

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

<silence> It is on, we're recording

Speaker 2 ([00:03](#)):

Call of order, uh, for the finance committee, ORP. It's uh, 5 43 on December 18th. And, uh, we'll call, roll call. Um, do you or do I

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

Call you? I can, I can do it. Um, chairman, um, board Chairman Hughes

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

Here.

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

Um, finance committee Chairperson Tatum

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

Here.

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

Um, commissioner Oliphant here. Commissioner Bennett

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

Here,

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

And Commissioner Jones

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

Here.

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

And we have a full compliment. You definitely have a quorum. It is, um, 5 43 still.

Speaker 2 ([00:42](#)):

We don't have any guests today. Uh, so keep moving along here, except we do have, uh, Michelle Maria. Mm-hmm <affirmative>. And motion to approve the agenda. Second in favor. Aye.

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

A

Speaker 2 ([01:05](#)):

First by John. Alright, thanks. Review an approval minutes of October 23rd meeting. And thank you, Maria, please sending those out. You're quite welcome. Any discussion or advice? So move Jones.

Speaker 3 ([01:34](#)):

Second.

Speaker 2 ([01:34](#)):

Second. All in favor? And it so approved. Okay. Uh, next is, uh, we're gonna formulate and recommend the budget for year 2025. Believe, uh, at the last committee meeting, we started talking about 2025 budget to recommend to the board. Um, Michelle is,

Speaker 6 ([01:59](#)):

Did, did I make that up in my head? Yeah, that's that's correct. And it is just, you know, technically, and this may even be in, in the bylaws, but we are supposed to adopt the 2025 budget at the end of 24 before we actually go into the year. So, um, if it's okay, we'll proceed with this. I, I, I can start this, uh, discussion. Perfect. So if you turn to the, uh, second to last page of your financial statement packet that I've distributed, I have a budget worksheet. And so, um, the first column is the 2024 budget, um, as it was last revised, uh, at the last meeting. So it's just to give us, you know, a, a reference point, if you will. 2025 will likely look very, very different for the following reason. The rent income, um, maybe substantially less. Uh, the Meyers lease that is in full now actually expires April 30th.

Speaker 6 ([02:56](#)):

So we actually only have a firm commitment from them for four months, which is at 30,954 a month. That brings one 23,817 in rent from them, which of course is our, you know, principal source of revenue. And then for the advan lease, um, it, it calls for the same 3,135 per month that they've been paying. Assuming they're there for the full year, it would be 37,621. So that will bring our total rent income to just over 161,000 as opposed to four 10 this year. So it's a substantial decline because of, you know, that's not to say Myers won't renew, but at this point the lease does expire April 30th, so it wouldn't be appropriate to formulate a budget beyond April for them.

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

And I believe they do have an option to renew in the

Speaker 6 ([03:53](#)):

Lease. They do. There, there is an

Speaker 1 ([03:54](#)):

Option. Um, we just, they haven't indicated that they're going to want to exercise that option. And if you guys like, I can start that conversation with them earlier, sooner rather than later. So you guys are caught unaware

Speaker 6 ([04:08](#)):

And we could, um, I'm, I'm thinking our plan could be, you know, once we know, or actually once they signed, uh, an extension on the lease, if, if that comes to be, then we can do a revised budget. But I think right now we, we, we would have to base the, we will have to base the budget on what we know is, uh, <inaudible> for the lease. So, um, that, that of course, you know, may impact your thoughts on how much, um, you want to spend on the various expenses. Some of them are fixed, so it, it, it may be that we will have a budget that reflects a deficit because there are just certain expenses that we, you know, won't, won't be able to eliminate or substantially reduce. And we have had, you know, years before where we had a, a budget that projected a, a deficit for the year.

Speaker 6 ([05:02](#)):

Thankfully we have the reserves and that's, that's where we are. Hmm. So, um, just to move this along, we can, um, go through the expenses, uh, the insurance, uh, 61 5. I see no reason to change that Now. Um, same with utilities. Uh, the, the good thing about the utilities is that it is the, the way that the, uh, utility reimbursement covenants are worded in the lease, the tenants do pay the full cost of whatever N-O-R-B-P absorbs at this point. We've been able to allocate it between the two. It will then become just van, but hopefully the utilities will come down. But whatever it is, it will be theirs to pay because they're the only tenant in, or BP is, um, not absorbing, um, any of the, uh, utility costs based on the wording of, of these new lease agreements. So it's, it would be a wash.

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

So question, yes, you do a monthly amount for sewage and waterboard, but it's like the bills are so inconsistent mm-hmm <affirmative>. Because in November the bill

Speaker 6 ([06:18](#)):

Was 4,000 bucks. Well, with So, and Water bought, uh, they had a change in their billing system recently. And so, um, I believe it was October they didn't actually issue a bill. So it just, and it may have even been three months that they did not issue a bill. And so the water bill is actually fairly consistent. It was just a matter of when they actually sent out a bill that you may see. They have a bill year, October, and it's 2,400.

Speaker 1 ([06:49](#)):

Michelle, have they ever done an actual read sew water board since we fixed the leak?

Speaker 4 ([06:53](#)):

No.

Speaker 1 ([06:53](#)):

No. Okay. So that's the problem. They've never done a natural read.

Speaker 4 ([06:57](#)):

I mean, because this is going from \$2,004,000. That's a, that's a big jump.

Speaker 6 ([07:04](#)):

Yeah. But that 4,000, let, let me, uh, I'll look at that. But I think the 4,000 was because they didn't send out a bill the month before. 'cause um, and we'll get into it when we look at October and November, but Okay.

Speaker 5 ([07:22](#)):

Yeah.

Speaker 4 ([07:26](#)):

That, that seems extremely, uh, is a manual

Speaker 6 ([07:30](#)):

In the building like wards. Yeah, they, they are in the building. And We'll, I have some, uh, you know, commentary that I need to bring to you regarding that, just waiting to get to the, um, monthly financial statements. But, um, guess now it's <laugh>. Is there a copy of those

Speaker 3 ([07:50](#)):

Bills or

Speaker 6 ([07:51](#)):

I don't have them. It is in the email.

Speaker 3 ([07:54](#)):

Email. Okay. Thank you. 'cause those were paid, sorry,

Speaker 6 ([07:56](#)):

Sorry, the ones that I printed out.

Speaker 3 ([07:57](#)):

No, no, no, that's fine.

Speaker 6 ([07:58](#)):

Are the ones that have to be reviewed. Thank you. Um, so event, uh, Meyers in the last 30 days has remitted about just under \$40,000 in water bill reimbursement, which is great. Mm-hmm <affirmative>. Um, at Vno, however, um, Juan Len as the CFO, he communicated to me yesterday that he just felt that the water bill is high. They only, they have very little operation there, basically that they shouldn't have to pay the water bill anywhere near what it is. And I, I just told him that I could only go by what the lease says, that the water bill is allocated. The, the lease states that in the absence of them installing a submeter, which they never did, that the water

Speaker 5 ([08:49](#)):

Mill

Speaker 6 ([08:49](#)):

Is allocated between the two tenants based on their headcount. Myers had three, I'm sorry, Meyers had two employees. Advo had three. So that equated to a 60 40 split on the water bill. And so that's how I sent it out. And so, um, ADV o's water bill would've, the total was about \$10,000. And he's, wow. He

Speaker 1 ([09:13](#)):

Just, I mean, had he installed his account, if they, had they done what they're supposed to do in the lease, they would be

Speaker 6 ([09:20](#)):

Good. So he's, he's indicated that they're not willing to pay that. I, I told him he would've to send a memo to the board to express, you know, he's, you know, just talked about their operations, how they haven't been able to really get up and running. And, but mind you, this water bill is just based on their headcount. So

Speaker 1 ([09:40](#)):

Did he address the fact that they didn't comply with the terms of their lease in putting in the sub meter counter? No.

Speaker 5 ([09:53](#)):

Okay.

Speaker 6 ([09:54](#)):

Okay. I know it's a lot. I mean, utilities is just always a, it's such a pain point, but that's, that's where we're welcome

Speaker 1 ([10:04](#)):

To New Orleans.

Speaker 6 ([10:05](#)):

So, um, my expectation now with, with, you know, as far as 2024, unless he has a change in, in his sentiments, we're gonna end up being about \$10,000 short on the budget for utility reimbursement. Just because he's, he's indicating they, they don't want to pay it. No other reason than that he doesn't feel that, that's not to say we, we can't pursue it, but I'm just saying for 2024, we, I, you know, unless something changes in the next week or two, we, we just won't have it before the year end.

Speaker 3 ([10:39](#)):

So, you know, I I I think it's two separate issues. Obviously it has a financial impact on the budget, but the legal issue,

Speaker 5 ([10:46](#)):

Yes. Or

Speaker 1 ([10:46](#)):

A

Speaker 3 ([10:46](#)):

Whole nother conversation for another committee. Um, so, you know, the, the lease is pretty clear.

Speaker 5 ([10:54](#)):

Yes.

Speaker 3 ([10:54](#)):

I think for the sake of the lease should probably still include it in the budget. But you know, should the board decide they want to pursue, that's a conversation for the board, you know, to have.

Speaker 5 ([11:04](#)):

Right. Okay.

Speaker 3 ([11:07](#)):

And I didn't even

Speaker 2 ([11:09](#)):

Perfect. I agree wholeheartedly that definitely

Speaker 1 ([11:15](#)):

Look at it from a legal perspective. And I guess I'm thinking, and sorry, I won't interject much more, but I also don't wanna pay the water bill that sew water board gives me, but what's my alternative? I mean, I could have the water disconnected.

Speaker 3 ([11:28](#)):

It's another conversation.

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

<laugh>, right? <laugh>. Exactly. <laugh>.

Speaker 6 ([11:32](#)):

So for purposes of the 2025 budget, um, you know, again, assuming that Mayas is, is only there four months of the year, I, I think we can bring the utilities down to half, maybe 40,000 instead of the 80,000. And, and the reimbursement would be the same. Again, this is assuming that Banno abides by the lease terms is written for the utilities for the purposes of the 2025 budget.

Speaker 3 ([11:59](#)):

When was that Vandal's lease expire?

Speaker 6 ([12:01](#)):

It is a, um, let's see, September 30th, 2028. Okay. So it's about five years. It started October, 2023. But they do have an additional five year extension option. Okay. Term, this lease may be extended for one additional term of five years. We're

Speaker 7 ([12:26](#)):

Talking, I, I understand legally we won't have a lease after April. But with Myers, do we have some indication that they're, they're not gonna continue.

Speaker 3 ([12:37](#)):

We don't either way, but I'm gonna ask the attorney to call Patrick Meyer tomorrow,

Speaker 1 ([12:41](#)):

Be happy to do

Speaker 3 ([12:42](#)):

That and just get a temperature check. I mean, quite frankly, I don't see a reason why they wouldn't, but

Speaker 1 ([12:48](#)):

Right.

Speaker 3 ([12:48](#)):

For the sake of building the budget, I think what Michelle is saying, you know, we can't necessarily operate off of

Speaker 7 ([12:55](#)):

Understood assumption,

Speaker 3 ([12:56](#)):

But yeah, I don't, I haven't gotten any indication that they want to leave.

Speaker 2 ([13:03](#)):

Maybe for now we put on the rent income just the exact number for now. And if we get some indication after the call, just let the board know that we'll change, you know, that after conversation that this would be the other number that would substitute that.

Speaker 1 ([13:19](#)):

And if y'all recall, this is one of the things that Michelle had brought up back when y'all tried to go to the bank to get a loan, they didn't want to give us, give you guys a loan because the lease ended April 20th, 2025 and that was the main source of income. So it's, this isn't a surprise. Um, and, but I'll, I, I just put it in my phone to call him tomorrow morning so I won't forget. So I'll be calling him in the morning.

Speaker 7 ([13:43](#)):

So as far as the bank goes, is there a term that we would be looking for?

Speaker 1 ([13:47](#)):

Oh no, I don't think we're, that's off the table right now. You've got the CEA coming on

Speaker 7 ([13:52](#)):

Board. No, I just mean, should we, when we go to renew with them, would we want to ask for a five or a 10 year or whatever

Speaker 1 ([13:59](#)):

That's up to, you know, the, the, the board board that's really up to you guys on what you think your first, you know, your, how much you can get. I just

Speaker 7 ([14:06](#)):

Didn't know if the bank had said anything about what would qualify for a loan. Oh,

Speaker 3 ([14:11](#)):

I think, I think in the past, you know, just since I've been on the board a short time and basically all of us, I know what my conversations with Mr. Myers, I mean, you know, they, they liked the location. They were very reluctant to enter into a long-term agreement because there was always so much uncertainty with stability of the board. Um, now that that stability is here, when the water leak happened, it got fixed. So I think he has a little bit more comfort today than he had in the past. But, so,

Speaker 5 ([14:44](#)):

Okay. So

Speaker 3 ([14:45](#)):

I think the board should definitely take a temperature check on how long he would be willing to

Speaker 5 ([14:51](#)):

Yeah.

Speaker 3 ([14:52](#)):

Commit.

Speaker 6 ([14:54](#)):

Okay. So just, just moving along with the expenses, repairs and maintenance, 30,000, this would be, you know, just ongoing repairs and maintenance outside of the CEA you capital project. So 30,000, is that Okay? Alright. Administrative services. So I, I believe we are anticipating hiring someone for the new year. So it certainly won't be 5,000. What's the number? What's a good number?

Speaker 2 ([15:28](#)):

40. That can be also outside of not just that person, you know, if we add other administrative needs or, um,

Speaker 6 ([15:43](#)):

I'm trying to think. 25 an hour would be 50. About 50 a year. So I thinking it would be under 25. Well, and that's also assuming full-time, this may not be full-time, part-time, we decided time 40 should be more than sufficient security. I know there was some, I believe there was some discussion at a recent property meeting, so I don't know what the temperature is or expectation there a number. Same thing with landscaping. It, it may all be within the same emails. Maria, are you able Yeah, um, if you haven't already, if you can just, uh, be prepared to give some insight on what, what we can expect for legal fees for

Speaker 1 ([17:01](#)):

2025. I know it looks like you have 60 there. Mm-hmm <affirmative>. Um, you know, it's hard to know with the CEA what will be necessary. And plus I still have, I did give you, I'm caught up. I just have to finish with 2023, which I'll know by Friday, um, on the, on what was left outstanding. So I can give you any, unfortunately I don't have it for tonight. Um,

Speaker 6 ([17:29](#)):

With the CEA, um mm-hmm <affirmative> does it have provisions to pay legal fees associated with the CEA out of those funds?

Speaker 1 ([17:38](#)):

Um, I think that we could, um, the way it was written was very broad. So we could certainly,

Speaker 6 ([17:43](#)):

Because this would be the operating budget, which would be outside of

Speaker 1 ([17:46](#)):

The ca

Speaker 6 ([17:47](#)):

If we're able

Speaker 1 ([17:47](#)):

To, I think if we leave it for this we should be fine because if you notice even the last few months, the last, I haven't been billing that much, so I think this would be an, a good number that you have the 60.

Speaker 2 ([17:59](#)):

Okay, so it's for the security there, \$30 an hour. Okay.

Speaker 7 ([18:08](#)):

Is that like a full time?

Speaker 6 ([18:10](#)):

No, it's uh, 24 hours a week. 24 hours a week. So 30 times 24 times 52.

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

And that's if you guys decide to go with

Speaker 7 ([18:19](#)):

Times? Uh, uh, well, yeah. I guess 52. Yeah. So why not?

Speaker 1 ([18:26](#)):

And that's, if you guys decide to go with that because there are some other options that were like putting the fence that we spoke about or the gate that hasn't been vetted by the property committee.

Speaker 2 ([18:40](#)):

Are there speed bumps out of the property? I was just out there.

Speaker 1 ([18:42](#)):

No, there aren't any, there's speed

Speaker 2 ([18:44](#)):

Bumps. That's another safety.

Speaker 1 ([18:46](#)):

Yes.

Speaker 2 ([18:48](#)):

That from a standpoint of the race cars and so forth, that could be easy.

Speaker 1 ([18:54](#)):

It certainly keeps people from wanting to, to, to do those burnouts and all that. They can't really do that when they,

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

So we bumps, you know, a few extra dial as for are they doing them in the

Speaker 1 ([19:04](#)):

Parking lot? There were, yeah. Yes. There was video that we gave.

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

I haven't seen 50 50 for security. Okay. And landscaping. We're getting through this.

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

28, 20 1000.

Speaker 7 ([19:31](#)):

Well then there's a bunch of other stuff, but yeah, I would put around 30. Yes. 30,

Speaker 6 ([19:40](#)):

Okay. Contracted services. And this may be the last one, the last four are pretty, probably won't change contracted services. So that would be, you know, services outside of the admin person. And you know, you know, in the past we had the um, and that

Speaker 7 ([20:01](#)):

Be associated with the, with the c, with the CEA.

Speaker 6 ([20:04](#)):

Yes. So I don't

Speaker 2 ([20:06](#)):

Know that we would nothing. Yeah, we do. So, or we just keep it kind of in the administrative. Yeah.

Speaker 7 ([20:21](#)):

So, um, so you're saying scratch the whole line out? It scratch the line out. 'cause I, we could

Speaker 2 ([20:29](#)):

Contract, I mean we could just put it in administrator.

Speaker 6 ([20:35](#)):

Okay. The pass control would, with 2000 is probably a good number for the annual termite, um, telephone that could go up if, if the admin person, if the thought is that we would actually have a, a telephone,

Speaker 7 ([20:54](#)):

Well when we find out what that is, we can modify the budget. Maybe just leave it at a thousand.

Speaker 6 ([20:58](#)):

It a thousand. Okay. Website hosting prob, you know, probably be about the same volume with postings. And then we had miscellaneous of 5,000. So I I can, I'm sorry.

Speaker 8 ([21:10](#)):

Back to the telephone. A thousand might be good enough because most people are getting phones. Like we have like these Metro PCs phones, they \$50 <laugh>. Alright. Yeah. So I couldn't see 'em getting anything more expensive. Okay.

Speaker 6 ([21:24](#)):

Okay. All right. I will input all of these numbers and um, send it out probably tonight. And um, my sense is that it will be a deficit, but again, that's, that's what it is right now until we can um, get a word from Myas to increase the rent. Okay. So that concludes that, that item number six.

Speaker 2 ([21:53](#)):

Next we've got, uh, review the recommendation of outstanding invoices and contracts and contracts.

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

Um, I did send an email, I didn't print all of those, but I sent an email with the paid invoices, which are the utilities and the accounting services myself. Um, the ones that require your approval would be, uh, the Noah Lewis that I've attached here. Um, this is, it's only \$445. This is the worker's comp that council Ogden indicated the CEA agreement required. So, um, again, it's only 4 45. So, and Maria, any changes there? We still need to get this.

Speaker 1 ([22:32](#)):

No, we still do need to get it, but as I said, normally it is very cheap, so that's good.

Speaker 7 ([22:38](#)):

We don't have any employees.

Speaker 1 ([22:40](#)):

I understand that. And I have said this to the city of New Orleans, but the city attorney does not agree with me.

Speaker 7 ([22:50](#)):

Well what are we cover? I mean, an insurance

Speaker 1 ([22:52](#)):

Look, I went to Cornell Law School and I've tried to explain this, but I cannot explain it to them. That's all I'm gonna say. I we'll leave it right there.

Speaker 6 ([23:01](#)):

Alright. And then the other, um, invoice that requires approval is from Council Ozan. So she's presented, um, two separate invoices. One is for, um, 2021. Um, there were some legal fees incurred that were never billed. She's presented those for 2021. Um, that totals 3000 164 98.

Speaker 1 ([23:27](#)):

Oh no, no, 2021 totals like 1000 something that, that whole 3000 is the whole thing.

Speaker 4 ([23:33](#)):

The whole

Speaker 1 ([23:34](#)):

This is for this year. And

Speaker 4 ([23:36](#)):

2021 is 1,190.

Speaker 1 ([23:39](#)):

Thank you.

Speaker 6 ([23:41](#)):

I'm sorry, say it again? 1090 2 56. Okay. That's for 2021.

Speaker 1 ([23:50](#)):

Yes.

Speaker 6 ([23:50](#)):

And then,

Speaker 1 ([23:51](#)):

And the balance is from October 21st, um, through today. I probably have it just in which is another like I think 1001 92 or something. That's why it ends up being 3030

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

1 61 90

Speaker 1 ([24:07](#)):

Total. Yeah, because my bill goes from the date of the finance committee meeting, but it doesn't include the finance committee, um, till the next finance committee meeting. So that's why it covers two months

Speaker 4 ([24:20](#)):

Question or these all the outstanding

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

No, I already said

Speaker 4 ([24:25](#)):

That. Oh, okay. Remember?

Speaker 1 ([24:27](#)):

Yeah,

Speaker 4 ([24:28](#)):

I was making, making, so what you have still outstanding

Speaker 1 ([24:37](#)):

2022, which is also very, very small mm-hmm <affirmative>. And a part of 2023. I got my new billing system in the fall of 2023. So it's, it's not many more months that's left. And I, I should finish that. I'll actually probably have that done before the meeting.

Speaker 6 ([25:05](#)):

So I'm sorry, just clarify, I'm, I'm opening the email again. But, um, 1001 92 50 was for 2021. And then from October 21st through today was how much? Hold on, let me, um,

Speaker 3 ([25:17](#)):

1,972. Thank you. 48.

Speaker 6 ([25:20](#)):

Okay, I got that. Okay. And those, so those two together,

Speaker 1 ([25:23](#)):

Yeah.

Speaker 6 ([25:24](#)):

Total. The 3001 64

Speaker 1 ([25:26](#)):

Right.

Speaker 6 ([25:29](#)):

And the 1 9 7 2 48 starts with October 21st.

Speaker 1 ([25:35](#)):

Yes, yes. October 21st at the finance committee meeting.

Speaker 3 ([25:38](#)):

Okay.

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

So at 3:00 PM

Speaker 3 ([25:42](#)):

No, it starts October 2nd.

Speaker 1 ([25:44](#)):

October 2nd. Okay. Sorry.

Speaker 3 ([25:46](#)):

Drafting committee meeting

Speaker 1 ([25:48](#)):

Through December 18th. Hold on. Let me make sure.

Speaker 6 ([25:50](#)):

Right. And that I wrote October 2nd to December 18th because I'm, I'm,

Speaker 1 ([25:55](#)):

Let me employee shows.

Speaker 6 ([25:57](#)):

Yeah,

Speaker 1 ([25:57](#)):

Let, that's what the invoice shows. Let me take a look at it. Yeah, while we're, while we're talking

Speaker 6 ([26:01](#)):

At the last meeting we paid.

Speaker 1 ([26:04](#)):

Right. Let me take a look at it while you're talking. I've gotta pull them up on my CLEO system. Hold on. Okay. And while you guys are talking, if you want to go to the next thing while I pull it up. 'cause I wrote this as a paid invoice already, so hold on. I might have to send you a revised one if that's, if that was I did that last. Okay, hold on. But I don't wanna hold you up.

Speaker 6 ([26:30](#)):

That's it for um, invoices. But on that same line item, we have contracts, I don't know if there's any discussion needed there. The

Speaker 2 ([26:40](#)):

Two contracts, security and landscape, the um, property committee and Commissioner Jefferson. Um, and then Marie's also been, uh, reviewing the contract. Um, that, but just wanted to, I know at the last board meeting they talked to get some more quotes or estimates before and that we would review. Um, I believe there still was a garden doctors, uh, quote that we got as well.

Speaker 6 ([27:24](#)):

I can't remember the amount. Um, so has has sufficient, I wasn't at property committee meeting but has sufficient, you know, uh, evaluation and solicitations been done to actually, uh, make a recommendation to the board Friday to consider a contract be security or landscape.

Speaker 3 ([27:43](#)):

So, so I'm being, I'm gonna be quite blunt with you all these are not going on. Um, neither, neither contract is going on Friday's agenda.

Speaker 5 ([27:51](#)):

Okay.

Speaker 3 ([27:51](#)):

And I'm gonna tell you why. Um, this has been dragged out for a year. Mm-hmm <affirmative>. And I don't know, there will be a new, there will be new board leadership and potentially new board members in January. And what I don't believe in doing, I've served on a lot of boards as you all have. I don't believe in tying the hands of a new board with long term contracts. Property should have dispensed with this a year ago and they did not. So it can wait 30 more days. So it's not going on Friday's agenda. Okay. That's

Speaker 6 ([28:24](#)):

Good. I agree. Okay. Makes sense. Well that completes, I have number seven. Um,

Speaker 1 ([28:31](#)):

Not quite, I've gotta give you, I've gotta reduce that. I'm only tell you how much I'm reducing it by and then I'll send you, for some reason there was a glitch and it picked up when I put in the October date, it should have picked up, it should not have picked up what I already wrote as paid. So hold on. I'm gonna tell you the amount that I'm reducing the current bill by and then I'm gonna send you the new one on. I got 1 1 2 point 50 plus 90 plus 2 0 2 point 50 plus 1 1 2 point 50. Okay. Okay. It's reduced by 1 51 5, 17 and 50 cents. So the current bill is, 'cause it picked up some days that it shouldn't have picked

Speaker 3 ([29:20](#)):

Up. So, so hold on attorney. 'cause we, we are gonna need to see that if you could just produce a new invoice,

Speaker 1 ([29:24](#)):

I can do it right down. Think the

Speaker 3 ([29:25](#)):

Committee's gonna want to see a new invoice. Okay.

Speaker 1 ([29:27](#)):

I can do it right this second.

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

As we, let's go back to the security contract. Um, as, as we talk about security, I think the first question the board has to ask itself is what are we trying to secure? And then I think that should determine what does security look like. Like you brought up a great point about speed bumps. I mean I consider that part

of, you know, security. Um, the, the fence was thrown out there at one point on the gate. Um, you know, having a live person out there, I just don't know when they're gonna be out there and what they're secure. Not much to secure. The flag poles are gone <laugh>, so I'm not trying to be funny. They could steal all the grass there. You about to say both. That's about we

Speaker 1 ([30:16](#)):

Would like it if they would steal the grass. We would, we would actually maybe pay for that.

Speaker 3 ([30:20](#)):

So, so I I I just think there needs to be a little bit more betting around, you know, security measures. So, and maybe even, you know, if if Myers decides they're gonna stay long term, like what do they want to see? You know, because they're our loan tenant.

Speaker 5 ([30:35](#)):

True.

Speaker 6 ([30:36](#)):

So true. I think they'll be thrilled if the grass is just hot. <laugh>.

Speaker 3 ([30:41](#)):

Yes. I think that's the most important. They're not

Speaker 7 ([30:44](#)):

There at night. So

Speaker 6 ([30:46](#)):

I mean they

Speaker 7 ([30:46](#)):

Say they had, I think that's when people are concerned about safety in New Orleans East, frankly out in that neighborhood, know nobody really wants to be out there late at night And uh, so as long as you're not then I don't see why. But I do think, you know, the speed bumps and gates wouldn't hurt that would keep people from driving onto the property. That's improvement there overall building and property. And the city already narrowed it down to two lanes and put up all those cones, which lasted a couple weeks. Now they're all mow down anyway. But uh, you know what I mean? Those yellow boat to try to keep the, that was to stop the <inaudible>.

Speaker 1 ([31:34](#)):

So Michelle Oh I never saw that. I didn't know they did that.

Speaker 7 ([31:38](#)):

What other,

Speaker 6 ([31:39](#)):

Other than um, Maria, those were the only two invoices that required approval. The um, workers' comp 4 45 and the legal invoices. We get the

Speaker 2 ([31:49](#)):

Legal. Is there any other discussion on the Noah Lewis all in favor would recommend that one forward?
A

Speaker 1 ([32:01](#)):

A Okay. And I'm about to give you the other one, which was, was gonna be less. Just gimme one second. I'll email it to her. I'll email it to y'all. If y'all want to go to the next item though, if you wanna hold that item open. I don't know. Whatever you want to do.

Speaker 3 ([32:17](#)):

So I, I just want to ask attorney on just for clarity.

Speaker 1 ([32:22](#)):

Yeah.

Speaker 3 ([32:23](#)):

So 2021 through 2023, well you say you have something else saying

Speaker 1 ([32:29](#)):

From 23? No, I have 22. Yeah, 2021 is done.

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

Okay. What about 22?

Speaker 1 ([32:34](#)):

22? I was halfway through it and um, it's almost done. I'll, I can have everything by Friday.

Speaker 3 ([32:40](#)):

Okay. <laugh>. And, and and and I would just like to dispense with that as soon as possible.

Speaker 1 ([32:45](#)):

Yes sir.

Speaker 3 ([32:46](#)):

Because half of these board members wasn't even on the board at that time.

Speaker 1 ([32:51](#)):

Right.

Speaker 3 ([32:51](#)):

I wasn't in leadership. So I'd like to close that quick.

Speaker 1 ([32:56](#)):

Yes.

Speaker 3 ([32:57](#)):

Before I'm gone if you don't mind.

Speaker 1 ([32:59](#)):

Yes sir. I need be

Speaker 5 ([32:59](#)):

Closed quick because you don't need to have

Speaker 1 ([33:03](#)):

No, I agree. That's why I have a new program, but yes, I agree.

Speaker 5 ([33:06](#)):

Alright, that's

Speaker 1 ([33:11](#)):

Okay. I'm sending this to you right now, Michelle.

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

I just, and I'm, I don't know if chair, I feel comfortable putting out that much to the board to vote on something this fast without, honestly Maria betting 2022 of looking at it.

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

That's No, I didn't, I didn't expect to have it. I was going to give it to you, get a review, but whatever.

Speaker 2 ([33:39](#)):

Yeah, I mean if we can't have it by now, I I just don't feel comfortable like going to the board for 20 22, 20 21. Yes. I I think that's Bonds reviewing it, but 2022 and 2023, I mean I don't, we

Speaker 7 ([33:58](#)):

Don't have those invoices yet.

Speaker 2 ([33:59](#)):

We don't have the

Speaker 7 ([33:59](#)):

Invoices to remove cross that bridge when we get 'em.

Speaker 5 ([34:05](#)):

And you have to be prepared to have a discussion about why it took so long to pay those.

Speaker 1 ([34:09](#)):

It's, it, it is because I didn't submit the invoice because I had another system that I was not able to work. So that's why I got a new system and I have to transfer all the data to the new system and that's why the

bills even look different now than they used to look. And it's mostly the Avan stuff and the Meyer stuff that I never got paid for. Okay. I just sent you to you um, Michelle, I sent you the revised one.

Speaker 7 ([34:39](#)):

Right. I mean I feel like for me, I wasn't on the board so I don't have any basis to,

Speaker 1 ([34:48](#)):

If you want me to try since me, while I can print every single email from those years and I can give you my phone records.

Speaker 2 ([34:55](#)):

I have a regular job.

Speaker 1 ([34:57](#)):

Okay.

Speaker 2 ([34:57](#)):

But, uh, no, I think just keep it in a file and

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

Okay. If

Speaker 2 ([35:01](#)):

There's a shared

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

<crosstalk> because I can, I can give you all the documents. I can give you all the, the versions of the documents. I mean, most of you guys were here for 2023. Y'all were brought on for advo

Speaker 3 ([35:11](#)):

21 and 22. No, no. Yeah, not, no, I don't think 23 is question. Yeah, that's,

Speaker 1 ([35:16](#)):

And 22 is an extremely small amount, but I can give you all of the emails from the city and everything with me. But it's, it's also gonna be small just like 2021 because the board basically wasn't meeting.

Speaker 3 ([35:28](#)):

I know for 22 the board was pretty much stormed

Speaker 1 ([35:31](#)):

The

Speaker 3 ([35:31](#)):

Entire year. Yeah.

Speaker 1 ([35:31](#)):

So it's gonna be very small. It's like there's some conversation with me and Sonny LaBuff back when she wanted. She said the city owns the N-O-R-B-P anyway. So we can just put, we can tell Entergy to stage, I think you remember if we want to. And so I had to discuss with her that we are a political subdivision of the state. The city does not own the N-O-R-B-P and cannot just decide that they're gonna, 'cause her idea was the city owns it so we can do what we want at that building. And so there was that discussion and I have that trail, but it's a very small amount of work. Like very small. 'cause they weren't doing anything

Speaker 3 ([36:06](#)):

So sooner you can get 21

Speaker 1 ([36:09](#)):

A 22 anything. Yeah. 21 done.

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

That's prior to December 24.

Speaker 1 ([36:13](#)):

Yes.

Speaker 3 ([36:13](#)):

If you can get that submitted and reconciled so

Speaker 1 ([36:16](#)):

That absolutely

Speaker 3 ([36:18](#)):

Everybody can review and

Speaker 1 ([36:21](#)):

Yeah.

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

To close

Speaker 7 ([36:22](#)):

It out by the end of this year.

Speaker 1 ([36:23](#)):

Yeah. Like if we had had our, if we would've been able to have this room tomorrow, y'all would've already had it, but we had to do it today and I had to work <laugh>. But y'all would've had it by by, um, uh, but we couldn't get the room.

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

Are you able to submit all of the invoices by Friday?

Speaker 1 ([36:41](#)):

Yeah,

Speaker 6 ([36:41](#)):

Because that's the last meeting of the year. If we're going to

Speaker 1 ([36:43](#)):

Yeah.

Speaker 6 ([36:44](#)):

Endeavor to get it approved to

Speaker 1 ([36:45](#)):

Absolutely.

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

Chair's

Speaker 1 ([36:46](#)):

Point. Absolutely. But I, I'll send it to this committee by tomorrow. I

Speaker 6 ([36:51](#)):

I

Speaker 4 ([36:51](#)):

Just want to see it all done.

Speaker 1 ([36:53](#)):

Yeah.

Speaker 4 ([36:53](#)):

I don't want anything carried over.

Speaker 1 ([36:56](#)):

I agree.

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

Through January.

Speaker 1 ([36:57](#)):

I agree. I

Speaker 4 ([36:58](#)):

Want clean slate where you start.

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

I don't either. I wanna be able to sleep at night. So Yes.

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

I'm, I'm, I'm, I'm gonna be honest, I will, um, you know, we can, we can definitely put it on the agenda for Friday. Uh, but I am keeping that meeting in 45 minutes. So there we go.

Speaker 1 ([37:13](#)):

That's

Speaker 6 ([37:14](#)):

What, look this

Speaker 3 ([37:15](#)):

If it lingers. I'm did you get it Michelle?

Speaker 6 ([37:17](#)):

Did you get it? Okay, so the, the revised invoice for October 23rd through December 18th of this year is 14th 54 98. So 14 54 98 plus the 11 92 50 for 2021 is what Council? Aand. <laugh>.

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

Oh hold on. I gotta do the math on that. No I didn't, I didn't do that math. Um, but it's less than what you had. So 14, I gotta do it, I gotta do an calculate. 14.8 plus hold on. Plus plus, plus plus, plus plus, plus plus. Hold on. Plus um, plus 19. Um, I mean 11 92 50. Okay. Gimme one second. And I'll tell you I don't trust my own math without this 1192 point 50 that gives you a total of 2,647 and 48 cents. And thank you for catching that date. I apologize. I don't know why the system picked it up. 'cause right now I can't even get it to pick it up.

Speaker 2 ([38:27](#)):

Yeah, I think if just we can get those over. Okay. And then we'll do a

Speaker 1 ([38:31](#)):

Okay.

Speaker 2 ([38:32](#)):

Recommend to the board, but of course I think weapons for

Speaker 1 ([38:35](#)):

But this one is, this one is the December bill, right? The

Speaker 2 ([38:39](#)):

December bill

Speaker 1 ([38:39](#)):

And the, but this is what you have before you instead of 3000, what you have before you is \$2,647 and 48 cents. That is, is all of 2021 plus October of this year from October 23rd through today minus this meeting. Alright.

Speaker 3 ([38:59](#)):

So

Speaker 7 ([38:59](#)):

Do you still have outstanding some 23

Speaker 1 ([39:01](#)):

Invoices? Wait a minute, wait a minute.

Speaker 3 ([39:04](#)):

Yes. Minus two and 23,

Speaker 1 ([39:05](#)):

Did I take off? No, I didn't. Okay. I didn't.

Speaker 3 ([39:07](#)):

I'm I'm, do you mind if we table your invoices or do you want to move

Speaker 1 ([39:12](#)):

Forward like Well, I'd move it on the what? On this small amount that you have

Speaker 3 ([39:16](#)):

For,

Speaker 1 ([39:17](#)):

For this one.

Speaker 3 ([39:18](#)):

Which one?

Speaker 1 ([39:19](#)):

24. 20. The 24, which is 20, uh, the 19 whatever the one that just

Speaker 2 ([39:27](#)):

14,000 five, four fifty four hundred and fifty four 50 cents. Which is the new reise for

Speaker 6 ([39:34](#)):

December.

Speaker 1 ([39:35](#)):

Right. The,

Speaker 6 ([39:37](#)):

But if, if we are gonna present 22 and 23, if you're, you're indicating you wanna,

Speaker 1 ([39:41](#)):

If you wanna present it, I don't know. I mean I just, y'all have these, so

Speaker 7 ([39:46](#)):

I think the point was to try to clear them up, get them, get everything paid. So we're current.

Speaker 1 ([39:53](#)):

Whatever y'all want to do.

Speaker 7 ([39:54](#)):

I think

Speaker 2 ([39:55](#)):

Just a quick recommendation. We have the two I I moved to do the December the current in 2021 and 2021, but until 2022 and 2023. I'm kind of with tabling until we see those. Yeah, of course. And put it to the board on Friday to, to vote.

Speaker 5 ([40:18](#)):

Okay.

Speaker 2 ([40:19](#)):

I just, I mean that's just a suggestion. If we have time. If we have time. Um, okay, so we go

Speaker 6 ([40:26](#)):

On with the 26 47 48 tests. Right? That's gone with, okay, that's fine.

Speaker 2 ([40:34](#)):

Chairman, sorry, I didn't mean to interrupt you. Hmm?

Speaker 3 ([40:38](#)):

You were about to say something. No, no, no. I was, I was just trying to read No, no. Okay. What you say.

Speaker 2 ([40:43](#)):

Oh no,

Speaker 3 ([40:43](#)):

No, no, no.

Speaker 2 ([40:44](#)):

From a tabling standpoint are those two, Maria, if you send those and we can still recommend them, but for discussion at least those two pending time.

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

Yes. Um, you'll have those, I'll give them to you by tomorrow. Close of business, but if maybe sooner than that

Speaker 2 ([41:03](#)):

All do we need to vote on these or Good. Yeah, I thought we

Speaker 5 ([41:10](#)):

Were

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

Good.

Speaker 7 ([41:11](#)):

Vote to recommend the once the

Speaker 2 ([41:14](#)):

Whatever that was. Yeah, the two and then Yes. All in favor? Aye. Aye. Alright, next up review response to RFQ for administration service. We'll be real quick. Received one, Ms. Janice Brown. Um, it really great conversation with her. Um, I do think since we only received one as the holidays and chairman views, I think you responded to, we extended for at least for the first year, another month, January. And then by the time the end of the month, January hopeful we'll have some more. Um, and then that way give us some time to bet in February or at least maybe extend it right before Mardi Gras and then be able, whoever the next board is to be able to make a decision on signing the contract, but at least us to extend it, um, another month. I know we've also talked about this for a while, but we do have one candidate. Alright. Does anybody know Ms. Everybody? I

Speaker 3 ([42:21](#)):

Have to, I don't know. Did she say it? Um, did she state like how she found out about it or? I was just curious. Don't

Speaker 2 ([42:30](#)):

Think she did. She has rec uh, references that I haven't called yet, but that was my goal before Friday.

Speaker 3 ([42:40](#)):

No worries. It's, it's no big.

Speaker 4 ([42:44](#)):

Where is

Speaker 6 ([42:45](#)):

The, where is it posted it? I did place it with the Advocate. So it's, it's in there. Well it's probably ended now, but it, for the last few weeks it was in their online and print version of the Advocate. I see it. It

basically, um, directed them to N RVPs website. 'cause the RFQ was pretty locked. So I do know one of her

Speaker 2 ([43:08](#)):

Rec, uh, recommender Lori, uh, re

Speaker 6 ([43:12](#)):

Yeah, Laura Wasier. That's what I think. Lori. Lori, um, works with the city's work opportunity, uh, office of Workforce. Right. And I did call her with the Workforce Opportunity Board, I think it's called. And and I know that she's a, a reference so that could be how she came to Yes.

Speaker 2 ([43:33](#)):

Reference is with Familiar Jackie Harris. She's yes. No, Jackie Harris and Elisa Stewart. She's with the d dr. Um, Dana <inaudible>. I know something about the references that <inaudible>. I would also communicate to her that she's still in consideration and that if she would be willing to like, one more. Any other discussions? We'll table that until January. Yeah. Last one here. Update on CEA with the city. Um, I know that there was some, uh, we were able to get the,

Speaker 1 ([44:14](#)):

Everything is fine. It's been executed.

Speaker 2 ([44:17](#)):

Good to go.

Speaker 1 ([44:17](#)):

Fully executed. Question is when Will, how will they, you know, when are they going to transfer monies? Have they spoken to you at all, Michelle, about it or no? I, I concluded you on that loop?

Speaker 6 ([44:27](#)):

No.

Speaker 1 ([44:28](#)):

Okay.

Speaker 6 ([44:29](#)):

In terms of transferring the money.

Speaker 1 ([44:31](#)):

Okay. I'll follow up with Jeff on it

Speaker 3 ([44:32](#)):

Because the board agreed to open a new account.

Speaker 6 ([44:34](#)):

Yes.

Speaker 1 ([44:35](#)):

Right.

Speaker 6 ([44:36](#)):

And, and the timing of this might be good because we'll have new check signers so we can open the new account with the new check signers and that would be the account that those funds go to. Correct. With the new check signers.

Speaker 2 ([44:51](#)):

Thank you Michelle Maria again.

Speaker 1 ([44:53](#)):

Sure. All

Speaker 2 ([44:53](#)):

Your help getting our UVI number and all that comments. Move second. Alright.

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

Okay, we're back on the record. I don't know. Uh, chairman Hughes, how do you rescind an adjournment?

Speaker 2 ([00:07](#)):

Oh, can <laugh>,

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

Because I've never heard of that

Speaker 2 ([00:10](#)):

Happening. It's really just off the record.

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

Okay.

Speaker 2 ([00:12](#)):

I think it'll fine. We can review it.

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

How much difference there from what we know? See there is, it is, there's really nothing that's bird shattering at all. Expenses.

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

I mean, the expenses, the assets is the every month same way. So unless there's something that, I

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

Mean, I looked at, I didn't see any red letter. Yeah.

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

There's something that just needs to be said. Yeah. Yeah. We're good. I, I'll just be prepared to present it. Uh, Friday.

Speaker 2 ([00:42](#)):

The, the meeting is at the hospital on Friday. Don't know, everybody saw their email.

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

Yes.

Speaker 2 ([00:46](#)):

But, um, when you walk in the hospital conference room, you go straight down the conference room is to the right.

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

We actually had one meeting, meeting, meeting.

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