](#)):

So who's making a motion to

Speaker 4 ([00:58:59](#)):

Accept? Okay, that motion was it made by Wallace and seconded by Ro. Second. Second. Okay. Uh, Tucker,

Speaker 1 ([00:59:08](#)):

I'm, I'm last.

Speaker 4 ([00:59:10](#)):

Okay. Um, Ms. Bennett. Ms. Bennett is gone. Um, uh, commissioner Jefferson?

Speaker 1 ([00:59:15](#)):

Yes.

Speaker 4 ([00:59:16](#)):

Uh, commissioner Jones? Yes. Commissioner Oliphant? Yes. Commissioner Plummer? Yes. Commissioner Rethr? Yes. Commissioner Tucker? Yes. Alright. I vote yes to Oh, and Commissioner Wallace <laugh>. My gosh, I'm sorry I skipped over you. I apologize.

Speaker 1 ([00:59:34](#)):

He's at the bottom. You can have seat come sign right here. Okay.

Speaker 4 ([00:59:38](#)):

Alright. Thank you so much. Thank you. All right. That passes. All

Speaker 1 ([00:59:42](#)):

Right. Next agenda on next item. I'm sorry. On the agenda is, uh, presentation on property committee Chair Commissioner Justice. Yes.

Speaker 5 ([00:59:53](#)):

This will be quick, uh, know about the, um, emergency roof leaks. Yes. Above my, I sent that out to everybody on the, um, that was sustained. Um, roofer who did the work for us last, all last July. Um, that total is for \$8,992. I feel that it is obligated to get this done without, it's bad. We all know this. Do I feel it's a waste of money? Yes. But we have to get it done because we don't have a choice. We have money for a full roof replacement. So Is, um, so do you, do you do a resolution?

Speaker 4 ([01:00:44](#)):

Um, yeah, I have the resolution. I can read it out. Um, if, if you guys want. And just also, um, you know, I had gotten the initial calls from Myers and, and forward on to, to the, uh, chair and to the chair property. Um, Mr. Myers was very upset when he called me. He said that his product was getting wet and he had to move it around. And, uh, that he wanted to know what we were gonna do about it because, um, since we, since the board now wants to take care of everything themselves, and I said, I think that they're doing a very good job of doing that. And, um, he's a little gun shy, I think. But he said that, you know, well, if I lose my product, it's gonna get ugly. And I said, we don't have to go there. We're gonna, the board will take care of it.

([01:01:27](#)):

So that is why it is an emergency, um, consideration. So the resolution, I, I don't know who wants to sponsor it, um, but a resolution authorizing uh, acknowledging the need for an emergency roof repair at the building over the area leased by Myers Warehouse, and accepting the proposal in the amount of 8,920 \$92 submitted by HH Roofing and Sheet Metal to undertake such repairs. And for the record, I did verify, um, that they are licensed, um, by the Louisiana State Board of Li Licenser, um, board of contractors. And I will be requiring that they submit insurance, um, with the N-O-R-B-P as a named insured before they start working.

Speaker 1 ([01:02:14](#)):

So, question I made somebody I, I'll entertain a, a motion

Speaker 4 ([01:02:20](#)):

For who wants to sponsor that resolution? Who wants to sponsor?

Speaker 1 ([01:02:22](#)):

Sponsor,

Speaker 4 ([01:02:23](#)):

Okay. And who want, and second it

Speaker 1 ([01:02:25](#)):

Second by Jefferson.

Speaker 4 ([01:02:26](#)):

Okay. Alright, now

Speaker 1 ([01:02:29](#)):

Discussions. Discussions. Go ahead, sir. Is

Speaker 3 ([01:02:31](#)):

This, this amount under my only for a specific leak?

Speaker 5 ([01:02:36](#)):

As for, I believe it was like seven

Speaker 3 ([01:02:37](#)):

Leaks, seven areas. But they're all over Myers.

Speaker 5 ([01:02:41](#)):

Yeah, it's, it is basically the exact same thing as it was in July. Not the same spots, but the same, um, issue. Uh, I think the one in, I believe the one in July was like, oh, 7,000 something

Speaker 3 ([01:02:52](#)):

Uhuh. So just because of the deteriorating state of the roof,

Speaker 5 ([01:02:57](#)):

The water is just gonna find somewhere else to, it's gonna happen like probably the next three months to be,

Speaker 3 ([01:03:04](#)):

It's probably latent damage from IDA or something.

Speaker 5 ([01:03:07](#)):

Yep. It, it's beyond like, expect,

Speaker 1 ([01:03:10](#)):

How long is it gonna take to prepare commissioner?

Speaker 5 ([01:03:14](#)):

Um, I believe last time it took about maybe three days or something like that. Max,

Speaker 1 ([01:03:19](#)):

Thank you so much. Any other further discussion? I have a question, Mr. Chairman, you said for my conscious and I asked this question. Mm-Hmm. <affirmative>, you said it would be a waste. You believe it's a waste. Can you explain that to me? I know you

Speaker 5 ([01:03:37](#)):

Mean, yeah, it's

Speaker 1 ([01:03:38](#)):

On the record. I just want

Speaker 5 ([01:03:39](#)):

To know. The reason that I'm saying is the entire roof needs to be replaced and all we are doing is just patching patch, patch, patch and the water just moving around. And it's just us putting 7,000 here, 8,000

here, 5,000 here. It is also up. And then we have to re um, place the entire roof. That arbitrary \$40,000 that we put into it is now just thrown away. Okay. Because we have to come with all the new, um,

Speaker 1 ([01:03:59](#)):

Materials. Thank you Commissioner <inaudible>.

Speaker 3 ([01:04:01](#)):

But in that sense, it, it, I understand the, the logic of it being a waste, but at the same time, it's keeping the tenant there. The tenant's gonna leave if we don't fix these leaks and it'll be, uh, a year or more before we can normalize a roofer to reroof the building. That's a good point. And, uh, so we, we can't allow these leaks to continue for that long.

Speaker 5 ([01:04:24](#)):

I, I

Speaker 3 ([01:04:25](#)):

Agree. So I, I think as a business it's essential to do this even though it may seem like a waste because we're patching a bad roof.

Speaker 1 ([01:04:35](#)):

No, thank you for adding that to the record. That's what I wanted. Mm-Hmm. <affirmative> the vote of that. So I can consciously vote with that. Uh, is there any more discussion? I

Speaker 4 ([01:04:43](#)):

Have a question. I'm not a board member, but can you, is it, and you'll know this, is it feasible to tarp a flat roof or you can't really do that? You know how team FEMA does your house?

Speaker 5 ([01:04:54](#)):

There's not really a flat roof. Okay.

Speaker 4 ([01:04:56](#)):

No, no.

Speaker 1 ([01:04:57](#)):

Commissioner Wallace,

Speaker 7 ([01:04:58](#)):

I, I was just gonna make a statement. I, I I, I recently reroofed the roof about that same size, but I think it cost us about 500,000.

Speaker 4 ([01:05:05](#)):

Oh, okay. That's good to know. That's good to know.

Speaker 1 ([01:05:11](#)):

Any other discussion? Hearing none. Um, so

Speaker 4 ([01:05:16](#)):

Can we have the, you a vote? All in favor on that resolution? And I'll read it again. A resolution acknowledging the need for an emergency roof repair at 1 3 8 0 1 O Gentilly Road, new Orleans, Louisiana over the area leased by Myers Warehouse Inc. And accepting the proposal in the amount of \$8,992 submitted by HH Roofing and Sheet Metal to undertake such repairs. And also, uh, they, I will be requesting that they give us insurance, um, with, in YBP as the named insured.

Speaker 1 ([01:05:45](#)):

Okay. Again, this is a resolution, so we gotta record board these votes.

Speaker 4 ([01:05:49](#)):

And that was by Afant and Jefferson. Okay. I'll read all. Uh, commissioner Bennett? No, she's not here. Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner hon? Yes. Commissioner Plummer? Yes. Commissioner Rero? Yes. Commissioner Wallace? Yes. Commissioner Tucker? Yes. Alright. Uh, passes. Alright,

Speaker 1 ([01:06:10](#)):

Item number seven B. Go ahead sir.

Speaker 5 ([01:06:13](#)):

Um, so Maria, you're gonna reach out to uh, h and h?

Speaker 4 ([01:06:17](#)):

Yeah, I'll be happy to. I'll copy you on the email.

Speaker 5 ([01:06:22](#)):

So this kind of goes nevermind. We talking about after

Speaker 4 ([01:06:25](#)):

Invoice. No, not for the invoices. I know. Not for the invoices. This is for the insurance.

Speaker 1 ([01:06:30](#)):

You got hired number seven B Mr. Chairman,

Speaker 5 ([01:06:35](#)):

Um, our recommendation for the property committee to begin processing of drafting documents for bid package for a full roof repair in accordance with Louisiana bid law, public bid law. This is basically just to give us, it is self explanatory. Permission to get everything together. Um, the bid package, I already, I already have, which I presented to the board in February, I believe, with the specifications for the roofing, um, repairs itself, the bid package would also include, um, typical Louisiana bid law farms, um, drawings to show typical roof, um, replacement. And I don't think anything additional.

Speaker 4 ([01:07:23](#)):

Yeah, I think the point of that, this was just to kind of notify you guys said we need to start working on it. And that kind of ties into the legal report that I'll give with the CEA. Okay. So no, no, no, no actions taken. It's just informative.

Speaker 1 ([01:07:37](#)):

Fine. Does

Speaker 5 ([01:07:38](#)):

This need a

Speaker 4 ([01:07:40](#)):

No resolution or No, it's just informative. That Informative. Yeah. The property committee will start working on that. Okay.

Speaker 1 ([01:07:46](#)):

Moving. Right. I'll entertain a motion without up and down this

Speaker 4 ([01:07:49](#)):

No, no, no, no, no, no. You don't need to. Now it's, he's finished with his report. We can just do legal report.

Speaker 1 ([01:07:57](#)):

Okay. I do have a formality question about

Speaker 4 ([01:07:59](#)):

Yes.

Speaker 1 ([01:08:00](#)):

The recommendation here. Are we saying we're giving him the authority to do this or not to begin to

Speaker 4 ([01:08:07](#)):

Be Good point. So do you guys wanna give that authority to the um, property committee? Property committee to begin that?

Speaker 1 ([01:08:14](#)):

Send that to committee. So that's your motion,

Speaker 4 ([01:08:16](#)):

Sir. Okay. Motion by <inaudible>. Okay. Motion to

Speaker 1 ([01:08:19](#)):

Move to the property committee to start a bid package. Second. Any second. Second by Jones. All in favor say aye. A. Aye. All opposed? Any abstentions? Your unanimous.

Speaker 4 ([01:08:33](#)):

Thank you. Alright,

Speaker 1 ([01:08:34](#)):

Item number eight, that, uh, <crosstalk> my special

Speaker 4 ([01:08:39](#)):

Counsel. I, I'll try to make this as, as quick as possible. I do have one resolution for consideration in there and, um, you'll get a follow up in writing. 'cause I was writing this to you, but I got busy helping with some other things for, uh, for the, for the CPE on this, on this meeting. But with respect to the CEA, we've been having some movement on it. Done. A lot of negotiation on, on that. The city came to me with one that had needed a lot of work. Um, so I submitted it with all my comments. I checked in with Jeff again 'cause I've submitted it some time ago. Uh, the response that I got was that the city attorney is, they're getting close to, uh, getting back to me on it, but they're not quite there yet. Uh, however, um, some Courtney in, and I'm looking for her email in, um, in, in Jeff's office, wrote to me and said, uh, this is on April 23rd, Maria, we're nearly done reviewing the draft agreement internally and we should get it back to you soon in order to enter into an agreement.

([01:09:44](#)):

We also need a number of other documents. Task, can you please, uh, help with getting the following? And so this is what you're gonna see here as a resolution. Um, they, we need to register in brass. This is the city's system for payment. Um, so the N-O-R-B-P needs to be registered in brass. It doesn't cost you anything. It just gives them the ability to wire funds to you. Um, and so I will need to, uh, to start working on that. Um, let's see. Uh, it, it, it also says that they need the document to be on N-O-R-B-P letterhead. Um, I don't know that we have any current letterhead, but I can try to come up with something for you guys to be your official letterhead if you'd like. Um, this says we also need a board. This we do not have on the agenda. And I'll tell you why.

([01:10:40](#)):

A board resolution with proof of signatory authority, this document should allow your organization intern and agree with the city of New Orleans and to name the person who's authorized to sign the agreement. After much discussion with the, uh, and Jeff would like me to go ahead and get that approved today. However, with much discussion with the, um, chair, he really was not comfortable with that. And it does make sense to me. He said, you know, from now on, he said, I don't want any documents that we need to sign. Just come into the board without you and the board having reviewed it. He says, I want you to be able to give this to the board and give the board time to digest it and, and before they, before we sign it. That being said, if our next meeting isn't until the end of June, if for some reason because of the timing of these funds, the city needs us to have that resolution sooner than I suggested that we may need to do a special meeting earlier in June or, or later in May.

([01:11:40](#)):

But it really depends on how fast the city attorney gets back with me on all this. So, um, and the other thing they need are certificates of insurance, um, that are, that match the insurance listed in the contract. So there, I I'll make sure that what Noah has matches. I think it does, but I'll make sure. And, um, and, and they also need another, a notarized copy of a ban the box affidavit. It is just affidavit that they, the city requires. And I can, I can notarize for you guys on that. So the resolution I have is just a resolution authorizing special counsel, um, to take all steps required to register the N-O-R-V-P with the brass system and to take all other administrative steps required by the city in order to facilitate the proposed cooperative endeavor agreement. By and between the city and the N-O-R-V-P. It does not authorize yet the N-O-R-V-P, the enter into the CEA because you haven't seen it yet. And I haven't seen it in your final draft of it. 'cause I don't know what they're gonna accept or not. So I'll ask if anyone would like to sponsor that resolution. Mr.

Speaker 1 ([01:12:57](#)):

Always have a question? Sure. No. Alright, commissioners. Mr. Pleasure. I'll sponsor.

Speaker 4 ([01:13:04](#)):

Okay, one sec. Okay, so Ola, and it's seconded by Jones. And then there's question. All right. Okay, go ahead. Good questions.

Speaker 6 ([01:13:13](#)):

How much are we getting?

Speaker 4 ([01:13:14](#)):

1.5 million with no strings attached. No obligation to give it to a tenant or anything like that.

Speaker 1 ([01:13:23](#)):

Any

Speaker 4 ([01:13:23](#)):

Other discussions? Um, I'm sorry. Jeff did call me and ask me if I thought that we could use some of that 1.5 million to hire an administrative person and I said no, because we need the 1.5 million for the roof. And I didn't see how you guys could afford, but I told him I would mention it to you all, but I told him as far, go ahead. I'm sorry.

Speaker 6 ([01:13:47](#)):

I don't know if it's not gonna cost us 1.5. I don't know why we can't take some money. Yeah. To, to pay for an administrator, not an executive director with administrative personnel.

Speaker 4 ([01:14:00](#)):

You certainly have that flexibility in the agreement as is written. It, it, it has maximum flexibility. Just in speaking with Commissioner Jefferson, he told me that there was no way we are gonna be able to have some extra money after that. 1.5 billion.

Speaker 1 ([01:14:16](#)):

Commissioner Jeffers, go ahead. That's

Speaker 5 ([01:14:17](#)):

My response. So it's a public bid. So we, we really don't like, we really don't know. And by the time we actually get the documents out and get it out to bid, we don't know how the market might be. We material wise, like it could be \$780,000 a day and 1.2 next year. Or like

Speaker 1 ([01:14:33](#)):

Commission plumbing.

Speaker 6 ([01:14:34](#)):

Um, did you say y'all just did one that size for

Speaker 7 ([01:14:38](#)):

Oh 500,000. But once we do that roof, you gotta know you the inside is devastated <laugh>.

Speaker 6 ([01:14:44](#)):

We know that. So maybe you can recommend us that half a million person. We still have a million to go.

Speaker 4 ([01:14:54](#)):

I think

Speaker 3 ([01:14:54](#)):

That's a, the, the likelihood is that, that that's a different situation. So let's, we gotta wait for the bids to come in before we start counting our chickens.

Speaker 1 ([01:15:06](#)):

Commissioner Jones,

Speaker 9 ([01:15:07](#)):

I think we just, the roof is extremely important. Let's just do the roof and if we have any coins left, then we can do what we wanna do with them. That's fine. But let's just maximize the roof

Speaker 1 ([01:15:19](#)):

First. Commissioner Plum.

Speaker 6 ([01:15:21](#)):

I agree with that. I totally agree. My radar went up when commissioner, um, uh,

Speaker 1 ([01:15:30](#)):

Wallace,

Speaker 6 ([01:15:31](#)):

I don't call you Commissioner Wallace <laugh>, uh, when he made that comment, because we do know that people will ask for more money because it's a public bid. Right. So that's, that's, that was my concern because when he said that my radar went up.

Speaker 1 ([01:15:53](#)):

Any other discussion? Alright, discussions closed. Uh, resolution got recorded. Boys vote.

Speaker 4 ([01:16:01](#)):

Mm-Hmm. <affirmative>. Okay. Um, commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner Oliphant? Yes. Commissioner Plummer? Yes. Commissioner Winthrop? Yes. Commissioner Wallace? Yes. Commissioner Tucker? Yes. Alright, thank you. The other, wait, I'm not finished. No, I have Mercy.

Speaker 9 ([01:16:24](#)):

Oh Lord.

Speaker 4 ([01:16:25](#)):

Okay. There was a recommendation yesterday also with respect to this, um, the, the getting funds, uh, to uh, apply to uh, something called, it's a Federal monies that Commissioner Tatum knows about and it's, uh, called The Economic, um, uh, let's see. Something, hold on. I'm so sorry. Um, I'm so sorry. Lemme just let this person know I call you later. Okay. It's called the Economic, uh, development, administrative Economic Adjustment Program. Apparently this program is by the feds. It gives grants up to \$500,000. It doesn't require a lot of detailed budgets. He said the budget's at a very high level. Um, however, um, I asked him at that point then perhaps we can use the report that Mr. Ney had done on the building to use that to support, uh, getting some more money. I think he said that you need the

Speaker 3 ([01:17:25](#)):

Bid, the winning bid to get that. Personally you might get them to cover it all. 'cause he said

Speaker 4 ([01:17:33](#)):

They have

Speaker 3 ([01:17:33](#)):

Ones that go up to two and a half

Speaker 4 ([01:17:35](#)):

Million. We, we, okay, so we're talking two different things. This was for the interior of the building when Mr. Wallace said, and he said we could use that for some of the interior. Um, so the point was, the recommendation was to ask the board to go ahead and dust off that, uh, Rodney, Mr. Rodney's report, um, and send it to the property committee. Maybe to start also looking at that, have a meeting soon or rather than later to start looking at that and, and coordinating with Commissioner Tatum about what do you need to do to start applying for that grant. I guess if it's, uh, if you guys wanna proceed with applying for that grant, um, then maybe that would require also a motion right now. Or maybe you can just wait and just start doing the legwork. I guess the recommendation would be to start doing the legwork. Now you don't need a Okay. Do we need vote? You don't need to vote on that agenda and add as No, I, I think just part of the legal report and that's my suggestion to you guys that you start doing some committee work on that. Okay. Okay. Um, so we're gonna send

Speaker 1 ([01:18:34](#)):

That to the

Speaker 4 ([01:18:35](#)):

Committee, send that to Property and Finance to work together on it. Okay. That's my recommendation. Who's,

Speaker 1 ([01:18:41](#)):

Who's gonna make the motion? I'll, okay. Loce made the motion. Jones. I'm sorry, Jones. Second. Second, second. I'll second. Second. I'll find any objections. Hearing none.

Speaker 4 ([01:18:52](#)):

Motions passed. Okay. And um, the last thing that I have is the adv vno. Um, we still need to work with Advo on getting this amendment done where they will then legally be able to, uh, put in, uh, whatever they were doing with the electric. If you remember, um, I gave that amendment to Mike Sherman back in January. It still hasn't been signed. I got a call from Miles. He said that he's back on the case and he

wanted me to send him the amendment. I sent it to him this week. I'm waiting to hear back from him. So I'm still working on that for Advo. But they need to hurry up and get that done. The other thing is I'm going to be giving a notice to Advo the last time I went over there and I don't know if anyone's been there. I guess someone has, you've been there sooner than I do.

(01:19:41):

They still have a gray container sitting in the front. Okay. I thought that gray container or I thought it belonged to Woodward, but now I'm hearing that it doesn't belong to Woodward. That it's a vno and they were using it as an extra office, but they never had a right to do that. They are not paying for that space. That's not under their lease. So it's basically just free space to them. So I'm gonna be writing a letter to them, telling them that they need to get that off of our property within, uh, say, you know, five business days or if not, they need to pay rent for it because basically it's just seen out in the parking lot. I didn't know if you all were aware of it, but of course you all let me know. Your pleasure on that.

Speaker 1 (01:20:29):

I saw it, but I assumed it was Woodward as well.

Speaker 4 (01:20:32):

I saw, I thought it was Woodward, but I've been told it was not Woodworth at all. I think, uh, Mr. J Hernandez said that. He said it's not theirs. He said that Adva was using that. That's not theirs at all.

Speaker 1 (01:20:44):

So you, you're asking us for, uh,

Speaker 4 (01:20:47):

The, I guess I'm letting you know I was gonna do that as a part of my legal job, but if anybody was opposed to it, let me know.

Speaker 1 (01:20:54):

What are you gonna tell 'em? You gonna tell 'em, Hey, you got five, you

Speaker 4 (01:20:56):

Got five business days to move that off of the <laugh> property or else we're gonna start

Speaker 1 (01:21:00):

Charging

Speaker 4 (01:21:01):

Or else we will assess a rent payment for it? No, we gonna, you, we, you can, we can start adding something to the rent and then I'll ask you guys to tell me how much you want to add to the rent.

Speaker 1 (01:21:11):

Commissioner Jefferson, I'll put that motion forward. <laugh>. Alright. Uh, second. Any seconds by Commissioner Jones.

Speaker 4 (01:21:20):

Pleasure.

Speaker 1 ([01:21:20](#)):

Any objections? Any abstentions?

Speaker 4 ([01:21:23](#)):

And I will. And, and, and I will have the property committee determine how much rent they need to pay.

Speaker 1 ([01:21:29](#)):

All motion passes. Can we

Speaker 4 ([01:21:31](#)):

Adjoin? Yes you can. Aurn.

Speaker 1 ([01:21:32](#)):

Motion to adjoin. Wait,

Speaker 6 ([01:21:34](#)):

Wait, wait.

Speaker 1 ([01:21:34](#)):

Oh, go ahead. But

Speaker 6 ([01:21:35](#)):

It need to be backed up. Mm-Hmm. <affirmative> The rent need to be backed up. 'cause I said from the beginning they shouldn't be doing that. Even that little container they had under the light, they should've been paying for that. So it needs

Speaker 4 ([01:21:47](#)):

To be backed up. And we all thought it was the contractor had just put it there while they were working. Okay. Motion for adjournment, obviously by commissioner.

Speaker 1 ([01:21:58](#)):

No objections. We're outta here.

Speaker 4 ([01:22:00](#)):

Okay.