

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

Recording now. Alright.

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

Alright. Um, today is Friday, December 1st. This is the special meeting of the New Orleans Regional Business Park is 3:20 PM and I hereby follow meeting order. Yes. Um, in the absence of the secretary, I will go ahead and call the, uh, commissioner Wallace Present. Commissioner Tuck present. Commissioner Tatum. Present. Commissioner Rero? Present. Commissioner Ola Farm Present. Commissioner Jones? Present. Commissioner Jefferson Present. Commissioner Bennett, vice Chairwoman

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

Here. Okay.

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

And Commissioner Hughes is here. Um, we have nine members present. And <inaudible>. Um, I, agenda item number three, introduction with guests. I think we have one guest. Oh,

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

Sorry. Can limit to the

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

Yeah, once we get to, we'll do that. Next one. Um, introduction to guest public comment. We have one guest in the audience. Uh, Mr. Lewis, we just wanna introduce yourself, not introduce yourself, but just identify yourself and if you have any public comment, comment.

Speaker 3 ([00:01:15](#)):

Uh, yes. Lewis, uh, Lewis Associates Insurance Agency. I'm an agent of record for the business and most of the insurance comes up in March. Almost all the insurance comes up for March. And I think it would be appropriate to give you an idea of what we can expect. Pretty much. And the 70, keep going because I

Speaker 2 ([00:01:54](#)):

Yeah, yeah. No comment. Anything you want, say,

Speaker 3 ([00:02:01](#)):

Hopefully it's gonna be the

Speaker 1 ([00:02:13](#)):

Chair.

Speaker 2 ([00:02:21](#)):

You can start. Commissioner Runoff. You can give one vice chair and y'all can just pass.

Speaker 3 ([00:02:29](#)):

Okay.

Speaker 2 ([00:02:32](#)):

But, um, about three minutes, Mr. Nolan.

Speaker 3 ([00:02:36](#)):

Okay. Um, I'm going to just give you a rundown of the coverages we have in place now. Uh, we don't anticipate any new coverages in 2024 and we may lose one coverage that is, uh, the smallest. Uh, in terms of <inaudible>, we have general liability at 5,000 property. 37 5 policy 24 4. Those are the two largest ion. We flood at, uh, \$1,317 for the building flood for contents. And 50, we have no profit directors and officers at 2 3 96 for a total of 71,823. So the largest two policies is for property. Everybody knows what's happening with the property market. Nobody really knows how it's going to actually go. We don't think it's going to increase more next year than it has in the last two years. Um, and as you see, all of them expire in March 4th, 2024, with the exception of equipment breakdown, which is the one for \$688 over the year. Any questions? Alright.

Speaker 2 ([00:04:22](#)):

Thank you Mr. Lewis. Appreciate it. Um, thank you Mr. Lewis. On that note, commissioners, um, let me just say, obviously during next year's legislative session, insurance is gonna be a hot topic. Um, I don't suspect that there'll be a special session on insurance, but there's still a possibility. Um, I talked to the Speaker dozen yesterday, um, just to give him my thoughts on it. I think insurance is so complex that most of us in the legislature do not understand the issue. And to try to solve the problem and attend the 14 day special session would probably be really problematic. Um, commissioner Donlin is saying there's some issue with reinsurance that needs to be tackled pretty time sensitive. If that's the case, let's go into session, tackle that. And everything else needs to wait until the regular bottom line is, I don't know what's gonna happen. But, um, we as an organization, each of you as property owners and any other organization that you're a member of <inaudible>, um, strongly advise you to pay close attention to, um, some of the proposals of our incoming insurance commission, Mr.

Speaker 2 ([00:05:25](#)):

Temple. Um, as soon as I have the opportunity meet with him, I, I will, my hope is to host the, to hall up. He posted it, um, to get him in front of as, as large of an audience as possible. Um, but there's something that he's flowing that gives me lots of heartburn. Um, first, first of all, most of the things that he's proposing is very insurance friendly, in my opinion. It's not very consumer friendly, but I get that we're gonna have to make some decisions to kind of open up the market. However, he's proposing that, uh, eliminating the three year rule, um, three year rule. Um, in essence, if you have been insured for three years, an insurance company cannot drop. Um, my concern is, um, you know, we know that there are certain zip codes that will be impacting more than those. Um, and, um, pretty much all of the zip codes in house District 100 will be on chapter block.

Speaker 2 ([00:06:16](#)):

Um, new Orleans Regional Business Park is gonna be in District 100 in January and it falls in that zip code. That gives me a lot of heartburn. So, uh, Mr. Lewis, when we do a, a retreat, um, you know, we'll, we'll get you in to talk more about this in depth, but commissioners, I just wanted to kind of paint that picture 'cause it's something we have to really, really pay close attention to. Thank you, Mr. Lewis. Um, agenda item number four, review and approval of the agenda. Um, I do have a amendment to the agenda. Um, I recognize Commissioner Jefferson. I know you said he had November. Yes.

Speaker 4 ([00:06:54](#)):

Um, I would like to add Adam eight C and his recommendation of the dumpster location for, to proceed.

Speaker 2 ([00:07:19](#)):

All right. And I would like to add, um, six, so six A would be resolution for board. Uh, I'm sorry for bank signatories. Anytime Dennis office elections, we have to send an updated resolution to the bank and we need to pass a new resolution. Anyway, the account is gonna be moving to Gulf Coast. Alright. Are there any additional amendments? Is that the resolution Chairman? I'm sorry. Yep. Resolution for, um, to move to Gulf Coast Bank, would that be a different item? Six feet? No, we voted on that. Yeah. Um, several months ago. Mm-Hmm. <affirmative>, we just never bold it. And our, um, CPA had some advice on the time to kind of coincide with the new calendar here. Um, so that will be happening. So any of additional question? Commissioner, chairman, SA chairman,

Speaker 5 ([00:08:30](#)):

Just because of, um, finance committee today, I think Mike can admit some of the finance areas just for today. So he didn't have a chance to, um, discuss it. Seven, C, e, and F. Can you gimme for today because it was not,

Speaker 2 ([00:08:53](#)):

You said D or E? CEM. LCE. nl. Okay. We're today. Alright. Are there any additional amendments or questions? If not, I will entertain a motion to approve the agenda as amended. Second. Moved by Commissioner Tucker. Second by, um, commissioner Jones by law because we're amending the agenda. Amen. To a roll call vote. Commissioner Wallace? Yes. Commissioner Tucker? Yes. Commissioner Taylor? Yes. Commissioner Repro? Yes. Commissioner <inaudible>? Yes. Commissioner Jones? Yes. Commissioner Jefferson? Yes. Commissioner Plum? Yes. Commissioner Hughes? Yes. Uh, thank you member, uh, uh, chair person Report is very, very briefly. Um, members, I just wanna say, uh, from the bottom of my heart, thank you, um, just for your level of commitment, your partnership, your dedication over this past year. Um, I entered into this position, eyes Wide shut. Um, you know, not really knowing what, what lie ahead, but, you know, despite all of the tough moments that came along with, with this, um, it's some of the most rewarding work that we have done collectively.

Speaker 2 ([00:10:19](#)):

Um, I can tell you, um, the business park has really restored its reputation. Um, I didn't, I didn't really realize how much people pay attention to it, particularly in economic development. Thank you. Um, folks are really encouraged and folks are not ready to invest and, and, and looking, um, to help this part go back to his glory days and what we've accomplished, we've accomplished together. Um, and, and I just want to sincerely thank each of you for being partners every step of the way. Um, as we proceed to elect forward officers. Um, you know, several of you have asked, what was my intent? Um, I, I haven't shared my intent with anybody because I just kind of arrived at it 48 hours ago. Um, I I, I don't really do anything without prayer, but, um, I am open to, uh, completing the work, um, that we have started.

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

If that is your pleasure. But if there is someone that is anxious to serve and lead this organization, uh, just know that I am happy to step aside and I will be that willing partner, but I'm gonna follow the will of this body. So what that I say, thank you. Um, because we had to do the special board meeting so early, we were not able to do our, uh, Christmas social, but I fully intend for us to get together, uh, in the coming weeks, even if it's in January, just to break some bread in a very casual setting, um, and celebrate our accomplishments. So we will definitely do that. And with that, uh, we will go to, uh, agenda item number six, um, nomination and election of board officers. Um, I kind of sent out a a lay of the land of how this process will work.

Speaker 2 ([00:11:56](#)):

Uh, we will accept, uh, nominations. We'll start with chair. Next, we'll go to the vice chair. And finally we'll do, um, secretary, um, the statute says Secretary Treasurer. The bylaws, say, secretary and Treasurer are two separate positions. The bylaws cannot use serve statute. And what this board decided, um, in January, is that the, the finance chairman really kind of acts as the treasurer. So we just made the title secretary. So we're, we're still in line with statute. Um, a commissioner can nominate any commissioner, or you can nominate yourself. That does not need to be a second and a commissioner that does not need to be present, um, in order to be nominated. So with that, we will start with nominations for chair. And with that Madam Counsel, I will temporarily relinquish together and I will hand the meeting over to you.

Speaker 6 ([00:12:55](#)):

Okay. Floor is open for nominations for chair.

Speaker 7 ([00:12:59](#)):

Mr. Madam Chair? Yes. Uh, Mr. Chairman, thank you for, uh, for your chairman's report. Thank you for your time as chairman. Um, and it's my greatest honor to nominate, uh, commissioner, uh, Jason Hughes to continue, uh, that chairmanship into the next calendar year.

Speaker 6 ([00:13:22](#)):

Thank you. Any other nominations for chair? There? Being none. Um, as with his election in real life, chairperson hug is, uh, reelected by Acclimation. <laugh>. Thank you, <laugh>. All right. Floor is now open for nominations for Vice chair person. Any nominations for vice chair? Yes. Vice Chair? Yes, ma'am. I'd like to

Speaker 1 ([00:13:58](#)):

Nominate Commissioner Otis Tucker or Vice Chair.

Speaker 6 ([00:14:01](#)):

Okay. Any other nominations for Vice chair? Okay. Hearing no other nominations. You two are, um, chair, um, commissioner Tucker, or nominated by Acclimation. Thank you. Or, or, or elected, I'm sorry. Elected. Congratulations. Okay. Um, the floor is open for, uh, secretary, or is it Well, treasurer actually, we have a No secretary. No secretary for secretary. I did get a phone call from, um, Ms. Bennett who did say that well before she left, that she would like to run. So just to let you all know.

Speaker 8 ([00:14:50](#)):

Okay. Madam Chair, I'd like to, uh, nominate the Commissioner. Bennett, the secretary.

Speaker 6 ([00:14:56](#)):

Okay. Any other nominations for secretary? Okay. There being none. Commissioner Bennett will be reelected as a secretary.

Speaker 2 ([00:15:11](#)):

Thank you, Madam

Speaker 6 ([00:15:12](#)):

Council. Thank you. Uh,

Speaker 2 ([00:15:13](#)):

Thank you Commissioners. Uh, we'll proceed to, um, agenda item six, a resolution of, um, bank signatory. So, um, I'll move that, um, myself, Mr. Tucker and Ms. Bennett be, uh, listed as the bank signatories. Okay. Do a second. Thank you. Second by Commissioner Tucker, is there any objection? Without objection? Uh, that resolution stands about

Speaker 6 ([00:15:46](#)):

Thank you. I will draft that resolution and get it to you, Ms. Diaz, but I think it needs to be signed by the secretary to be certified. Ms. Bennett, before she left, when she told me about the meeting room and everything that she said, she'll be back, I think on, um, Saturday. So by next week we should be able to get that for you.

Speaker 8 ([00:16:03](#)):

Just one quick matter regarding the establishment of the new account at, uh, Gulf Coast. Um, one, just to reiterate, I, i, uh, communicated this in an email, but we definitely would like to have this account open and, and ready to utilize January 1st so that we can start the new year with the new bank account. Secondly, and I'll um, get into it more once we review the financial statements, but I want it to be noted that N-O-R-B-P has 44,758 total in of security deposits. And that money does need to be maintained separately. Um, so when, when the funds are transferred to Gulf Coast, we just, it will actually be two separate accounts. The operating accounts and the security deposit has to be separate for the 44,000 7 58.

Speaker 2 ([00:16:49](#)):

Can I ask a clarify question? I know we have an account right now with Whitney Holden, right. Money in us, right? Can we put that money in the Whitney account? Or do we need to have a separate account for attorney deposit? 'cause that Whitney account we agreed, would be that escrow account that can't be touched. Right? That's considered a liability.

Speaker 8 ([00:17:11](#)):

Right? So we can keep that at Whitney. Um, we would just need to transfer, because it now has only 14,000 7 58. We've added 30,000, which I'll get into, um, in my financial report. So the escrow needs to be 44,758. That can be kept at Whitney and transfer the rest at Gulf Coast. It, the most important thing is just to make sure that the funds are kept separately wherever it's held. Yeah.

Speaker 2 ([00:17:36](#)):

And, and look, we'll, we'll certainly follow you advice on you, the expert here. Um, I, I just don't want to start having a plethora of different accounts, but, um, I think the Ford has the understanding that that Whitney account is

Speaker 5 ([00:17:48](#)):

Off to us at this time serving as the, the hold the road bilities. Right. Okay. Thank you.

Speaker 2 ([00:17:56](#)):

Um, all right. Agenda item number seven, um, finance committee report. I'll hand it over to chairman.

Speaker 5 ([00:18:02](#)):

Thank Chairman and enough be brief. I for apologize to court, uh, for us not being able to behalf finance today. Um, I, myself was also, and apologize, we hope to also have a meeting where we will propose a

2024 budget, um, was a big topic. Do so that hand over to Michelle to over, um, a year to date, um, budget as well as, um, outstanding.

Speaker 8 ([00:18:36](#)):

Okay. We'll review the financial statements first. Uh, item number B, current financial statements, and get a date budget. Uh, so we'll start with the first few pages, uh, in the packet that are distributed. October 31st. Uh, the only change to the balance sheet, the first page, um, was the cash. Cash went up by 28,000 542, which was the net income for October, which we'll review on the next page, plus an additional 20,000 plus 10,000. And if you look at my note just below, under liability security deposits, as I just referenced, uh, N-O-R-B-P and a month of October receipt, \$20,000 rent security deposit, plus a \$10,000 electric deposit. So that 30,000, um, increase the security deposits from the 14,758, which is what we had for Myers to now being 44,758. So again, we need to always keep that money separate from the operating funds. The only change to the balance sheet, if you turn to the next page, the income statement for the month of October, we had rent income of 28,410.

Speaker 8 ([00:19:51](#)):

So this is, uh, October was the first month that we actually collected rent from Advo for 3000 135 14. Um, Myers remitted the same 25,275. We have not yet received, uh, any, uh, increase in rent and I, I believe the lease is still being worked through. But that's what was received in the month of October. adv Vno did also reimburse 10,136 towards, uh, electric bill due to charges that we, uh, associated directly with them. And they also remitted \$350 for CAM charges. So that's, that's a monthly, uh, fee that they will also be remitted. And then we received the \$300, um, from Summas for a total of 39,000 196. The expenses for the month were utilities 5,024. So water board interview has shown 37 80 to Council Den for September. Legal, \$1,000 to five CON for his September 29th visit, and the services he rendered in the month of October seven 50 to Michelle Diaz, CPA for September accounting, and \$100 to per place technology for the website hosting and postings. Total expenses 10,000 654, which gave the net income for the month 28,542. The next two pages, um, I, I'd like to just defer when we go to November, just so I'm not repeating because it's, it's, you know, much the same. And I can just do October and November. That's okay at the same time, because we have to do November as well.

Speaker 1 ([00:21:30](#)):

So if

Speaker 8 ([00:21:30](#)):

You'll just, um, skip to skip two pages and we'll go to the November statement of financial

Speaker 1 ([00:21:37](#)):

Distribution.

Speaker 8 ([00:21:46](#)):

The change, uh, the only change to the balance sheet is the cash went up by \$28,910, which we'll see on the next page. There were no other changes. All other numbers are the same from October. We'll turn to the second page.

Speaker 8 ([00:22:03](#)):

The revenue for the month of November was 28,004 10 in rent, again, minus 25,275. They remitted the same amount. Plus at van 31 35 14 CAM charges at Van owe three 50 and miscellaneous from Summas



for one 50 total, 28,009 10. Because we had no meetings, no approvals were able to be obtained, uh, or issued for expenses in the month of November. No checks were issued in the month of November. So the net income for the month was 28,009 10. Again, this is on a cash basis, so it just reflects properly, reflects that there were actually no disbursements made in the month of November because we didn't have any meetings. You turn to the next page, the, um, bird's eye view of the entire year. I'll use this to review both October and November. So October, we started with 8 64 7 11 cash. The revenue and expenses are as shown as I've just reviewed. The responsible security deposits that were received from ANO of 30,000 brought out cash to 9 23. 5 23. That amount just been rolls forward to the next column. November, we added 28,910 of revenue with no expenses, which brought our cash. 9 52 1 6 3. Turn to the next page. This is our actual versus budget. As of November,

Speaker 8 ([00:23:37](#)):

Our total year to date, actual, we have rent plus CAM charges of two eight 4,000 909 5. Interest 3 45, utilities reimbursement of 10,136 and other of 1790, which is principally the monies received from SUMMAS for 2 9 7 2 66. Total revenue through November 30th, the expenses insurance, 70 3009 30, accounting and review, 24 3 50 contractor services, twenty six seven hundred. Telephone three sixty nine. Website hosting 8 55 repair, 76 50 legal 26 7 0 5. Utility 61 0 52. Landscaping 34 3 95. And miscellaneous of 10 83, total expenses of 2 57 0 8 9. So as of November 30th, we have a surplus of 40,177. Now, at this point, um, we had projected to be further along. There were really two primary factors that kind of worked against us in terms of our actual versus budget. One is we did not, um, receive ADV annual rent until October that we had projected to receive, you know, quite some time ago, but it didn't start until October. Also, we have not yet received any increased rent from Myers. And then on the expenses we've spent, um, quite a bit more in contracted services, um, and utilities landscaping. But again, some of those are because of us needing to, uh, play catch up for 2022 expenses. But, uh, I do project December 31st. We'll still have a surplus. It just won't likely be, it won't be 1 69 or 25, but we will have a surplus for the year.

Speaker 8 ([00:25:26](#)):

The next page was the budget worksheet that we were going to work through today to devise the 2024 budget. But since that item has been deferred, um, we don't need to address that just yet. And that's it for the financial statements.

Speaker 2 ([00:25:42](#)):

Um, uh, vice,

Speaker 1 ([00:25:45](#)):

Um,

Speaker 8 ([00:25:46](#)):

Michelle, is the 300 for the landscaping included in Mars?

Speaker 6 ([00:25:53](#)):

Uh, cam, no, it's not because they haven't signed a new lease that's the cam. Um, it was 300 CAM for Myers and three 50 for Advo, but Myers is not paying that yet because they have not agreed to the lease.

Speaker 8 ([00:26:11](#)):

Myers has not permit any cam charges, any utility reimbursements, nor any increased rent. They remitted 25,275, which is their last rent. And that's it every month. Nothing else.

Speaker 2 ([00:26:29](#)):

Alright. Um, any additional questions for members of the commission? Um, I, I wanna publicly thank Chairman Tatum. Um, I don't think anybody on this board, myself included, um, was better to tackle the hard work of finance committee than you and the work you and the members of your committee, uh, has done. It's just been absolutely remarkable. Um, and I know it's not been an easy lift at times. And coupled with, um, your partner in crimes, daz, um, you know, I, I just can't say on behalf of the Board of Commissioners and the public thank you both. Um, you know, for your work, obviously we did go over in, in some areas. I, I, I'm, I'm proud that we're starting 2024 in a strong financial position. And, you know, um, some, some areas, look, we're gonna have to tighten our belt. And in January when we get together for, um, a strategic planning retreat, um, and, and, and really setting some goals on how we move forward, we are gonna have to tighten our belt in some areas. But, um, I'm, I'm also very proud that we, we decided to, you know, pave the debts of the past. And so that, that affected our bottom line as well. So thank you all so much. And with that, chairman, I'll turn it back over to you.

Speaker 5 ([00:27:46](#)):

Thank, thank you, chairman. And again, I just wanna echo this could not be done without Ms. Diaz. Uh, Ms. Diaz kept this train ment and kept us, uh, really in line, uh, thank committee members for all you do as well.

Speaker 2 ([00:28:01](#)):

So, uh, chairman Tatu moves that the, um, report be accepted. Uh, seven a seconded by Commissioner Tucker is any objection without objection? Uh, seven A will be accepted. Uh,

Speaker 8 ([00:28:16](#)):

Seven,

Speaker 2 ([00:28:16](#)):

Seven B, I'm sorry, that was seven B about that. Thank you. Um, and now we go to seven B. Um,

Speaker 8 ([00:28:25](#)):

I'm directly following the reports that I just, uh, reviewed all the invoices. I will just go these as quickly as possible. Um, because we did not have a finance committee meeting today, we did not, um, vet these through the finance committee and, and obtain any recommendations. So it is now being left up to the full board to, to do so. Okay. The first page is, uh, Noah Lewis. Um, this is for the boiler insurance Ley Equipment, six \$88, the annual Premium premium for the boiler equipment. The next few pages are the invoices from Council Den. Um, turn to page two. So this is for general representation. So this is for all matters outside of Advo for October and November, which came to 6,000 674 96. The third page is specifically for Advo for the months of October and November. There were 1006 65 of the time of for adv specifically. And then the last page of her invoice is \$382 and 50 cents for additional time incurred today.

Speaker 1 ([00:29:45](#)):

I'm not



Speaker 8 ([00:29:45](#)):

Sure need to just, just keep going through them or,

Speaker 1 ([00:29:50](#)):

Okay.

Speaker 8 ([00:29:51](#)):

Um, the next two pages are for Michelle CPA for the month of October and the month of November each at \$1,500 per month. Garden Doctors, we have September, October, and November at an amount of 2000 6 0 2 per month. Three pages there. Five Kind has two separate invoices. The first three pages total eight 50, and he's detailed each visit, et cetera. That comprises the eight 50. And then the second two pages, second invoice total. The next invoice is from the Advocate. These were for advertising that was required. Public notices a total of 1008, 2002. And I believe Council A, yeah,

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

Go

Speaker 6 ([00:30:52](#)):

Ahead. Out of that, about half of it will be reimbursed, um, because I had already negotiated with the tenants to pay for the advertising, including Meyers. So I hope that they don't forget that. But Ivano certainly, um, knows that the reason that it's double is because if you remember, through no fault of their own, we had to re advertise because we didn't have a meeting. Um, but at least half of that will be reimbursed.

Speaker 8 ([00:31:19](#)):

The next is Sewage and Water Board. The amount is 2007 1362. Um, as I had explained, uh, I believe it was the October meeting. Uh, we are paying the current charges plus a certain amount toward, uh, towards the installment of the past due amount. So the current charges were 14 33 43. You'll see in the right hand side about right in the middle. But we have to pay that additional \$1,300 almost towards the old balance. So the total due is 2007, 1362 is 4,000 306 77. Um, we do see the increase in the electric usage again now that has been back, um, at, at

Speaker 6 ([00:32:05](#)):

The building. So they will have to be billed for that increase. Right. And they have already agreed that they'll pay

Speaker 8 ([00:32:09](#)):

\$2,500 of this.

Speaker 6 ([00:32:11](#)):

Great.

Speaker 8 ([00:32:14](#)):

The next two pages are a perplex, a \$55 invoice, plus a \$35 invoice. This is for the monthly website hosting. Plus this charges, each time the agendas have to be posted to the website. Are there any questions?

Speaker 1 ([00:32:34](#)):

Got a question. Uh, commissioner Wallace? No, I'm

Speaker 9 ([00:32:38](#)):

Not of the whole guard doctor whole schedule they have, but we, we do have yearly marching, but it's a monthly fee. You know, I'm just kind of curious about why we have a monthly fee for a yearly March marching you, they go out every month. They put down March

Speaker 8 ([00:32:57](#)):

Because it's, I understand when they were here and explain, they take that yearly amount

Speaker 7 ([00:33:05](#)):

And we're divided by the <inaudible> chairman. I will continue that point. Uh, with, uh, commissioner I, I, I've been out there. That's specifically the Marsh service. There's nothing going on in that, that rim for sure. Um, I know how we justify any fertilization. Certainly the monthly, monthly long care maintenance, which you mentioned doesn't align with a schedule of activity. So why, why are we paying monthly services for some months that are less than others? It's consistent, the cost, but there's one activity per month and then there's two, two or three during the summer.

Speaker 6 ([00:33:58](#)):

Um, well, you know, Ms. Diaz had brought this up, and I should have thought about that before. But, and I think that, that, that maintenance contract is still, has not been approved by the board, number one. But number two, you cannot, you cannot pay like that because you're absolutely, she's absolutely right. You would be paying in advance. So in other words, if it's a yearly mulching, they can't charge it broken up across the months because, um, I think the better thing was with the services, because if you level out the services, then you end up paying for services that you haven't yet received. So you have to actually pay for the service that you received. Otherwise, you could be in a violation of Article seven, section 14. And I have to give the credit to Ms. Diaz because I, I should have thought of, realized that, but, um, she realized she spoke to me in, in accounting terms, and she's absolutely correct, but I don't think that those are Is that germane to what we're discussing now? Or is that for later for discussion?

Speaker 7 ([00:35:01](#)):

It's, it's in the packet. So

Speaker 6 ([00:35:02](#)):

It's germane. Okay. So, yeah. So first you don't have, I don't understand because legally you, you have not entered through a contract, um, for with the, with them from annual services yet. So you would be paying on work that you'd have no contract on. You were supposed to be negotiating that. And secondly, the other problem is that their services that are listed that were not done. So, uh, I I obviously you guys do what you want to do, but you could run a file of Article seven, section 14 of the Constitution,

Speaker 2 ([00:35:44](#)):

Um, chairman tape. Just additional comment. And I know we're gonna get more into, um, this in the legal report, but No, absolutely.

Speaker 5 ([00:35:53](#)):

The comment, um, just kind of adding go into later too, is, um, just kind of going back to what hasn't been done in the point out there. There's still a lot of tree stumps Yeah. That have not been grinded yet. Um, from the emergency declaration emergency, uh, that was done for the 35. So just kind of put that out there

Speaker 6 ([00:36:15](#)):

As well. Then I have to also just say that's a violation also, because you guys paid that. You paid \$34,395 and you, and the proposal was here. And of that you pay, uh, 14,660 was general labor for cleanup. Another 4,800 was for debris removal. And another 1,500 was, no, 2,925 was for tree stump removal. Yet you've already paid for that. Yet it wasn't done. And that really should not have happened,

Speaker 5 ([00:36:51](#)):

Mr.

Speaker 6 ([00:36:51](#)):

Chairman. So you have to address that.

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

Uh, commissioner table. It is, I I mean, Tucker far, um, it, it's evidence to this commission that there's a lot of question with, uh, Gordon Doctor's invoice. And, um, I, I make a motion, sir, to table on doctor's invoice, uh, or send it to send it to committee or to property or maybe the finance committee since they were unable to, uh, to vet this one and, um, make a motion to claim all rest of the invoices. So specifically, we'll, we'll take it, we'll move it to back to the, uh, finance committee first. Make a motion. Second motion. Alright. So we have a motion by Commissioner Tucker to approve all of the outstanding invoices with the exception of Guard Doctors Invoice 67 57 Garden Doctors, invoice 67 58 and Garden Dock 68 67. Uh, and further resolve that those three invoices will be recommitted to finance committee that has been second by Commissioner Rero. Is there any questions or discussions from members of the commission?

Speaker 5 ([00:38:10](#)):

Just to add to

Speaker 2 ([00:38:11](#)):

Chairman tape

Speaker 5 ([00:38:11](#)):

To the, um, commission is that, um, finance committee will also, uh, have talk with the department doctors. That is okay. And just talk through them with these, uh, invoices as well as, uh, the areas that were not completed just yet.

Speaker 2 ([00:38:29](#)):

We'll accept them.

Speaker 5 ([00:38:31](#)):

That's okay. We speak to

Speaker 2 ([00:38:33](#)):

The, yeah. Uh, I, I, I, I plan to, um, I, I need to go out and, and look at the property. Admittedly, I have not. Um, but I will be happy to get, um, uh, Dr. Scales, you know, I know he'll be happy to come and meet with us. And, uh, I'm, I'm, I'm really confident we can get this cleaned up and get this, this train on track, but I think it would be good for us to just sit down directly with him rather than a staff member. Um, if that's okay

Speaker 6 ([00:38:59](#)):

With the board. And I do think that before y'all move forward with any additional work, we've set it at several meetings. You have to have a contract and it has to have a non appropriation clause in it according to LERS 38, 22 12 subsection U. And we don't have that. So, and I think there shouldn't be any more work done until that's done. Yeah. There should be no more work until it's done.

Speaker 2 ([00:39:27](#)):

Vice,

Speaker 8 ([00:39:31](#)):

I just, I have to keep reiterating that I don't like how members of this board is, um, maligning garden doctors. I've said before, I've said to the property share, I've said to Commissioner Tucker, if you have an issue, everything that was told to me, I told to doctors, I've even asked for it in writing from Commissioner Tucker did not receive anything in writing from Commissioner Tucker to give to Garden doctors. I reported back to everybody. Garden Doctors said they were gonna take care of everything that they said that, that this commission is saying they have a problem. I just want the same fairness in contracting with garden doctors as we have with every other contractor, including Mr. Feiffer. I mean to the list. I like fairness across the board. Garden doctors is not one of these companies that will fly by night in trying to get money and not do the job. I've offered the property chair give him a call, and he's, um, commissioner Otis Tucker said, have the come before you're going pay them like you paid FIFA for FIFA to come to these meetings and sit down and get paid while he's sitting here at the meeting.

Speaker 8 ([00:41:14](#)):

So let's be fair.

Speaker 2 ([00:41:23](#)):

Um, I that Thank you, vice chair. I will say, um,

Speaker 2 ([00:41:33](#)):

I, I will say thank you, uh, for those comments. Um, you know, I, I stated at the first meeting when guard doctors came before us that, um, you know, they have a stellar reputation. And I'll reiterate that. And that's why I just think it's important to have this meeting so that we can let everybody hear everything at the same time. And, uh, I'm confident that, you know, and that's why I want the meeting to be with Dr. Scales himself and not a staff member. Um, so that all the concerns can be put on the table. And I'm confident that he will get them. He's aware of everything he's aware. Um, but we will, we will definitely make that. Any additional comments from the commission? Alright, so we do have a motion to properly second. Is there any objection? Without objection? Uh, that motion will be No. I understand. Okay. I'm sorry. We have, uh, one abstention, so please let the record reflect that. Uh, vice Chair Plummer has ABS state from the motion, uh, eight yays, one abstention promotions, and I think that's it for finance. Thank you, chairman Tatum. Um, item number eight, property committee report. Uh, chairman jobs.

Speaker 4 ([00:42:40](#)):

So, uh, property committee, uh, met and November and several different, um, issues. Some of our recommended right now re roofing of the entire building. Uh, the signage we on the parking lot lights. And also, um, work that was done by, um, for temporary roof repair. Um, as far as the reroofing of the entire building, um, I presented the property committee a specification manual. Basically it just states, uh, materials and everything that we need, the requirements for all the material that materials. Um, I'll also add eventually, once we, um, get to this point, I'll add some drawings and everything with, uh, typical details for the general contractor to go off of. Commissioner Oon has the, uh, the spec project manual that I provided to everyone at the, uh, the meeting, just to briefly take a look because he's more familiar with, I said Commissioner Otis. Oh, commissioner Tucker already started, uh, the meeting. But, um, that's just something that circulated. One did. I can provide a pdf, um, at that point. Um, the next step for that is

Speaker 4 ([00:43:57](#)):

Getting money to take care of the roof to get that done. And I would recommend that be the first thing that we do prior to any other, um, renovations to the building because it has to be dried in, uh, before we do anything, because if it rains inside, everything else is after that. So, um, from there I'll move on to item eight eight, which is a recommendation for the request for signed approval by ivano. Uh, Ivano provided this in November, but when they, I'm sorry, they provided it in October, but it was only like two days before our actual board meeting. I wasn't gonna approve it that fast because they had time to get this done. And what I told the property committee is something like this, you can't request to sign and then have it prepared within a month's time. They had ample time to provide this to us. They didn't, so therefore we didn't, um, take it up until the month of November to review it. But, um, based on everything that they sent, I honestly, the property committee has no issue with the signage. It's simply at vinyl that'd be above the entrance to the facility of, of their, uh, space. And it's not too large and it's not, um, no wild color or anything like that. It's just, I believe it's a silver or white type, um, color exterior. So, um,

Speaker 6 ([00:45:21](#)):

You'll need a vote on that one to approve it so that the recommendation is to approve it. Yes. The recommendation. And so you need to call for a vote

Speaker 4 ([00:45:27](#)):

For the property committee recommends that this signage be approved for installation by Mm-Hmm, <affirmative>.

Speaker 2 ([00:45:33](#)):

Alright. So you're making a motion?

Speaker 4 ([00:45:37](#)):

Yes,

Speaker 2 ([00:45:37](#)):

Sir. There second. I'll second. Yes, sir. Second about submission of Tucker. Um, do we have this in writing what we actually approve?

Speaker 4 ([00:45:46](#)):

Yes. It was sent to, uh, to the board in October. Okay. From, um,

Speaker 2 ([00:45:52](#)):

Omar. Omar

Speaker 4 ([00:45:53](#)):

From Omar. So this is Ms. Morales e

Speaker 2 ([00:45:55](#)):

Exactly. We're approving exactly as he

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

Sent exactly what was sent, provided to us, um, and f approved. I will send him email correspondence with everyone CC'd on it with that attachment included in the email stating that, uh, it was

Speaker 6 ([00:46:10](#)):

Approved by, and what I'll do is I'll draft it a form of a resolution so you guys can have it in attached to the lease too. Thank you.

Speaker 2 ([00:46:17](#)):

Uh, any additional questions or further discussion?

Speaker 7 ([00:46:19](#)):

I,

Speaker 2 ([00:46:20](#)):

Mr. Chair, uh, Mr. To,

Speaker 7 ([00:46:22](#)):

Uh, the, uh, recommendation that, uh, we, based on the schematics, the sign is not invasive. It's just bolted to the front of their entrance, not at the, the, the street. Correct? It's on top of, and it's very small. You couldn't see it from the roadway.

Speaker 4 ([00:46:42](#)):

You can't, you can't see it from the roadway, but it's not huge to what, like, it's not billboard size. Right. I believe it like, maybe max two feet tall, something like that.

Speaker 7 ([00:46:53](#)):

That was something we did discuss and I was fine with. I just wanna make sure it wasn't invasive. It wasn't gonna be implanted into the, uh, the landscape. Correct.

Speaker 2 ([00:47:03](#)):

Uh, chairman Taylor,

Speaker 5 ([00:47:05](#)):

Um, just a question on the contractor. The negotiation with, uh, io, just hypothetically, if they're bolting it to the building, if they down the road scale and move, you know, to a larger facility, is there provisions that they'll have to repair where they holded it to



Speaker 4 ([00:47:27](#)):

The building or? I haven't seen the lease, but my understanding is anything that we serve adds to the structure is the property of the lease. Okay. So it would ask you our responsibility. Okay.

Speaker 6 ([00:47:39](#)):

But certainly if they were to remove it, they'd have to repair the building

Speaker 4 ([00:47:43](#)):

If they were, if they were to remove

Speaker 6 ([00:47:44](#)):

It. If they were to remove it. Yes. Yes.

Speaker 2 ([00:47:51](#)):

Any additional questions or discussion? If not, we have a motion, uh, on the floor, um, to approve item eight A. Is there any objection without objection? Um, that is approved. Uh, eight B.

Speaker 4 ([00:48:06](#)):

Ab B. So Ano also stated that they provide roof repairs over their space and are requesting, I don't have the number provided after I finish. Um, they're requesting that we provide reimbursement for the repairs. The property committee rejected this because we don't know where the damage was. We dunno what was repaired or how it was repaired or who repaired it. We have absolutely no information on what was done. Alright. So without, yeah, that document, I mean, without documentation of anything we cannot forward

Speaker 2 ([00:48:44](#)):

Recognition. Alright. I'll offer up a motion. The table eight B,

Speaker 6 ([00:48:47](#)):

Is that a second? Yeah, there was a 15,000 is what they said. It was.

Speaker 2 ([00:48:51](#)):

Chair off. Offer promotion to table eight. Beat Second. Second by Commissioner Jones. Any discussion? Any questions? What do you offer? What is, what is the recommendation? Um, I'm moving to table item eight B. Any, uh, discussion? Any objection without objection? Item eight B uh, will be tabled. Um, item eight C, uh, recommendation of thumb still location for <inaudible> Chairman Justice.

Speaker 4 ([00:49:22](#)):

Previously the board property committee and the board approved the location of the, the dumpster for which is at the rear of the building. Um, kind of sketch. So this is our building down this way, down this way here. This is, I remember, but there's a storage facility building back here that's, uh, at the very rare site. Our fiber line was beyond this, but this is the fencing that's around the area right now. We called for the dumpster to be in this location back here. The panel tried to, uh, prep the area to install the dumpster back here. But Myers, someone from Myers, um, stopped him, I think it was last week, and uh, stated that they would end their lease if they proceeded to install. Um, I responded, Mr. Feiffer said that you go, I responded right away stating that it is that fencing is owned by the rvp, not by Microsoft. So Myers

doesn't have any claim to it. Even if they, they state that they installed the fence. I can't prove that. I really don't care because again, its maybe I, uh, if it's counsel, lemme know if

Speaker 6 ([00:50:36](#)):

I'm wrong. Uhhuh <affirmative>. Yeah. I within

Speaker 4 ([00:50:37](#)):

The lease, if you install something, it's,

Speaker 6 ([00:50:41](#)):

Yes. It's something like a, it's not the owner property. Right? Absolutely. And I, I wouldn't, you know, I wouldn't here when they signed that lease back in 2017, I guess it was. Um, but I can tell you that that fence has always been there. And I remember being there back in 2000. I don't remember Myers being here at that point. So the fence was there without them being there. And I saw the email also. And I think that they, they also were upset that the dumpsters were going back there because they said that that was their road and that they didn't, that no one had the right to go on it or that was their truck court, which is also not true. Um, as a matter of fact, that little block building in the back is for the N-O-R-B-P, not for them. When you had a landscaper who used to come, um, Mr. Pacnet, I think his name was, that's where he used to store his equipment. That was before that. That was before him. Okay. So the point is that we've never leased that block building to them even. So how will we access it if we didn't have access to that to on that road? It doesn't make any sense. So I don't know who was making all those statements.

Speaker 8 ([00:51:57](#)):

Vice chair <inaudible>. Is it, is it a question of whether the dumpster would be in the way of the 18 wheelers, you know, pulling in and backing out?

Speaker 4 ([00:52:12](#)):

So when we originally reviewed it in September or whatever, I made sure that it was okay. And so I went out there today to meet, there was a, uh, um, the project superintendent for Woodward. Um, next time, I don't remember this last, uh, I'm at time out this afternoon to show me exactly where they were installed in the proposed location. And it is exactly in the spot that we all called folks next to that building. There's no way there's a fence there right now. If there's another fence there, it won't be a problem. Right. So I told him to go ahead. I told him that we were meet the board, full board was meeting today at three o'clock. And that the recommendation was approved for them to go ahead. And so I was with the, this afternoon, I included, uh, chair, chair, he was on the email and, um, responding back to them. It's not, there's no way that, uh, would be That's, that's not, that's not, no. And their dump is already back there. So, uh, garbage truck has to come back there regardless. Right. They're not coming on Tuesday and they're coming again on Thursday. Right. To pick up this other, uh, dumpster to um, unload it. So when they come, whatever data service, trash service is, they can, uh, collect both hands. But it's, we're also required by the city to have dumpsters. Mm-Hmm. For um, tents. Absolutely. That's not a, that's not an option. I'm sorry.

Speaker 6 ([00:53:41](#)):

And, um,

Speaker 4 ([00:53:42](#)):

So the area that they're talking about, what they're going to do, and it's the chaining fence that comes from the storage building that leads to the left of the property line going towards <inaudible>. That's about 20 feet. They don't need to remove the entire 20 feet, but they probably will just so they can get equipment back there. They're gonna install the, uh, they're gonna pour concrete that's gonna go to the back of the storage facility and come over about maybe 15 or 14 feet. They're gonna put a fence back around that Mm-Hmm. <affirmative> and it'll all be closed off. So it won't be a problem at all.

Speaker 6 ([00:54:14](#)):

And actually, I, I really don't, I I'm just assuming maybe it was just an employee who was just angry because when he said that, that's their road. Even if you look at the, at the agreement that they're under right now, which was was 2017 written by David Quinn, they even have less right. To even use that road than in that lease than they do in, in the lease. I wrote the lease, I wrote that, I wrote that they have a non-exclusive use of the road and a non-exclusive use of the truck court. Well, in the lease that David Quinn wrote, he only has them leasing the building and he doesn't even mention the truck court or the road. So they have absolutely no no claim to it

Speaker 4 ([00:54:58](#)):

<inaudible>.

Speaker 8 ([00:54:59](#)):

Okay. Because when that comment was that they had no, um, rights to the road. So who fixes the road? Who's fixing the road in the past, who's now gonna be responsible for the road,

Speaker 6 ([00:55:14](#)):

The gravel portion of the road? So Myers has never fixed the expensive portion of the road where the asphalt is. The N-O-R-V-P fixed that they never, they refused. And the N-O-R-P-N-O-R-V-P got capital outlay money and hired dual construction in a public bid and paid \$10 million to fix that road. The gravel portion of the road is the only portion of the road that Myers had been maintaining because of the heavy GRA trucks. So that is what we now have also, um, at Van o paying a portion to, uh, a portion of it. And I have to look at the lease again, but commensurate with what, you know, having one garbage pickup a week would cost, would, would tear up. Mr. Meyers has said forget about it. He said, 'cause all I'll do is I go to my cousin and I get some gravel and pull down, pour down there. But um, but that's the only portion that they Yeah. And, and so they're gonna be paying, I think it's like 10% adv vno and 90% Myers or something like that.

Speaker 4 ([00:56:16](#)):

So the person that Wil said told him not to stop doing it, he didn't give a last name. He said his name was and, but Joe is a quote, Joe is one of the bosses. I have no idea who that

Speaker 6 ([00:56:28](#)):

Is. Me neither.

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

Alright. He's a warehouse man.

Speaker 6 ([00:56:32](#)):

Okay. Okay. Yeah. And I have not, and I've spoken with Mr. Myers just yesterday and he didn't even mention it to me

Speaker 4 ([00:56:39](#)):

Joe. He said that Joe said that we were terminate this right away.

Speaker 2 ([00:56:44](#)):

They don't even have a lease to terminate right now. Right. We don't even have a lease permit. Right. So

Speaker 7 ([00:56:49](#)):

It was greatly unfair is that woodwork mobilized that those people, that equipment probably order a concrete truck to pour and all that had to go back. I mean that's a cost association. That's true. That that cost. That's true. Cost them should cost them. Mm-Hmm. <affirmative>, they didn't have the authority to stop that activity. We prove it

Speaker 4 ([00:57:11](#)):

Is the concern about security. So while the fence is down that the yard is open, it's <inaudible>. Yeah.

Speaker 6 ([00:57:21](#)):

Also

Speaker 4 ([00:57:21](#)):

Way in if they're trying to steal stuff,

Speaker 6 ([00:57:24](#)):

But they don't close that big fence either ever. And the easier way is to just go down the road. Okay.

Speaker 4 ([00:57:29](#)):

So the yard isn't secure?

Speaker 6 ([00:57:31](#)):

No. Mm-Hmm.

Speaker 4 ([00:57:32](#)):

Okay. Just I didn't, to be honest. Um, when Mr. Wallace and I were there, we walked on down the side of the building trying to access the rear of the building. We couldn't get through. We had the, uh, did we come back around or we had to squeeze through the fence or something like that to get that because it's literally woods directly side of the fence on the side on, on the back. But on the left side of the building, we tried to walk, we walk back there. You can't access the back of the building. Right, right. Unless there's a gate there. But it's always a padlock.

Speaker 2 ([00:58:10](#)):

Alright. So what's, what's the recommendation or is that any further discussion Commission? What's, what's the recommendation?

Speaker 4 ([00:58:16](#)):

I re I recommend that we, uh, provide Ivana with notice to proceed with installation of the dumpster bag as proposed by the N RVP as, uh, previously recommended by the N rvp whatever date that we approve.

Speaker 6 ([00:58:32](#)):

And I think we may need to let Mr. Myers know so that he can tell his staff not to interrupt. 'cause we don't, we don't wanna have again, where what we mobilizes is then they can't go out. And again, I spoke with Mr. Myers yesterday. I didn't bring this up, but he didn't bring it up either. Can you set

Speaker 2 ([00:58:48](#)):

Up a call with you, me and

Speaker 6 ([00:58:50](#)):

You? Sure. And whoever else would like to I will be happy to thank you

Speaker 2 ([00:58:53](#)):

Monday if

Speaker 6 ([00:58:54](#)):

Possible. Okay.

Speaker 2 ([00:58:56](#)):

Alright. So you wanna make that chairman in terms of a motion?

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

Yes. I would like to move the motion that we provide Ivana with notice to proceed with the collision of Dr. Pat has proposed. Alright.

Speaker 2 ([00:59:07](#)):

Second by Commissioner Wallace. Is there any discussion? Vice chair

Speaker 4 ([00:59:13](#)):

To also include my

Speaker 8 ([00:59:22](#)):

Permission to the notice. Okay. Okay. Yeah, I'll, I'll cc Is that on your recommendation, your motion? My, I'm asking him to include on his recommendation. Gonna do also notice Myers of what the Ford recommended.

Speaker 2 ([00:59:48](#)):

Yeah. My, my that that's, that's part of the, the, the purpose of the call. Yes. On Monday to try to get some of this sorted out. But I'm, I'm getting deeply frustrated with Myers. Um, um, look, I, Myers has been a long term tenant and, and we going to work whatever we need to do. Not whatever we need to do, but we're going, we gonna get 'em in a good place to keep 'em. But Myers is not gonna string us along indefinitely on this lease. And so this lease is gonna to come to term this month or Myers is just gonna have to you move on. But every month they're finding a new reason. You know, if they think they're gonna keep threatening us every month, that, that, that has come to an end. So

Speaker 8 ([01:00:28](#)):

I thought it was done.

Speaker 2 ([01:00:29](#)):

I'm surprised. So my handheld is, is open. So we will get this rectified on Monday. Mm-Hmm.  
<affirmative> attorney?

Speaker 6 ([01:00:37](#)):

Yes.

Speaker 2 ([01:00:38](#)):

Alright. Uh, we have a motion to second Any objection without objection? That is approved. Alright. Um, Mr. Feifer, I know email the report, um, in writing. So we will submit that into the record. Okay. Any discussion on, uh, item, um, nine, if not we will go to item 10. Uh, speaking of Myers 10 A?

Speaker 6 ([01:01:06](#)):

Yes. All righty. So, um, I've been trying to reach, um, Mr. Myers to find out what was the status with the lease that was supposed to start on October 1st. I mean, and they were aware of that because they were very much following when I was putting the advertisements in the newspaper. But then his attorney had reached out and said, oh, well they objected to, um, at least two portions of the lease. One part was the section that says that, you know, upon research, I, I'm summarizing it, any amounts found due and outstanding that they would agree to pay, uh, within 30 days of receipt of sufficient evidence documenting that they owed it. The reason that's in there is not just because of the electrical questions we had, um, but because they keep saying, well yeah, well we don't owe anything on electricity. And I told him, I said, that's not why there are other things that you owe. For example, first and foremost water. And Mr. Meyer said, we don't owe you any water. We don't owe you anything for water. I said, yes, you do. And he said, no, no, no Uhuh we paid water. But I did contact Ms. Diaz and she said, no, they've paid for water. Well they, they or they or what did they tell you again? They,

Speaker 8 ([01:02:22](#)):

They were paying for up until about two and a half years ago. Once we started getting the estimated bills from Surgeon Water Board because of the pond issue, they said they would not reimburse based on the estimated bills. So, you know, the first few years they did pay water. Yeah. They have not paid it in about two and a half

Speaker 6 ([01:02:41](#)):

Years. So that's been quite some time not paying water. We know that they owe for the water. So

Speaker 8 ([01:02:45](#)):

Until the, the issue is, until we get the, the pond issue resolved. Yeah. And actually have a true bill. I don't know that we will ever be able to close that with Myers. Yeah. Because they have said they will not pay on estimators.

Speaker 6 ([01:02:58](#)):

Should have some,



Speaker 7 ([01:03:00](#)):

Which is fair. We should have some.

Speaker 8 ([01:03:02](#)):

We shouldn't be paying on estimates.

Speaker 6 ([01:03:04](#)):

Okay.

Speaker 7 ([01:03:05](#)):

I saw Sergeant Water.

Speaker 6 ([01:03:06](#)):

Yeah. So I was gonna put that in. Approved they

Speaker 7 ([01:03:08](#)):

Had equipment. Yep. Uh, they had a supervisor and I, I stayed around for about 10 minutes and they were just, it was raining too. I I'm assuming they still work. Uh, they're accustomed to working in that kind of conditions. Maybe we should check for an

Speaker 6 ([01:03:22](#)):

Update. Yeah, I'll follow up. I'll, I'll, I'll, so, and I was gonna put it under the ADV van also, but um, 'cause it was kind of, that's how it kind of got 'em out there. But, um, but yeah, so anyway, um, we do need to have that conversation on Monday because we seem to be at this stalemate with Myers, uh, where, you know, he's saying, he said, well there, there matters outstanding. I said, Mr. Myers, at this point there's nothing in that lease that is negotiable. That's where we are right now. You guys sign or you don't, we'll get it done. Okay. Um, second thing, um, update on advo and the lease agreement amendments. Um, their lease agreement is done the lease amendment and that's what you see before you, that's just a draft for you all to see. Um, and that was the one that allowed them to go ahead and install a specific type of submeter.

Speaker 6 ([01:04:12](#)):

So that's been drafted. I've given it to Mike Sherman, um, waiting for, um, him to just get his client, uh, to meet. 'cause they have to have that board meeting and approve it and then sign it. They'll probably do a docu draft. And I assume that the board just wants to continue on since Mr. Wallace has signed before. Just let him sign it again. But if you guys wanna, uh, make an motion for that, I think No, we already did at the last one. Yes we did. So you don't need a motion on that? We already did that after September. No, your, one of your meetings. Um, the, um, in a connection with Ivano though, Ivano had also let me know that there is zero water pressure now in the building. So, um, I certainly contacted, uh, Jeff Schwartz a couple times and we have been talking constantly about this and he has really, I, to his credit, he has really laid on the suture water board and y yesterday evening I wrote to him again.

Speaker 6 ([01:05:04](#)):

I said, I really need an update 'cause I wanna see my board and I wanna tell them what's going on. And Jeff got onto them right away and said, why isn't it done yet? It needs to get done and it needs to get done before this attorney goes to her board meeting tomorrow afternoon. So you told me that you saw Suture waterboard out there this morning. Um, they have committed to Jeff that they are going to get out there

and they're going to, they're gonna get to that main whatever water and stop at the water and drain it. So that's what we're waiting on. And um, I'm going to ask Monday for a status report on what, where they are on that. It looks like it, it looks like it's some good news on that.

Speaker 2 ([01:05:46](#)):

Yeah, and I, I do want to, um, echo the, the sentiments of our counsel and I do want to, um, publicly thank Mr. Schwartzman's absence. Um, I know he has stepped up when he made the commitment here in, in this room that he would reach out to Sew of Water Board his follow through on that commitment. Um, and, and is continuing to state the truth to it. Unfortunately, we know sometimes, um, you know, they move slow. Um, but he is doing his part and I really want to thank him for that. Then he and I supposed to follow up, um, in the next two weeks we've been trying to just align schedules to get more update on sewage, more important piece. But I do appreciate, uh, your work and his work.

Speaker 6 ([01:06:23](#)):

Thank you. Yeah.

Speaker 2 ([01:06:24](#)):

On the sewage.

Speaker 6 ([01:06:25](#)):

Yeah. Very, very good. So that's some good news. And my last thing was just on the landscaping. Know we've spoken about it for a while and contract requirements and just to, um, you know, to make it clear, you know, what you do is you, once you identify your contractor, you have your issuance of intent to award, which is what the board said. They intended to award a contract, two separate ones. And one of 'em was for the, for the, um, for the, the, the main cleanup. 34,395. Unfortunately, there were things that are listed on here that were not done that, that have to be done. So, because the board unfortunately paid it without it being done, which is a big no-no. So if it's not done, then they, you have to be reimbursed so that you can go somewhere else and have it done. Um, so the other thing is that once, uh, and, uh, so in this one you guys issued the intent to award you.

Speaker 6 ([01:07:29](#)):

You go, went ahead, you signed the contract 'cause it was an emergency and got it done. The, on the maintenance that, that was a proposal. There was an intent to award, but there was never a contract. So in order to get to the contract stage, when it's a normal contract and it's not an, it's not an emergency, um, you have, you enter into contract negotiations, which is what your committees were supposed to be doing to go into negotiations, decide you know, what you want, how much you want, how you want it, and specifically what you want. You know, how often do you want moine, how much, what, all all the things like that. And then after that, um, you have to then have the contractor, after you get past negotiations, submit all the information that you need, whatever require, you know, the city requires a good standard certificate, uh, proof of insurance, uh, things like this.

Speaker 6 ([01:08:21](#)):

Uh, and proof of signing authority. Who has, who has this, who, who can, who can sign on behalf of the entity. Um, after, after that, then I would draft a contract. And as I already said, under state law, it has to have a non appropriation clause in it. After that contract is drafted, that actually contains everything that you all negotiated. And then after not only negotiated in committee, but then came back to the board and voted on. 'cause you gotta do that too. So after you negotiated in committee, you come back to the board, you present it, and then you, and you vote on it, then I'll draft the contract. And once the contract is

executed, then there's a official notice to proceed given by the board to the contractor. So those are the steps we, you guys are missing on that. And that's, um, and that's it Vice.

Speaker 8 ([01:09:14](#)):

And on that, since we keep going back to garden doctors and stuff that has been failed on doctors. So did you counsel, because if you sat in every meeting, you sat in every vote.

Speaker 6 ([01:09:28](#)):

I've said the same thing.

Speaker 8 ([01:09:30](#)):

And also we had the minutes

Speaker 6 ([01:09:34](#)):

And I've said the

Speaker 8 ([01:09:34](#)):

Same. We got this far and you are now saying that we are outta line. Where were you?

Speaker 6 ([01:09:42](#)):

I was right here saying the exact same thing every single time. No, you, but you always said no that the chairperson had already signed it. No,

Speaker 8 ([01:09:50](#)):

You did

Speaker 6 ([01:09:50](#)):

Not. Yeah, I did.

Speaker 8 ([01:09:53](#)):

You now one time said, Hey, wait a minute, y'all and everything that you're saying now, and that's the part that I'm not comfortable with, with you attacking garden doctors. You should have advised us when we did all those votes and approvals. You should have advised us then. Okay, y'all, this is the next step.

Speaker 6 ([01:10:17](#)):

Okay. I'm didn't do that. I'm sorry that you didn't hold,

Speaker 8 ([01:10:19](#)):

Hold on, finish. You didn't any of that. But now all of a sudden we are out of order of not us. Okay. Garden doctors is outta order.

Speaker 6 ([01:10:32](#)):

Okay. I'm sorry that you didn't hear me, but I did say it several times and I don't even know who told Garden doctors to start working. I don't, I don't even unders I, I there was, I I don't know who, how did they know to show up and start doing an annual contract? It's very confusing to me. You

Speaker 8 ([01:10:48](#)):

Got copies of every picture and it was requested to take pictures. You got copies of, of pictures when they started. You got copies of the pictures and everything. Now one time did you say

Speaker 6 ([01:11:00](#)):

I got

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

Hold y'all did y'all, I don't have a contract. How did y'all, when did you all give a start date of which the start date was said at the meeting?

Speaker 6 ([01:11:13](#)):

That's why I keep asking for the minutes. I'm sorry. They sent in pictures of their annual work. That's what I'm talking about. I'm not talking about the the 3000, the work \$395. Alright,

Speaker 2 ([01:11:25](#)):

So let me, the work that was done, let me, let me

Speaker 6 ([01:11:27](#)):

Intervene. Never got that. Um,

Speaker 2 ([01:11:28](#)):

I, I have committed to, uh, convening a meeting with the CEO of Garden doctors. Everyone who would like to be a part of that will be invited to be a part of that. Um, and, and we will get Garden Doctors business hashed out in that meeting. Um, we'll get Myers business hashed out in the call on Monday. We'll get the banking, uh, situation, uh, transferred this month. Um, and everything that's outstanding that we have committed to do, uh, I will ensure that it gets over the finish line, um, before the end of this year. And, uh, we, we will start 2024, um, in a good place. We obviously have some, some things that we need to hash out. Uh, we have some lessons learned, certainly myself moving forward, um, on, on on just policy procedure in general. And, um, we're gonna be okay, but we're not going to solve this problem today. So if we can move on,

Speaker 6 ([01:12:28](#)):

That's all I have there.

Speaker 2 ([01:12:29](#)):

Anything else you

Speaker 6 ([01:12:30](#)):

No, I don't. Every time it comes up I'm gonna

Speaker 2 ([01:12:33](#)):

No problem. See what

Speaker 6 ([01:12:33](#)):

Really

Speaker 2 ([01:12:34](#)):

Happened. Alright. And so, um, with that we are, uh, at the end of our agenda, a couple things just to put on your brains commissioners. Um, uh, we will, um, I, I'll poll you guys. We'll pull, pull everybody together for a strategic planning retreat. So I'll begin to flush that out. And, um, anybody who would like to help work on that, I I welcome to help. Um, I I'm asking you to start thinking about this so that when we come back in January, I think we're now at the place where we can probably shift to every other month meeting schedule. Um, I don't think we need to meet every month. If, if a big emergency comes up, we have the power to call a special board meeting. Mm-Hmm. <affirmative>. But I think monthly bills we can set up a procedure where those get paid. Um, despite us not meeting every month, but I think meeting in January, March, may, July, September, November will be, uh, sufficient and, um, productive. And, um, I will, uh, reassess committee assignments. So if there's anywhere, um, if there's any switches or anything, you know, if we, if everybody's fine where they are, great. But let me know if you wanna switch anything and is there any other business to come before the committee? Alright, if not, uh, commissioner Wallace.

Speaker 6 ([01:13:52](#)):

Merry Christmas. <laugh>. Are you moving for a Ajour? Commissioner

Speaker 2 ([01:13:56](#)):

Wallace

Speaker 6 ([01:13:59](#)):

Second

Speaker 2 ([01:13:59](#)):

By Commissioner Red. Uh, thank you Commissioners. We adjourn.

Speaker 6 ([01:14:08](#)):

That is record.