

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

Okay. Uh, February 23rd. This is the regular meeting of New Orleans Regional Business Park. I hereby call this meeting order at 3:03 PM Madam Secretary, please call

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

Commissioner Jeffers. Present. Commissioner Jones. Commissioner <inaudible>. Present. Commissioner Palmer? Here. Commissioner Rold.

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

Present.

Speaker 2 ([00:00:25](#)):

Commissioner T. Here. Commissioner Wallace.

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

Present. You forgot the beginning. Commissioner Hughes. Oh, I a Chairperson Hughes. Okay. I like you. Sorry. Jeffers.

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

Secretary Bennett here. Vice Chair Tucker. Chairman Hughes

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

Here. And we do have a, uh,

Speaker 2 ([00:00:49](#)):

A quo.

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

Um, is there a sign in sheet floating room?

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

Yes, it's back there.

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

So I'm not gonna ask guys to introduce themselves. We'll, we'll capture it out and sign the sheet, but this is the, a moment for public comment. So if there's anyone in the audience that would like to, uh, render public comment, uh, the time for that is now. There will be no public comment, uh, taken at any, uh, other point in the meeting. Uh, commissioner Public for purpose Arise. You,

Speaker 5 ([00:01:17](#)):

I'm offended that this board did not let me know that my old grandson is gonna be here at this meeting. And as you all know, last time, I had to have security because I don't trust this gentleman strictly on the way that he has treated me in this process with Advance. I'd appreciate the courtesy of letting me know that he's gonna be attending these meetings so that I can make sure security is here so I can feel safe.

Speaker 1 ([00:01:49](#)):

Commissioner, that, that, that point is duly noted. Um, for the record, I, I don't know who's gonna be in attendance meetings, so there was no way for me to give heads up.

Speaker 5 ([00:02:05](#)):

Thank you, Mr.

Speaker 1 ([00:02:06](#)):

Chair. Thank you. Alright. This is the public comment period. And, uh, if there's anyone in the, in the audience that would like to speak that time is no. Hi, my name is Camry. I'm Jim. I'm the Chief of staff at

Speaker 4 ([00:02:16](#)):

<inaudible>. Um, so I wanna thank the board. Excuse me. Could you, I don't think the mic, I don't know. The mic works. There's Okay. Could you just speak up a little bit because I have to record you?

Speaker 6 ([00:02:25](#)):

Oh, yeah, sure. Um,

Speaker 4 ([00:02:26](#)):

It's better. Yes.

Speaker 6 ([00:02:28](#)):

Okay. Um, I just wanna thank the board for, you know, holding this meeting and putting, you know, this, um, public plumbing issue that we have, um, that's affecting edo, um, so greatly on the agenda. Um, and so I just wanna provide, um, some context as to kind of how greatly it's affecting EDO and also just make a request that, you know, you know, of course, that the board approve the, the contract, but also that it gets, um, uh, executed in a, a timeline that is, um, I can appreciate ambitious, but, but also necessary because of the state of Ivano. Um, so, you know, I think that this is just such a great opportunity for the state of New Orleans and for our partnership with the NRP Board. Um, we have a massive opportunity with ivano. So AO is the only company that is developing silicon and material with the process that we're using in the United States.

([00:03:24](#)):

And, you know, all of our competitors that do, they use a much more toxic process. So they're having challenges with scaling and they're more expensive. Um, this is a massive opportunity for AO and I would pay for it to fail before we're able to get a chance to prove that out. We are using the pilot facility here, um, or at NRPP to, um, create customer traction, track traction, and enter the market. Um, this ultimately will unlock our ability to then eventually develop a industrial plant and generate \$500 million in revenue by 2030. But it starts here in New Orleans, and I think it's such a massive opportunity for, for us and the city of New Orleans and the state of Louisiana. And so I am desperately requesting that, you know, the board approved the, um, the contract to, to fix the plumbing issue, but that the contract gets executed, you know, no later than Monday. And that the work gets completed no later than March 1st. Advo is a pre revenue company, and we are dependent on investments from our, you know, venture capital investors who want to see that we are creating traction and meeting our milestones. And without this facility, we're unable to do that. So thank you and I'm happy to answer anything Camry.

Speaker 1 ([00:04:47](#)):

Thank you very much. Um, any other additional public comment?

Speaker 7 ([00:04:56](#)):

Uh, my name's Patrick with Burke Construction Development. I'm also here to represent Starlight Studios. Um, I just wanted to take the time to introduce myself, share face, and, uh, also say that we're excited. Um, Starlight Studios is a neighbor of the New Orleans Regional Business Department, so we're excited to see that, uh, there's some progress being made and bringing it back into service. So we really appreciate all that.

Speaker 1 ([00:05:19](#)):

Thank you. Thank you. Is there any additional public comment? Uh, seeing none. We will go to agenda item number four, review and approval of the agenda. Um, I'm gonna offer an amendment to, um, move, uh, agenda item seven, uh, to become agenda item five. And so agenda item chairperson's report will become agenda item six. Finance report will become item seven. So, uh, that is my amendment. Any questions on that amendment? Is any objection to the adoption of the amendment? Uh, seeing none. Are there any, uh, further additions, corrections to the agenda?

Speaker 4 ([00:06:09](#)):

I, I think, did you have the, um, contract for, uh, I think Ms. Ms. Diaz said we need to put in an authorization to sign an engagement letter for Bruno and Turon. I think you said yes. Even though the board did engage them for a total of two years, they've only one year into their contract, but for their own internal purposes, they would like the board to authorize an engagement letter for this, uh, second and final year of their contract.

Speaker 1 ([00:06:38](#)):

I, I think I have that authorization. Do I not?

Speaker 4 ([00:06:40](#)):

I believe that you do. Okay. Alright.

Speaker 1 ([00:06:45](#)):

Uh, are there any further, uh, adoption to the agenda, uh, additions rather? If not, can I get a motion to adopt, adopt the agenda as amended? Uh, moved by Commissioner Jones, second by Chairman Tatum. Is there any objection? Without objection? Uh, the agenda will be adopted. Alright. Um, uh, members, uh, at the last board meeting you gave me, um, emergency approval to, uh, select the contractor unilaterally, um, uh, up to a certain threshold. Um, as I began reviewing the proposals, um, and looking at some of the language in the proposals, um, there was a lot of leeway, um, where contractors were, were quoting a price, but saying, you know, um, that there's other caveats in essence that the, the price tag could, could, could balloon. And so I did not feel comfortable, um, executing a contract unilaterally, uh, had some concerns. And so we're gonna allow the board to make that decision and we'll make that decision today. And so, Madam Council, uh, we'll, we'll take the proposals in the order that, uh, we received them. Yes. I think Woodward was the first, uh, proposal that we received.

Speaker 8 ([00:07:57](#)):

Yes.

Speaker 1 ([00:07:58](#)):

Uh, so if there's a representative from Woodward, uh, they can approach the podium, um, to, to walk through their proposal. Is anyone from Woodward here? All right. Woodward is not here. Um, what was the second proposal

Speaker 4 ([00:08:11](#)):

Received? Uh, from Mr. Ard.

Speaker 1 ([00:08:14](#)):

Alright. Is Mr. Aard here? What, what's the company?

Speaker 4 ([00:08:18](#)):

Uh, w Mr, what is the name of your company? Could you come to the podium, sir? Thank you.

Speaker 1 ([00:08:25](#)):

W-J-E-L-L-C?

Speaker 9 ([00:08:28](#)):

Yes.

Speaker 1 ([00:08:28](#)):

So if you would like to introduce yourself and if you want to talk to your proposal or if the board has any questions regarding the proposal.

Speaker 9 ([00:08:35](#)):

Yeah, if you guys have any questions that I need to answer, I'm here to answer. Um, I'm opposing to do it by the hour, you know, but material, because of the fact that you don't know what's going on there, you have to investigate, you know, come up with a plan and, um, it's impossible to put a number on it. And the fastest way to do it would be by the hour.

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

Thank you. Any questions from the board? Chairman Taylor? And just to make

Speaker 9 ([00:09:06](#)):

Sure, I believe on the document, your the rate would be 4 52. I can't, I can't hear you. The rate would be 4 52 an hour. Yeah, I think that I can check. Thank you for me, my guys and Mike.

Speaker 1 ([00:09:19](#)):

Thank

Speaker 9 ([00:09:19](#)):

You.

Speaker 1 ([00:09:21](#)):

Any further questions from the board? Seeing none, thank you very much.

Speaker 4 ([00:09:26](#)):

Uh, next one was, um, Pfeiffer renovations.

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

All right, PFE for renovations, do we have a representative from Fight for Renovations? Good

Speaker 10 ([00:09:36](#)):

Afternoon. Um, so our proposal was for two different options. Um, the first went from the meter to replace the water line, the meter to the edge of the parking lot. Um, that was the chief of the options. That's fully replacing the about 650 linear feet of the water main. And there was a, a diagram within the proposal kind of showing across the front of the, uh, area that's currently flooded. Um, that is the cheaper of the two options as the, the extra, uh, 40,000 in the second proposal. This is essentially the last 200 feet of pipe, but majority of the cost on that is for busting up some of the concrete, the asphalt, and doing the, uh, repairs under the planters and whatnot in that area. Um, the only thing that we left out was in the event that there's any identified utilities that have to be moved or mitigated across the front. I don't believe there are any, um, I'm looking at the clock lines and whatnot. But in that instance, um, overnight work hours, which I don't anticipate to be needed as there's nothing going on that would need us to work at night versus another day. Um, and in the event that the existing water and sewer taps, um, into the city system couldn't be used for any reason, that would be a separate cost. Uh, the proposals going off, the understanding that those are still in working order and would be used. Those, uh, those taps.

Speaker 1 ([00:11:04](#)):

Thank you. Eddie, are there any questions from board?

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

Uh, chairman Taylor, I apologize I didn't get to ask in the first, um, for the first guess, but I believe March 1st has been stated that this is doable when you're both March 1st timeframe.

Speaker 10 ([00:11:29](#)):

Um, starting by March 1st is unlikely. Going off the understanding that the contract would be signed on Monday, it would take micro at least, uh, one to two weeks to mobilize. It's getting the proper permits and getting the material ordered. Um, and then once work commences projecting two to four weeks, depending on which option the water should be able to be tied in to, to allow for the separate construction at the abandoned facility to continue their inspections within about two weeks. Um, with, and depending on mitigating circumstances to the weather, but ideally, um, start to get into water connected with two weeks and possibly another two weeks after that. Uh, if concrete working the <inaudible>.

Speaker 4 ([00:12:13](#)):

I'm sorry, two weeks from what date?

Speaker 10 ([00:12:16](#)):

Start with the signing of the contract.

Speaker 1 ([00:12:25](#)):

Some clinical time. Alright, any additional questions? Um, vice Chairman

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

Tucker. Um, Wes, do you have any temporary solutions while you're under construction for, uh, for tenants?

Speaker 10 ([00:12:40](#)):

Um, as far as time, the water, it's such a long stretch that there's really not anything that can be done on it other than just jumping in because in theory, because we're putting a whole new water line in, if it was just one or two minor leaks that one foot in the area, the water in theory could be turned back off. My concern is that it's driving so much, uh, at this point, and because we're proposing putting it in the general vicinity within eight to 10 feet of the existing line, that turning the water back on would cause that area to re flood and would actually hamper operations.

Speaker 1 ([00:13:19](#)):

Thank you. Um, commissioner,

Speaker 5 ([00:13:23](#)):

Um, Mr. Chair, was there any notice that went out to try to solicit plumbers? Yes, we looked, we looked at, because I never received anything to send out to anybody who may be interested.

Speaker 1 ([00:13:39](#)):

Yeah, I, I reached out and I worked, I teamed up with the, with the vice chair 'cause it was an emergency situation. So we reached out to a couple chambers. There was a DBE went down the

Speaker 12 ([00:13:49](#)):

Entire, what's the D to New Orleans DBE Director perform,

Speaker 1 ([00:13:53](#)):

Um, called everybody. So I mean, we, we, we tried, given that it was an emergency situation.

Speaker 5 ([00:13:58](#)):

I was, I was not noticed of this. So another thing, um, I noticed they're not from New Orleans, all of 'em are outside. And when we had a more than qualified fully insured black plumber here that offered to do the stuff at no cost, there was a problem <affirmative>. But now, and I'd like to know if you don't want how they got the notice, who they got the notice from and why they're not, why there was not something that specifically asked for Orleans Parish.

Speaker 1 ([00:14:36](#)):

I I mean, I don't think legally we can only solicit Orleans Parish contractors. So that would be a, a legal issue. Yeah. Um, but again, given the emergency circumstances, um, we, we did try to be very intentional about, uh, ensuring that we reached out to plumbers and contractors of all shapes and sizes.

Speaker 4 ([00:14:59](#)):

And you do have one more, you have one more in the audience to speak.

Speaker 1 ([00:15:02](#)):

I, I know, but I'm, I'm, I'm answering Commissioner plumber's question. And, and so I mean, I tried to be as intentional as possible and DBE was, was obviously a, a top concern for me. Um, there was a gentleman, uh, dj, uh, I don't, I don't have his last

Speaker 4 ([00:15:19](#)):

License. Loo Ou

Speaker 1 ([00:15:21](#)):

Perloo, who was a, a minority contractor, um, that went out to tour the property this week, but did not submit a proposal. But, but I, but I, I do respect your questions and your concerns.

Speaker 5 ([00:15:34](#)):

Yeah, we did it on the

Speaker 1 ([00:15:35](#)):

Record, quite frankly. I, I shared them

Speaker 5 ([00:15:37](#)):

Because I didn't get anything to be able to say, Hey, yeah, Mr. Plummer.

Speaker 1 ([00:15:41](#)):

Yeah, no. Fair. And and that's all. Uh, Mr.

Speaker 13 ([00:15:46](#)):

Yes, I noticed that two of the contractors submitted a proposal for a six inch pipe and two of them submitted a proposal for four inch pipe. What, what, what do we actually have? Is this a six inch pipe that we are replacing or a four inch pipe? Because I think that would make the cost go different ways.

Speaker 9 ([00:16:07](#)):

That's why you have to investigate.

Speaker 4 ([00:16:10](#)):

You have one more person to meet. That's what the other need. One more person to speak.

Speaker 9 ([00:16:15](#)):

You need to investigate, try to come up with a plan. Sir, we have a four inch tank. You don't know what size. You don't know how deep, you don't dunno what kind material. You don't know any of that. When I surveyed the area, um,

Speaker 10 ([00:16:29](#)):

Prior to submitting proposal, just talking, we went out, looked at point down to where the meter is. There was some towels down. Um, we were able to look through the area, look at the, uh, vault where the meter and everything ties in. And it was determined by the plumber that we had a afford. So our proposals based off of that review and <inaudible>

Speaker 1 ([00:16:49](#)):

Well, when I went out there, everything, hang, hang, hang on one second. Uhuh, we, we, we gotta we gotta stay in order. So right now, Mr. Mr. Pfeiffer is at the post. I'm sorry, but I can't hear Mr. Alright, let, let Mr. Pfeiffer get through right now. Questions are being directed to Mr. Mr. Pfeifer. Okay. Um, so let's just, let's just stay focused on Mr. Pfeiffer's proposal

Speaker 9 ([00:17:09](#)):

Right now. No problem.

Speaker 1 ([00:17:10](#)):

Any, any additional questions from, from the board? Alright, thank you. Thank you. And I think the last, um, proposals from Dr. Pipe.

Speaker 4 ([00:17:20](#)):

Yep. Dr. Pipe last one.

Speaker 1 ([00:17:21](#)):

Alright, is there anyone from Dr. Pipe present right

Speaker 14 ([00:17:25](#)):

Here? Alright, so my name's Steve Chambers, Dr. Pipe Plumbing. So I went out and looked. I believe a mechanical joint has failed. The pipe is going to be either six inch or eight inch. 'cause uh, you have fire hydrants on property. There's an eight inch water line. Appears to come in. I didn't get to go in. The building. Appears to be an eight inch ductile iron pipe coming into the building. So the pipe in the ground should be either C 900 asbestos, concrete, or ductile iron, and more likely one or two mechanical joints to fail. That's why we came up with the price to repair the, the leak. Thank you.

Speaker 1 ([00:18:09](#)):

Any questions for Dr? If you could stand the podium, sir. You any questions? Yeah, you do have questions. Vice Chairman Tuck.

Speaker 12 ([00:18:18](#)):

Well, thank you for submitting the proposal, sir. Um, I know it was last notice, um, last minute made this, but if it's an eight inch line, um, as you said, but when you start dating, we find a four inch line. Will your price drop,

Speaker 14 ([00:18:36](#)):

We're giving you a price for fixing and the lease? No, the price won't drop. Now if it is, uh, a totally different issue, um, I mean I might not get paid. I don't really know <laugh>, but this is what I think that it is at, uh, a mechanical joint.

Speaker 12 ([00:18:55](#)):

So what if it's on the opposite side of that equation as I, as I mentioned, the save money. What if it's spikes beyond that? Will you fix the repair regardless?

Speaker 14 ([00:19:07](#)):

Well, we could have a change order if that's, if it's totally different.

Speaker 12 ([00:19:11](#)):

You won't change order to save us money. You will change order to, for the, your proposal to grow.

Speaker 14 ([00:19:18](#)):

By the time I get my equipment out there, the price I gave you, I think is reasonable. Okay. Thank you.

Speaker 15 ([00:19:24](#)):

Uh, I'm sorry. Uh, commissioner

Speaker 1 ([00:19:26](#)):

Jefferson, excuse me. His, his

Speaker 15 ([00:19:29](#)):

Question. I, I'm sorry. Um, why are you recommended to, so the other, the two two proposals are requiring the entire line to be replaced as opposed to just repairing the leaks. Like what's so ductile

Speaker 14 ([00:19:43](#)):

Iron could last up to a hundred years. C 900 we don't really know yet. It's like A PVC, but it's a real thick PVC, um, 50, 60 years. I'm not quite sure how old that building is. Um,

Speaker 4 ([00:19:59](#)):

1970s. I think

Speaker 14 ([00:20:01](#)):

AC concrete, um, is, um, really good pipe. There's no, no reason to change it. Any other questions? Thank you.

Speaker 1 ([00:20:17](#)):

Alright. Um, numbers, you have four proposals before you, is there any discussion or questions from members of the board? Okay. And seeing none, we will, um, we will, uh, take a vote. Let me ask a couple procedural questions because I think I, I, I know, but let me be sure. Um, uh, this will be a roll call vote and members will respond with their choice. Mm-hmm <affirmative>. Threshold will be six votes if we have abstentions, does that change the threshold or is it still six?

Speaker 4 ([00:21:08](#)):

I think it's still six. I think so too. Yeah.

Speaker 1 ([00:21:10](#)):

Okay. Alright. It's still six. So when your name is called, you will cast your vote. Commissioner Jones had a question. <laugh>. Okay. Just, that's what I've been feeling all week, so I get it.

Speaker 16 ([00:21:31](#)):

Um, so we are just going to call the names and then you say which one you want. Join.

Speaker 1 ([00:21:39](#)):

We, we, we, we can do this, we can do this one or two ways. We can either, we can either call the roll and, and, um, you know, you, you verbally state who you want. Or we can do this by ballot. It will not be a secret ballot. So you'll write your name on the ballot. Um, we'll collect the ballot and then the ballot will be read aloud. So it's whatever the preference of the members is, but it is a public vote. This will be a public ballot vote.

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

And I did send out the proposal. I just wanna make sure everyone did at least receive them and at least saw the price on each of them and all of that.

Speaker 5 ([00:22:12](#)):

Okay. Just, we just received them.

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

Yeah. We

Speaker 5 ([00:22:14](#)):

Hadn't had time to look at, well, I had had a

Speaker 4 ([00:22:17](#)):

Lot. There were, yeah, yesterday we were waiting for one more to come from Mr. Peru and gave him the opportunity up until the last minute, which was yesterday, and he did not submit it. So I know I've spoken to a few of you guys just now. You said you did review them, obviously from the questions. You guys seem to have reviewed them.

Speaker 16 ([00:22:39](#)):

I reviewed them, but I just off the top don't remember exactly where it worked. So could you tell us for each one how much the contract is,

Speaker 1 ([00:22:49](#)):

What worked? Um, total cost is \$172,579. Expected duration, uh, to complete three weeks. Okay. So that's the first proposal. Um,

([00:23:10](#)):

Mr. Bingo, I Pfeiffer option 1 160 5,000. And that is to replace 800 linear feet of water. Main option 2 120 5,000 to replace approximately 650 linear feet of water main. And I think he gave the timeline during his discussion, I mean, during his presentation mm-hmm <affirmative>. I don't see it in the proposal, but do you want to reiterate Mr. Pfeiffer? No. Two to four weeks. Two to four weeks is his duration. Um, third proposal, sorry, I had skipped. W-J-E-W-J-E is an hourly rate of \$452 and 10 cents. That covers labor, dump truck and excavator. All materials and other equipment rented or used will be charged accordingly. Receipts provided upon request, uh, no timeline given WJE Did you want to give a timeline?

Speaker 9 ([00:24:34](#)):

I'm, I'm thinking probably three to four weeks. Okay. Pending, why don't you, you know, whether the discovery work to figure it out. Thank you.

Speaker 1 ([00:24:42](#)):

So three to four weeks is the approximate timeline and then the final proposal. Dr. Pipe, um, \$15,000 total price to repair two leaks only. That includes labor and materials. And is there a, a timeline

Speaker 14 ([00:25:11](#)):

Within a week.

Speaker 1 ([00:25:12](#)):

Within a week. Okay. That covers you. Commissioner Jones?

Speaker 8 ([00:25:19](#)):

Yes.

Speaker 1 ([00:25:21](#)):

Any, any further questions? So, so at AI can you step to the podium? Okay. So I know you're asking for a, a Friday completion date. A I think based upon the proposals that we received, I I'm not gonna sit here and look you in the eye and, and say I, I don't know what the board is gonna do. Yeah. But, uh, it's a very realistic possibility that you'll not have a resolution by March 1st.

Speaker 6 ([00:25:54](#)):

Okay. Um, may I request to, um, be updated on the exact timeline so that we can, um, in parallel, um, plan and do some things that we can do to, to potentially expedite, expedite, um, our vendors coming on site to commission our equipment?

Speaker 1 ([00:26:14](#)):

A, a, absolutely. I, I think whatever the board decides, um, we're, we're happy to keep you in the loop, but I want to, I want to control expectations because I don't want us to have any, any gray area moving forward. Um, and, and I'm not in construction. So those of you who are, um, please feel free to chime in. I think, I think all of these entities have given themselves some wiggle room saying this is the approximate timeline. Maybe it could be sooner, but maybe when we start digging, we may find something far worse. So, you know, we're anticipate two to three weeks, but it may take four to six weeks. So I don't think anything, any of us have a crystal ball know what's going to be found. And so I don't want to give you a finite expectation that, you know, um, it, it can be done in a, a certain time period. Um, you know, and that, that we, I just can't give you that, that assurance. I can give you the assurance that, uh, we can let, let you see the terms of the contract and, and we will keep you apprised of, of, of the work. But, but that's really the only promises that I, on behalf of this board give. Okay.

Speaker 6 ([00:27:16](#)):

And then can I ask a question with regards to the bids that were submitted? Sure. Um, were those bids, um, to, I know I heard there was a couple of, um, present, uh, comments on just, uh, just fixing the water breaks.

Speaker 1 ([00:27:28](#)):

There was one.

Speaker 6 ([00:27:29](#)):

Okay. Were there any, so were there bids for replacing the water line?

Speaker 1 ([00:27:32](#)):

All, all of the remaining proposals, correct. Attorney?

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

Yes. All the others were for replacing proposal, the entire waterline.

Speaker 1 ([00:27:39](#)):

Two to repair and three to replace.

Speaker 4 ([00:27:43](#)):

Yep.

Speaker 6 ([00:27:48](#)):

I don't really have a say in this, but I would think, well, from a bono standpoint, I think it would be in the best interest to replace it. We don't want kind of be in this situation again where we're finding a break down the line and, um, and, and we don't, we don't have water again. But, you know,

Speaker 1 ([00:28:05](#)):

That will be the will of board.

Speaker 6 ([00:28:06](#)):

Yeah.

Speaker 1 ([00:28:08](#)):

Thank

Speaker 6 ([00:28:09](#)):

You. Thank you.

Speaker 1 ([00:28:11](#)):

All right. Uh, any further questions, comments, or discussions from the board? From seeing nothing? Madam Secretary? Uh, again, members your vote when your name is called, you cast your vote. Madam Secretary, please call the role

Speaker 2 ([00:28:30](#)):

Commissioner Jimson.

Speaker 1 ([00:28:33](#)):

Sustained.

Speaker 4 ([00:28:35](#)):

You mean you mean abstain?

Speaker 17 ([00:28:37](#)):

Abstain. I'm sorry. Yes. Abs. Commissioner Jones.

Speaker 2 ([00:28:46](#)):

Okay. Commissioner <inaudible>. Um, Pfeiffer. Commissioner Palmer.

Speaker 5 ([00:28:57](#)):

I'm not voting. I don't want to participate. And I think for transparency, the rest of these, y'all need to know that Mr. Pfeiffer has a relationship with this board.

Speaker 2 ([00:29:11](#)):

Commissioner Ro? I

Speaker 3 ([00:29:16](#)):

Sustained.

Speaker 2 ([00:29:19](#)):

Abstain.

Speaker 3 ([00:29:20](#)):

Abstain. I'm sorry.

Speaker 2 ([00:29:22](#)):

Commissioner Tatum. What? Pardon? Commissioner Wallace fifa. Commissioner Bennett. Dr. Pipe, um, vice chair Tucker. Fight for option two.

Speaker 1 ([00:29:51](#)):

Mr. Chair? None. Excuse all. So we have, um,

Speaker 4 ([00:29:58](#)):

Chair none or abstain? None. None. Okay. No,

Speaker 1 ([00:30:04](#)):

No. I voted

Speaker 4 ([00:30:05](#)):

He did vote. He

Speaker 1 ([00:30:06](#)):

None?

Speaker 4 ([00:30:07](#)):

Yeah.

Speaker 1 ([00:30:08](#)):

Alright, so we have, oh, um, Jones. Oh, commissioner Jones.

Speaker 8 ([00:30:13](#)):

Um, Woodward.

Speaker 1 ([00:30:27](#)):

All right. Members, we have, um, let's see. Woodward has two votes. Three. Three.

Speaker 4 ([00:30:35](#)):

No, two.

Speaker 1 ([00:30:36](#)):

Woodward has two votes. Two votes. I'm sorry. I'm so sorry. Okay. Pfeiffer has three votes. There's two abstentions. One vote for none and one no vote.

Speaker 4 ([00:30:58](#)):

One for Dr. Pipe Pike

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

And one for Dr. Pipe. So none having, um, achieved a majority. Uh, I'm happy to entertain a subsequent motion or will move on. Mr. <inaudible>.

Speaker 11 ([00:31:19](#)):

I, I go at the, what is good for the board and to move this project forward. So if it is to need to move my vote to <inaudible> to get this going forward, to make this, uh, happen, I, I am good to move my vote to Pippin to get this process underway and to let's get this situated and, and done. So,

Speaker 3 ([00:31:46](#)):

Chairman,

Speaker 11 ([00:31:47](#)):

Mr.

Speaker 1 ([00:31:47](#)):

Run throat,

Speaker 3 ([00:31:48](#)):

I'd like to, uh, move my votes. Um,

Speaker 1 ([00:31:51](#)):

Wait, wait, wait, wait, wait. Not, we're not in the middle of a vote, so

Speaker 3 ([00:31:54](#)):

We're only in

Speaker 1 ([00:31:54](#)):

Discussion.

Speaker 3 ([00:31:55](#)):

Well, okay.

Speaker 1 ([00:31:56](#)):

Uh, so go ahead. I mean, you can discuss what you'd like to do.

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

Yeah, I, I had, uh, abstained from, um, from a vote just 'cause I was trying to, uh, I guess internalize some of the new, uh, information that they had said based on the timeline with banal and the needs. But, um, you know, if I can go back and change my vote, um, 'cause I, I, I do, uh, empathize with the, the timeline that y'all need. I, I would like to change my, uh, vote to five, uh, option, option two.

Speaker 1 ([00:32:26](#)):

Mr. Miller, vice Chairman talk procedure. We gonna

Speaker 3 ([00:32:28](#)):

Need a, a subsequent motion. Gotcha. So if you wanna propose one, um, I would like to make the motion, um, to accept my vote from a, uh,

Speaker 1 ([00:32:41](#)):

Mm. So if, if, if, if, if, if someone wants to make a motion to award the contract to a specific company, that would be an order or, um, you know, but, but yeah, there, there there'll be no motion to change a

Speaker 3 ([00:32:56](#)):

Vote. Gotcha. Okay.

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

I'd like to introduce a motion to <inaudible>. I'd like to do some motion to award the contract to fight for option two.

Speaker 1 ([00:33:12](#)):

Okay. Fight for option two is their second, second. Second by Chairman Tate. Uh, commissioner Bennett for the question.

Speaker 2 ([00:33:20](#)):

I, that's, what was my question? Which option were we going with the pipe? So it's option two, that's to change all the pipes, correct? Six, 600 feet.

Speaker 1 ([00:33:32](#)):

Alright. So option two is to replace approximately 650 linear feet of water main at a cost of 125,000 bucks. Okay. Um, any questions? Any discussion? Let me, let me, let me say a couple things. I think you all know that I'm a very transparent person and I try to be a person of high integrity and high ethics. And,

and, and Mr. Fifa, I'm, I'm saying this with you here and with all due respect. Yeah. Um, I think the optics of awarding your company to contract look awful. Um, it just reeks of, of inside insider trading. Um, you know, you have had a professional working relationship with this board overseeing the work of at vm and I question the ethics. Um, this board can do whatever it so desires. Y'all know me. I don't govern what an ironclad fist, but my reputation means a lot to me, and I will have no parts of it. None. So, um, any further discussion from the board? If not, Madam Secretary, you will call the role a yes vote will be to award the contract to PIP for a no vote will be to not award the contract. But

Speaker 2 ([00:34:50](#)):

Commissioner Jefferson?

Speaker 4 ([00:34:51](#)):

No. Could you say it louder? No. Thank you.

Speaker 2 ([00:34:55](#)):

Commissioner Jones? No. Commissioner <inaudible>? Yes. Commissioner Plum? No. Commissioner Rero?

Speaker 3 ([00:35:07](#)):

Yes.

Speaker 2 ([00:35:08](#)):

Commissioner Tatum? Yes. Commissioner Wild?

Speaker 13 ([00:35:14](#)):

Yes.

Speaker 2 ([00:35:16](#)):

Commissioner Bennett? No. Comm. Um, vice Chair Tucker?

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

Yes.

Speaker 2 ([00:35:22](#)):

Chairman Hughes?

Speaker 1 ([00:35:23](#)):

No ma'am. Uh, five EAs. Five and Nas. And that motion fails. Are there any further motions? I, uh, commissioner

Speaker 11 ([00:35:39](#)):

Tape. I'd like to put a motion out to at least remedy the cause and at least a motion for woodwork contract to be brought upon once the board to complete. Okay. Services

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

Motion by Commissioner Tate. Is there a second?

Speaker 13 ([00:36:04](#)):

A second.

Speaker 1 ([00:36:04](#)):

Second by Commissioner Wallace. Is there any questions? Any discussion? So the question before us now is to award the contract to Woodward. A yes vote is to award the contract that no vote is to not award the contract. Madam Secretary, please call the roll.

Speaker 2 ([00:36:21](#)):

Commissioner Jefferson, can you come back to me, please? Okay. Commissioner Jones?

Speaker 16 ([00:36:26](#)):

Yes.

Speaker 2 ([00:36:27](#)):

Commissioner <inaudible>? Yes. Commissioner.

Speaker 5 ([00:36:32](#)):

I hate the fact that it's not A-A-D-V-E, but, um, no, I'm just gonna stay out of it. No. Okay.

Speaker 2 ([00:36:40](#)):

Commissioner Rero?

Speaker 3 ([00:36:41](#)):

Yes.

Speaker 2 ([00:36:42](#)):

Commissioner Taylor?

Speaker 3 ([00:36:43](#)):

Yes.

Speaker 2 ([00:36:44](#)):

Commissioner Wallace?

Speaker 3 ([00:36:45](#)):

Yes.

Speaker 2 ([00:36:48](#)):

Commissioner Bennett? No. Commissioner Tucker?

Speaker 1 ([00:36:51](#)):

Yes.

Speaker 2 ([00:36:53](#)):

Chairman. Hug.

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

Alright, we gotta let Jefferson vote in our vote. Commissioner

Speaker 2 ([00:36:57](#)):

Jefferson, no. Chairman. Hugs? No, ma'am.

Speaker 1 ([00:37:07](#)):

Six? Yes. Uh, six Shades, four names. And that motion carries. Uh, we need a motion authorizing a member of this board, uh, to execute the contract. Uh, would you like to do that? Uh, vice chair. Alright. Uh, so can I get a motion to authorize the, uh, vice Chairman to execute the contract? So move with what, uh, since you're going to be executing it, I don't want you to move. Uh, moved by Chairman Tatum. Second by Commissioner Jones. This is a resolution. Madam Secretary, please call the vote

Speaker 2 ([00:37:43](#)):

Commissioner Jefferson.

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

Sorry.

Speaker 2 ([00:37:49](#)):

It just

Speaker 1 ([00:37:50](#)):

To approve, this is a resolution authorizing the vice chair to execute a contract on behalf of the board. Woodworth, come back to

Speaker 2 ([00:38:03](#)):

Just, just Commissioner Cash. Commissioner. Commissioner Jones? Yes. Commissioner <inaudible>? Yes. Commissioner Plummer? No. Commissioner <inaudible>?

Speaker 13 ([00:38:15](#)):

Yes.

Speaker 2 ([00:38:16](#)):

Commissioner Taylor? Yes. Commissioner Wallace?

Speaker 13 ([00:38:19](#)):

Yes.

Speaker 2 ([00:38:20](#)):

Commissioner Bennett? Yes. Commissioner Tucker? Yes, ma'am. Vice chair? I've been chairman. No, never tell. No ma'am. Alright.

Speaker 4 ([00:38:39](#)):

I, I I'm sorry. I Can we,

Speaker 1 ([00:38:42](#)):

Well, we,

Speaker 4 ([00:38:42](#)):

I, the, the vote, I, I, for word I, I counted five, not six.

Speaker 1 ([00:38:48](#)):

Hang on, hang on. We are in the middle of a current vote and I'll come back to that. Um, my vote is no. So seven yays, three nays. And, uh, that motion will carry. Alright, to your question with Woodworth, can

Speaker 4 ([00:39:06](#)):

I miss it wrong?

Speaker 1 ([00:39:07](#)):

3, 4, 5 Tucker? Yes. Jones? Yes. Okay. Yes. Red. Red, yes. Tatum? Yes. Wallace? Yes.

Speaker 4 ([00:39:16](#)):

I'm sorry I missed Tucker.

Speaker 1 ([00:39:21](#)):

Alright. Thank you all.

([00:39:28](#)):

Yep. Yep, yep. All right. Uh, chairman's report. Um, bear with me for a second. It's been, a's been a's been a long week and the day got a little bit longer. Um, WDSU did a report mm-hmm <affirmative>. An investigative report. It was Travis Mackle that did the report, and it was a report, um, on the city of New Orleans having, uh, millions and millions of dollars in ARPA funds that have, that are just sitting there. Okay. Um, I was not interviewed for the report. Travis didn't reach out to any of us, but he was using various entities that were awarded ARPA funds in the New Orleans Regional Business Park, or one of the entities, um, that were cited in the investigative report. Okay. And it was just general that 1.5 million was awarded to New Orleans Regional Business Park, and that he highlighted other entities. And the, the report was just highlighting frustration from council members that the funds had not gone out the door.

([00:40:41](#)):

Okay. So I, I, I saw the report and then I got back to my legislative duties. The city and its infinite wisdom on yesterday decided to, um, issue a blistering response. I guess they were on the defense. And, um, they decided to include the New Orleans Regional Business Park. In their response, it says 1.5 million for New Orleans regional business partner. The original project requested 1.5 million for general facility improvements, blight remediation, and other related scopes At N-O-R-B-P in New Orleans East, after discussions with N-O-R-B-P, only 975,000 in funding is needed for the improvements. The remaining 525,000 of this funding will be used to release a nofa, whatever that is, to support new energy

business. N-O-R-B-P received the draft CEA in summer 2023, and has not yet provided the city with feedback. The NOFA for

Speaker 8 ([00:41:45](#)):

The new energy industry business will be released in quarter one.

Speaker 1 ([00:41:50](#)):

So obviously when I read that on the house, because I'm dealing with a crime session, I, I, I was not pleased because it's a fabrication. It is a lie. Um, we never, never, never stated that we did not need 1.5 million in funding. In fact, we need every dime that's available because we know we have a roof that needs to be replaced, and we have all kinds of other things that need to be replaced. So why would we ever state, and we, and, and I've, and, and I've stated that in private meetings and I've stated that in public meetings. So that was always the message.

Speaker 8 ([00:42:25](#)):

Mm-hmm

Speaker 1 ([00:42:25](#)):

<affirmative>. Okay. Secondly, the CEA was put on pause that was well documented because we were caught flatfooted, that it was never intended for us to receive these funds. And they basically wanted us to be a pass through. And so the city knew until they got that right, we were not proceed with anything. And, and, and, and so I reached out to Gilbert Montan. Well, first, I, I talked to Jeff this morning. I, I sent a blister and text message and, and he was apologetic. And then, and we had a conversation. And then I sent an email to Gilbert Montanyo and his capacity, the CAO of the city followed him, the press release from the city. And I said, Gilbert, as chairman of the New Orleans Regional Business Park, I'm beyond astonished that the City of New Orleans will put out a statement with complete lies. This is completely disgraceful and disrespectful to me and the members of our board.

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

I will provide the truth to the media and the public. Jason Gilbert responds. Jason, I am very puzzled regarding your message, admittedly. I have not been the point of contact on this particular project. However, I believe Jeff has been working closely with you on this project for several months. The information in the press release was vetted for accuracy with background information to support. If that is not the case, please let me know what was a lie. Jeff is cc to provide any information that I'm missing. Our response was simple, Gilbert, your response beat volumes, and I probably shouldn't have expected anything less. Take care. Gilbert replied, I can tell you're very upset about this. I genuinely want to address those concerns. I am simply trying to understand the disconnect. I remain open to discussing this. My cell is perhaps we can chat by phone. I reached out to Travis Mackle, he is on standby. I will be doing an on camera interview, speaking my truth. And then the documentation that Mr. Montanyo has allegedly, he can go make his case to Travis Mack. I can stand on my truth, period.

Speaker 4 ([00:44:37](#)):

May I ask a question?

Speaker 1 ([00:44:38](#)):

So want you all to know what's, what's, what's going on? Not happy about it. Councilman Thomas did call me in Ralph from Baton Rouge to apologize, uh, and gave his word that, that the city needs to make

this right. Um, but I don't, I don't appreciate my integrity being placed into question. I don't appreciate this board's integrity being placed into question. Commissioner Plum,

Speaker 5 ([00:45:01](#)):

Mr. Chair, who was his source?

Speaker 1 ([00:45:05](#)):

Yeah. Well, that, that's, did

Speaker 5 ([00:45:06](#)):

You state who his source

Speaker 1 ([00:45:07](#)):

That That's a great question. And, and that's why I'm gonna go speak publicly to Travis. And, and then I'm gonna refer Travis to the CAO since he has documentation, right? Mm-hmm <affirmative>. And he can produce that documentation to, um, to Travis. Right? Let's, let's bring this to, to light. This is a public fight. I didn't, I didn't. Cause you know, I was in Baton Rouge minding my own business, taking my butt whipping, you know, but, but now I'm getting my butt whipped from multiple sides.

Speaker 5 ([00:45:41](#)):

And the, um, commissioner Tatum had asked me if I saw it. I didn't know it was all of this. I just saw the video of the top of our building. Mm-hmm. I didn't know it was all of this. Wow.

Speaker 4 ([00:45:55](#)):

Yeah. Yes. Um,

Speaker 1 ([00:45:57](#)):

Madam calls,

Speaker 4 ([00:45:57](#)):

Yes. So I, I did receive a call from Jeff Schwartz right before I was walking into this meeting saying that he would try to make it right and put the money back. Uh, but my question, and I didn't get to ask him this question, my question to all of you all is the, by saying they were giving the money to the new energy company. My assumption is avanto mm-hmm <affirmative>. Is that what that means?

Speaker 1 ([00:46:23](#)):

Of course. Mm-hmm <affirmative>. Look guys, this, I don't do semantics very well.

Speaker 8 ([00:46:28](#)):

Mm-hmm

Speaker 1 ([00:46:28](#)):

<affirmative>. Um, the city was very clear how they wanted that money to be used. So of course, we can only conjecture that it, it's, it's abandoned. I was very clear as chair of this board, if the money is intended to go toban, that is fine. But N-O-R-B-P will not be used as a pass through. Just appropriate the money toban. The game that the city wanted to play was to use us as a pass through, because these federal funds

come with certain rules, and I'm not gonna have any parts of that appropriate. The money to abandoned, that's where you wanted to go. And secondly, this board never made a request to the City of New Orleans for money to begin with. The city woke up one day, came to us and said, look, we want to help y'all get back in commerce. We are putting this money in the budget. We were all grateful that Santa Claus came early, and we all thought the money was gonna be used to replace the roof,

Speaker 4 ([00:47:28](#)):

Which does cost at least 1.5 million.

Speaker 13 ([00:47:31](#)):

Commissioner Wallace, if we have that kind of money in our bank that we can use it. I would like to see the rules of, of how we could use it. Because like I say, withdrew, I would love to be able to put solar panels throughout the roof on the building. I think that'll be awesome for the business part. So if I could get the rules for the offer funds and how we can actually use it, that way we can look at it and start planning to use it. I,

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

We, we don't even have the funds. We

Speaker 13 ([00:47:56](#)):

Don't have the plans.

Speaker 1 ([00:47:58](#)):

We, we already know how, you know, the uses. We've asked extensive conversations with the council. Ms. Diaz, commissioner Plummer was, was part of them. I mean, we, we, we, we vetted this. And the reason that the, the, the, the conversations paused is because the city was trying to find a workaround to get the portion of the money that al that they wanted to send.

Speaker 4 ([00:48:25](#)):

And I'm sorry if I might be recognized again, I, I do wanna say that I've been very clear from the beginning once I saw the status of the building and what it looks like now, because I was thinking for the long as it looked like the last time when I was over at the building, and then, um, uh, and Commissioner Plummer remembers that it was in good condition. But then when I saw what had happened to the building, the first thing I said to anyone who would listen, I think all of you heard me say it ad nauseum, but I also said it in a meeting with com, council member Thomas, I said it to Mr. Schwartz several times, this building is not in the condition to rent it out to anyone right now that by the, but for, by the grace of God, they still had Meyers.

([00:49:11](#)):

But that the building needs so much. I I have literally said in public to them that this building, if it came before me and code enforcement, I would consider considered blighted. Um, and it would have significant fines. So I have said over and over again that this building, and you just saw with the waterline here, that everyone decided to, to, to give avan of what they requested, which was they have a whole new line put in with money that you all are gonna have to find. But the problem is that the building has had so many, is a plethora of problems. And so my concern when you start bringing in a new tenant without addressing the building like the roof, is that you can't keep a tenant there for very long because the building's falling down around you, you need, well, more than \$1.5 million to make this building inhabitable.

([00:50:02](#)):

I don't, I, and so I, I've been very clear, I know that some people interpreted at first as not wanting a fano, and that was not it at all. It was, I don't understand logically how it works. If you can't fix the building, how can you get people in? If you have, if people are only going to pay you \$2,000 a month, you can't fix the building with that kind of revenue. So my concern again is that if now you've got more money being taken away from you, from fixing your building, I just dunno how you're ever gonna get to that point of fixing the building and therefore keeping the tenants. I don't understand that.

Speaker 1 ([00:50:36](#)):

And today is the plumbing. So we're, we're, we're about to expend almost \$200,000 for a tenant that pays \$2,000 a month today. It's a plumbing issue tomorrow. I don't know what it will be, but cash is flying out the door at a rapid pace. God bless us. Commissioner Tate,

Speaker 11 ([00:51:00](#)):

I, I hear all the concerns and very cognizant of all the concerns, but I, I have some like pressure on my chest as we have to do something. If we don't do nothing, what are we, what are we even here for in a sense of, we, if we want to bring it back into commerce and ivano iss not our only tenant, right? Let's be clear on that. Right? We do have two tenants.

Speaker 4 ([00:51:28](#)):

Right?

Speaker 11 ([00:51:29](#)):

And if we, and Myers pays \$30,000 a month. So I do want to be clear,

Speaker 4 ([00:51:35](#)):

Right?

Speaker 11 ([00:51:35](#)):

Ivano is not the only tenant. And I understand this whole thing has hinged on Atna and us being where we are today. But I'm just trying to understand if we don't do nothing, what are we trying to do in a sense of bringing the building back?

Speaker 4 ([00:51:54](#)):

No, sir, that's not what I was saying. I'm saying like, for example, every we are you guys, and I commend you for wanting to take the Cadillac approach, but rather than, for example, taking a \$15,000 approach of fixing the pipe, you all decided to go and put a new pipe in, which is great when you have deep pockets, but you have to be co cognizant of the fact that you don't have deep pockets. And we've got a report saying that you all don't need this extra money, but you do need the extra money saying you need, we don't need the

Speaker 13 ([00:52:19](#)):

Extra money.

Speaker 4 ([00:52:20](#)):

The report said, it said that. The report just said he just read. So we said

Speaker 11 ([00:52:25](#)):

That we

Speaker 13 ([00:52:25](#)):

Don't.

Speaker 4 ([00:52:25](#)):

Right.

Speaker 11 ([00:52:27](#)):

So I think if anything, this allows us, and, and chairman, thank you for what you're doing and looking out for us, we should leverage this as a board to use it to our own benefit for the city to say, you have been at these meetings, you understand, uh, Jeff, that we need this capital investment. It's been pretty clear on the record. So I think we should leverage to ask for more. What, I'm sorry.

Speaker 1 ([00:52:56](#)):

Look. Yeah. And, and that's fine. And, and the board, you know, can, can certainly do that. Um, my approach, you know, look, I I didn't, I didn't bring this up to get into a deep discussion about advo and, and, and the finances. I, I, I always want you all to be in the loop on, um, you know, um, on what I know. But as a public official and as somebody who has been in public service for 20 years, my integrity never question. I take exception to somebody, uh, lying on me and dragging me into a public fight. Okay? And, and, and now that they've declared war, I'm, I'm going to battle. So hopefully they're ready to win one comment on that. And until I get a public apology, I, I'm, I can battle with the best of,

Speaker 12 ([00:53:44](#)):

I'm gonna, I'm gonna piggyback off,

Speaker 1 ([00:53:46](#)):

Hang on one second question. No, go ahead. And then I'll give Commissioner Jones and Commissioner Jones.

Speaker 12 ([00:53:51](#)):

And that's, that's exactly what I saw. We are a small line item. Mm-hmm

Speaker 1 ([00:53:55](#)):

<affirmative>.

Speaker 12 ([00:53:55](#)):

They used us as an excuse when I saw that come out. We were on a phone. I was, that was so stupid. Mm-hmm <affirmative>. Jason's really good at what you do, and they pick the wrong blind item. Said your Wawa, that's what you thought. Now you're about to get a big bite behind \$1.5 million. The office funds is tens of millions of dollars that y'all are holding in the bank account. And by federal regulations, you gotta spend the money mm-hmm <affirmative>. So they laid everything out. If you go on their website, we're the last line item in that spreadsheet that, that shelf that sell. And it's \$1.5 million. They picked the wrong one, picked the wrong board, and we're in a fight. Now it was bad, it was bad. The politics on Gilbert's part, he should have just, if Man Up and travel was, uh, was challenging him, Mr. Jones,

Speaker 16 ([00:54:51](#)):

Um, this plumbing thing proves that we do need the money. And I don't wanna repair, I'd rather replace, because later on I gotta repair a game and then I'm gonna repair a game. And you spend more money constantly repairing. I mean, we, when you come, when somebody comes in your house and tell you, well, I could fix this, but it might break later somewhere else. So you'd rather go and spend the money first and get it all done. Right. And I think that's what it is. And I think when they see the kinds of expenses that we have <inaudible> and the fact that we need a roof, and why the heck would you say we don't need the money? Well, we need a roof that costs \$4 million. And, and, and with a building just like your home, you never know what you're going to have to get. And you never know, when you open up the wall, what you're going to buy, you always gonna find something in there mm-hmm <affirmative>. That you don't expect. So I, Jason, I commend you. Do what you have to do, be behind you all the way because we know we stand for something. And the fact that Yo Montana don't understand what's going on, well, we never mind that he does. But anyway, thank you.

Speaker 1 ([00:55:56](#)):

Gilbert. Gilbert knows what's going on. City Duck. Anyway, commissioner Johnson and Commissioner

Speaker 17 ([00:56:01](#)):

Paul. Um, I just wanted to say that as far as the amount of money that's needed for the building, for the roof alone, we have actual, we have proof of proposals that were provided for. Yes. \$4 million. Mm-hmm <affirmative>. So we know that 1.5 would've most definitely helped and went, uh, towards addressing that, that issue, whatever. So that, that was before the appointment issue had. That's all.

Speaker 5 ([00:56:23](#)):

No problem.

([00:56:25](#)):

I just hate to say we, we told you so, but we told you so. A lot of you all are on the board, no disrespect to deliver for them. We knew that when they tried to take over this board by putting people on this board, uh, thinking that this is the city's pool, we knew that. We saw that in, you know, Jason and I, we became the adversary, but we knew we wanted to know what was going on. We knew the, the condition of that building. And we just, I'm gonna say, I'm not gonna say you, um, chair, but we saw what was going through what was happening. And it's like you all that were put on this board didn't see it, but now you see it, now you see it. And then for them to come back on us and throw it in our face, like as if we did something wrong. That's wrong.

Speaker 1 ([00:57:26](#)):

Thank you. Um, any further comments from the, from the board? I just wanna step Go ahead. Chairman,

Speaker 11 ([00:57:32](#)):

I backed you and anything you're doing, so I hope what I've said means nothing in fact you chair and your approach to this. But I also won't think and think we're all on the same page. Let's leverage this to get the money and if not more, or us. Or us. Exactly. And this is always for us as a board, I don't, we can do whatever. I mean the 500, that doesn't mean anything. I think that's just right. But I, I want to make that public, but I fact even this is for us as well.

Speaker 1 ([00:58:09](#)):

Thank you. Alright. Um, let's, let's go ahead and move on so we can wrap up this meeting. Um, we're getting toward the end finance committee report on Chairman Tatum on Turn it vote

Speaker 11 ([00:58:22](#)):

And big report. Other things that only big thing is that we are working to resolve a resolution or amendment or sorry, resolution or recommendation at the next, uh, board meeting to allow for administrative RQ to go out. So we discussed today in the committee on what the parameters and scope will work will be. Um, we'll be sending it out, um, once it's completed to the board and committee to review. And that way at the April, um, meeting will be able to discuss, um, the RFQ for these services. Um, in the meantime, I know at the last board we discussed that there would be two RQs for 2023 transcribing of minutes and then a 2024 moving forward of administrative services. But due to the timing of when we need to do the audit, we are just gonna move forward with posting and having all the 2023 transcripts and audio into a file that will allow us to meet the audit requirements. So there is no red flags. And at that time we will post to the website, um, and meeting those audit requirements for 2023. And then for 2024 moving forward, we will render services, uh, through the RP process. Um, but that's what I have on the finance committee report for administrative services side. Um, everything looked great. You had a good financial committee.

([00:59:57](#)):

Thank you.

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

Uh, presentation of financials.

Speaker 18 ([01:00:03](#)):

Um, each of you have the, uh, three page financial report. I'll go through that now for the month of January. The statement of activities,

Speaker 4 ([01:00:23](#)):

Oh, I forgot that. Thank you so much though, but I'll pass it down. There you go. Sorry. It's all good. Thank you.

Speaker 18 ([01:00:38](#)):

This is the presentation for the month of January, 2024. NRBP had revenue as follows, rent income of 34,439. The itemization of that is shown to the right and other income of one 50 from the Summa states. The expenses, we had utilities of 13,962. You'll recall that last month's meeting, we had to pay two months of utility bills just due to the timing of the, the meetings before that. So this actually represents two months of electric and water accounting and review. We shall DS 1500 contracted services to five CON for 1250 legal fees of 32 40 to Maria Ozan and website hosting of \$25 to perplex. Total expenses 19,977, which yield up net income of \$14,613 for the month. If you will turn to your second page, the statement of financial position. The only direct change is to cash. Cash went up by that \$14,613 to 970,624. Since January is the first month of the year. That represents the, that month in, uh, year to date. And we had not yet accepted the budget for 2024. So I'm not able to present an actual versus budget for the month of January until we first adopt the budget. So that concludes the financial report for the month of January. Any questions

Speaker 1 ([01:02:21](#)):

Mr. <inaudible>

Speaker 5 ([01:02:24](#)):

Has go, doctor, ever been paid?

Speaker 8 ([01:02:27](#)):

Not to my knowledge, no.

Speaker 11 ([01:02:35](#)):

I'd like to bring that up to is where Chairman Taylor, where, where we stand. I, I I've been not in those conversations so I don't understand where that lies or where what to remedy that. Cause

Speaker 1 ([01:02:53](#)):

I reached out to Dr. Scales a couple weeks ago, um, and um, discussed the fact with him that we do not have a contract, a monthly contract, which he acknowledged. Um, and we agreed that we need to sit down and, and work through any existing issues and, and finalizing existing contract. So that that is where we are right now.

Speaker 2 ([01:03:21](#)):

Question, are they still, um, supplying services at this time?

Speaker 1 ([01:03:27](#)):

I, I don't know. I mean they, they were never authorized to,

Speaker 2 ([01:03:31](#)):

I know they weren't authorized to, but they were without authorization.

Speaker 1 ([01:03:34](#)):

They were authorized to do, they was still a the emergency maintenance. Maintenance.

Speaker 8 ([01:03:40](#)):

Mm-hmm

Speaker 2 ([01:03:40](#)):

<affirmative>.

Speaker 1 ([01:03:41](#)):

So I, I don't know. I haven't been to her property to be honest with you.

Speaker 5 ([01:03:47](#)):

But I just want to say this, I been copying our recordings, our minutes too. And she is meaning the council is definitely wrong. And she says, she says we never voted on, um, garden doctors and their monthly contract.

Speaker 4 ([01:04:10](#)):

And I disagree with that.

Speaker 5 ([01:04:13](#)):

Of course you do. Alright. The one thing we can't just, these people have done the job. If we can't expect them to do something and don't pay them however you want to sell it, it needs to be settled. They have not gotten paid for October, November, December or January. I don't know about February if they've been out there to do any work. But we don't need that on our back as a reputation of not paying off our services. And like I said before, if there was an issue, counsel never said it. She knew they did. Were going out there cutting that grass and

Speaker 4 ([01:04:54](#)):

Doing, actually I did. I I am sorry I did. I even asked should I, you

Speaker 5 ([01:04:58](#)):

Said this ma'am, please. She should have said something then. She never did when it first went out there.

Speaker 4 ([01:05:07](#)):

Not true.

Speaker 5 ([01:05:07](#)):

She should have said so something if it was improper, she never did. And it continued okay. And it's not right.

Speaker 4 ([01:05:17](#)):

And so I must say that I was never notified that anyone was going out to do a maintenance contract. What I understood is what the chairperson signed, which was for a \$35,000 contract to cut the grass and remove nine stumps and remove all debris. Um, and I was never told anyone was going out to do any maintenance. And when it came up in this board, I even said, would anyone like me to write a letter? No. The chair is taking care of that. In discussing with him directly. And I have said, and I will repeat and I can play the tape if y'all want. I'll send the tape to you guy with y'all voices on it when it's, you said when the, when the board was supposed to take this to committee, the, uh, the, uh, for the menu of services, wherever they want for maintenance. And it was supposed to go to committee to decide what they wanted to do, how much they wanted to do. That committee meeting never happened, and that did not happen.

Speaker 1 ([01:06:17](#)):

Alright. That's not true. We, we, we we're gonna move on. Um, happy to continue this discussion, but we're, we need to pay speed. That's what we need. Um, review any, any further questions on the proposal, on the current findings? I have, yes.

Speaker 2 ([01:06:34](#)):

And I'm sorry. I know you wanna move on a, but how can we pay somebody when we don't have a contract of even, of what we supposed to be paying them?

Speaker 5 ([01:06:42](#)):

Okay.

Speaker 2 ([01:06:42](#)):

'cause this, because we never stated an amount that they would get paid monthly. We only gave an amount for the emergency

Speaker 5 ([01:06:50](#)):

Contract. That is absolutely. So how can we pay that Commissioner? I submitted to everybody the contract that they had of how much it was going to cost. Commissioner Jefferson as the property chair, he said he looked over everything. He said it right here, and council has been in every meeting.

Speaker 8 ([01:07:11](#)):

Mm-hmm <affirmative>.

Speaker 5 ([01:07:12](#)):

And he said it right here that he doesn't see a problem with, with the, what the menu is. And, and he doesn't see anything that we need to change on that. And it was voted here.

Speaker 2 ([01:07:24](#)):

So we, we have to find that recorded.

Speaker 1 ([01:07:27](#)):

All

Speaker 2 ([01:07:27](#)):

That's something that's gonna be

Speaker 1 ([01:07:28](#)):

Necessary. Members, I've, I've allowed, uh, a lot of leeway on this card. Doctors is not on the agenda. Um, so we are, we're gonna move on. Um, review and adoption of the proposed budget. Uh, budget. Go ahead. I'm sorry. No, go ahead. Go ahead. I was just gonna say the budget was presented, um, at the January meeting. Um, we, uh, went on a table to vote on that, just to give, um, commissioners the, the opportunity to review that if you wanted to make any changes. But I don't think we made any adjustments to what was presented in January. Is that right?

Speaker 18 ([01:08:06](#)):

Correct. In today's finance committee meeting, uh, the insurance agent, uh, presented the annual renewal, which actually about \$17,000 less so we could possibly adjust the insurance number by 17,000. Uh, decrease. Yeah.

Speaker 1 ([01:08:28](#)):

Diaz, I'm, I'm gonna direct you and, and, um, our attorney, um, to really review that insurance policy with a fine tooth call. I'm not an insurance expert, but I've been spending a lot of time with our commission of insurance and studying this insurance crisis in our state. And I just don't understand for the life of me, how that went down and went down that significantly. And so I, I wanna understand fully the policy. I want to be reassured that we have a solid carrier. I, I I, I want us to, to, to, to be aware of what we getting ourselves into. 'cause

Speaker 8 ([01:09:11](#)):

Understood, I,

Speaker 1 ([01:09:12](#)):

I like to celebrate, but in this market, that gives me no comfort that that policy went down that much. Understood. Alright, so go ahead, commissioner.

Speaker 10 ([01:09:23](#)):

I personally think we should just leave the budget to It is,

Speaker 1 ([01:09:26](#)):

Yes. Okay. So any questions on the budget? Uh, if not, can we get a motion to adopt the 2024 budget? Uh, commissioner Jones?

Speaker 16 ([01:09:35](#)):

Um, we should have the, the accounting number you, that's 27,100. Um, seven 27,000.

Speaker 18 ([01:09:43](#)):

It, it should technically be 27,100. Yes, the, um, 18,000 even for the accounting for Michelle Diaz and 9,100 for Bruno Tur alarm review. Okay. Just wanted to make sure.

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

Any additional questions on the budget members? If not, is there a motion to adopt the 2024 budget? Move by Chairman Tatum, second by Commissioner Jones. Is there any objection? Without an objection? The budget will be adopted. Um, I'm sorry. That's a resolution. So, Madam Secretary, please call roll. Yes.

Speaker 2 ([01:10:30](#)):

Commissioner Jefferson?

Speaker 1 ([01:10:31](#)):

Yes.

Speaker 2 ([01:10:33](#)):

Commissioner Jones?

Speaker 8 ([01:10:34](#)):

Yes.

Speaker 2 ([01:10:35](#)):

Commissioner Ola Farm?

Speaker 3 ([01:10:36](#)):

Yes.

Speaker 2 ([01:10:37](#)):

Commissioner Plum? Yes. Commissioner Rera?

Speaker 3 ([01:10:39](#)):

Yes.

Speaker 2 ([01:10:40](#)):

Commissioner Taylor? Yes. Commissioner Wise?

Speaker 3 ([01:10:43](#)):

Yes.

Speaker 2 ([01:10:43](#)):

Commissioner Bennett? Yes. Vice Chair Tucker?

Speaker 1 ([01:10:47](#)):

Yes.

Speaker 2 ([01:10:48](#)):

Chairman?

Speaker 1 ([01:10:48](#)):

Yes. 10 Y's donate and that, um, is adopted. Uh, presentation of, uh, outstanding payment obligations. Recommendations for claim? Yes.

Speaker 18 ([01:10:59](#)):

Answer G. These, uh, invoices were all vetted and in review by the finance committee. And, uh, the finance committee is asking for full board approval to pay these invoices. Entity 4,000 1 51 87 Sewage and Water Board, 2007 25 11. Michelle Diaz, EPA 1,500 Perplex Technology \$45. Maria Ozan. She submitted four different, uh, invoices. And the total is,

Speaker 4 ([01:11:35](#)):

It's actually two invoices and two receipts.

Speaker 18 ([01:11:37](#)):

I'm sorry. Right. So it's two invoices, one for general representation, one for adv representation of 20 17, 48 plus 4, 27 50 respectively, plus two invoices for the AI transcription services of \$29 and 99 cents each. So the grand total of those four items is 2000 504 96. Um, we did also have the Noah Lewis invoice that was, uh, presented today for 57 384. But we will defer that until we can review the insurance policies. Remember a deadline, I know it's just coming out. The insurance that we have in place now, um, does expire March 4th. So just thinking through, um, if you know what we, we, we will need to have some plan.

Speaker 1 ([01:12:33](#)):

I I I, I defer to the will of the board if the board is comfortable, comfortable proceeding today. You know, I don't, I don't speak for the full board, so I'm, I'm one person, so I have no problem if the board wants to, wants to proceed.

Speaker 18 ([01:12:52](#)):

Cut you off. Yeah. Perhaps, um, the board can designate someone here to, um, after council and I have reviewed the policies, you know, appoint someone on the board, perhaps the finance chair that can give final approval to pay it again, only because the renewal date does come up in a matter of another 10 days. So we would have to, um, have some authority to pay it so that we don't have a lapse in coverage.

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

What does, does anyone have any objections to paying the policy today? So there, there's no objections. We can proceed.

Speaker 16 ([01:13:32](#)):

'cause if even if it, if it's incorrect, we, we need to pay something to make sure we're covered. So right now we're not paying as much because it's what, 17,000 less. So let's pay that. And if you need, if it's not correct and it has to be more money, we can always do that, but at least have something in place. Not much coverage. And he

Speaker 5 ([01:13:50](#)):

Did see a new company, correct?

Speaker 16 ([01:13:52](#)):

Yeah. Right. He said

Speaker 5 ([01:13:54](#)):

It went down because

Speaker 18 ([01:13:54](#)):

This company, do we know who the company is? Yes. It's some invoice, Atlantic Casualty for the <crosstalk>. So they're different. The commercial property is Atlantic Casualty Insurance Company. The general liability is Evanston Insurance Company, wind and Hill only is Louisiana Citizens Commercial Flood is right. Flood.

Speaker 1 ([01:14:18](#)):

Do we know how long these companies have been in business?

Speaker 2 ([01:14:25](#)):

I, I'm sorry.

Speaker 5 ([01:14:35](#)):

So Mr. Chair, we got hit with Louisiana Citizen.

Speaker 1 ([01:14:42](#)):

Um, un unfortunately because so many companies are not rioting because it's the last resort,

Speaker 18 ([01:14:55](#)):

I I, I do, you know, share in your concern in making sure that the insurers are, you know, a rated and all. So I I I, I personally recommend that we, even if we cut the check, I can hold it, give us time to review it, just to make sure that these are suitable companies before we actually release it. And if for some reason they're not, um, just, just trying to think of what the next action would be. Again, knowing that we're not meeting before the fourth, because oftentimes you don't want to start a policy. Um, and then if you cancel it, it might be 25% earned. So even though you are only, you know, a few weeks in or a month into it, you can't get, it's not prorated. So you lose 25%. I just don't want to put an RVP in a position of losing a lot of money if we go forward with this policy and then for whatever reason decide that it's not suitable and you have to cancel it. So, so, um,

Speaker 5 ([01:16:00](#)):

You shall, what are you suggesting? Because even when you do your, your investigation, you gotta fast pace it because if it, if it comes out that it's not good, we gotta find somebody else.

Speaker 18 ([01:16:14](#)):

Well, he's actually already provided, um, that's a good point, commissioner Plum. But he provided a renewal quote with the existing carriers, which is the high, which is 75,000. So we, we would still have this ready to go so to speak, if for some reason the 57,000 is not, um, gotcha. So the, the, the main difference I see there is the commercial property insurance on the hire, which is the renewal is Kinsale Insurance Company,

Speaker 2 ([01:16:58](#)):

<affirmative>. Now, one thing he did say, um, that the insurance companies were willing to negotiate more with businesses than with homeowners to give them a better rating. Mm-hmm <affirmative>. Yeah, every time I come home.

Speaker 1 ([01:17:19](#)):

Alright. Um, is that it, Ms? Yes,

Speaker 2 ([01:17:22](#)):

That's it.

Speaker 1 ([01:17:22](#)):

Alright. Um, so you have the, um, complete the, is there a motion on these items paid move by Chairman Tate second by Commissioner <inaudible>. Uh, is there any objection without objection Those bills will be paid. And finally, um, item approval of recommendation of specific recurring bills and invoices to be paid without prior order.

Speaker 11 ([01:18:05](#)):

So I'll take the first part and Michelle and um, so we discussed this in committee. This is in regards to us going to every other month, uh, meeting, uh, recurrence. Now that was discussed last month. And at committee we discussed, uh, that these bills, uh, in entail utilities as well as Perplex, um, and Michelle Diaz, uh, bill giving, uh, the fact that of course they still would come and be reviewed at the April meeting or when we meet as a board finance committee. But that these are fixed costs. Some of 'em are fixed and then some are reoccurring Entergy or utility bills that will need to be paid because we will incur a late fee sometimes because of how this next, uh, process will go with our board meetings being every

other month. So that was what we recommend to the board is that all utilities plus Perplex and Michelle Diaz be recommended as payment specific payment. Um,

Speaker 4 ([01:19:17](#)):

And also that you would authorize electronic forms of payment except for Zim Venmo,

Speaker 11 ([01:19:25](#)):

Michelle.

Speaker 4 ([01:19:30](#)):

So my bill will still only come when we have the meeting so you can review it.

Speaker 1 ([01:19:37](#)):

Alright, so just to recap, what would be the specific bills that would qualify this Entergy

Speaker 11 ([01:19:43](#)):

Search, waterboard Plex, Michelle Diaz. And the phone bill. And the phone bill.

Speaker 1 ([01:19:52](#)):

Okay. That's it. That's it. Alright, any questions? Discussion? Is there on motion? Move by Commissioner <inaudible>. Second by Commissioner Jones. Is there any objection without objection. Sole ordered, right. Um, that's it Colin.

Speaker 4 ([01:20:09](#)):

That's it.

Speaker 1 ([01:20:10](#)):

All right. The next meeting numbers we're gonna go to every other month together, uh, moving forward. So we'll meet in April and then every other month thereafter.

Speaker 4 ([01:20:21](#)):

And that date in April would be, hold on, let me get to it for you guys. Uh, it will be April 18th. No, I'm sorry, April 19th. April 19th. If anybody wants to mark the calendar, why

Speaker 8 ([01:20:35](#)):

Is it 19th?

Speaker 4 ([01:20:36](#)):

April 19th. That's the third. Yes. We are currently meeting on the third. Third, third. Fridays? No, is the fourth.

Speaker 13 ([01:20:44](#)):

Fourth Friday.

Speaker 4 ([01:20:45](#)):

Fourth Friday. I'm so sorry. April 26th. Then April 26th. I'm sorry. The month went so fast and this so short. What's that? Jazz fest. I don't look, I don't do, I don't

Speaker 1 ([01:21:00](#)):

Hand to do this work. So

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

Yeah. So

Speaker 1 ([01:21:02](#)):

What our priority <laugh>? Yeah.

Speaker 16 ([01:21:06](#)):

Okay. You gonna force the government to go ahead on and try to get that, that sum of money? Huh?

Speaker 4 ([01:21:11](#)):

Uh did you call Adjo already?

Speaker 1 ([01:21:14](#)):

Uh, thought the Business Commissioner Jones moves that we adjourned. I thought. Objection. So they have tried to force them to take the money. I mean, I think that's reprehensible.