

**A SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS
OF THE
NEW ORLEANS REGIONAL BUSINESS PARK**
**Location: New Orleans Lakefront Airport,
Terminal Building, Board Room – Floor 2
6001 Stars and Stripes
New Orleans, Louisiana 70126**

Wednesday, June 4, 2024, 7:00 p.m.

AGENDA

I. Call To Order

Time: 7:05pm

II. Roll Call

Absent	Present	Commissioner		
	X	Representative Jason HUGHES (LA REP DIST 100) - Chairperson		
	X	Otis TUCKER, JR. (City Councilmember Dist. E) – Vice-Chairperson		
	X	Jonetta BENNETT (LA REP DIST. 99) - Secretary		
	X	Gregory JEFFERSON (Mayor Cantrell – ENONAC)		
X Excused/ medical		Lois A. JONES (US CONGRESS -LA DISTRICT 2)		
X Excused/ Vacation		Samuel D. OLIPHANT (Mayor Cantrell - VIET)		
	X	Alicia PLUMMER (LA SENATE DISTRICT 3)		
X Excused/ Business Related		Jon RENTHROPE (Mayor Cantrell – NEW ORLEANS REGIONAL BLACK CHAMBER OF COMMERCE)		
	X	Josh TATUM (LA SENATE DISTRICT 1)		
	X	Rodney WALLIS (AFL-CIO)		
	7	Total Commissioners		
		Quorum: Start of the Meeting	Yes <u>X</u>	No _____
Time: <u>7:18pm</u>		Quorum: After Meeting	Yes <u>X</u>	No _____

	Start		
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III. Introduction of Guests and Public Comment

Guest Present ___ Yes X No

IV. Review and Approval of Agenda

Motion by Vice-Chairperson Tucker/ Seconded by Commissioner Jefferson:

Agenda approved as written and presented.

V. Property Committee

Special Counsel Auzenne explained that this is a Special Meeting called solely to review and approve or disapprove of the recommendation of the Property Committee to accept a proposal the NORBP received from Starlight Studios. The proposal is to lease to Starlight Studios for a period of one month, a portion of the parking lot where they would locate a standby diesel fuel operated generator. The cables would run across the NORBP's property to Starlight Property. Starlight Studio's property is adjacent to the NORBP's property. The cables would run power to set equipment for a film that's being, made on Starlight Studios' property.

Starlight Studios does not anticipate the generator running 24 hours. It would be a 75-kilowatt, generator that would be pulled by a truck. It would be fed by diesel. It would be brought in by a truck and used on an as needed basis. Starlight Studios would like the lease to begin on June 11th. The lease would be in the name of Starlight Studios who has agreed to provide all insurances with the NORBP as a named insured. The lease agreement would have harmlessness agreement language, as well. The compensation that they are offering is \$2,000 a month. Starlight Studios would have security in place 24/7 while the generator was there.

Commissioner Jefferson requested Starlight Studios provide before and after photos of the area they will place the generator. Special Counsel stated she will include a photo or drawing of the area where the generator will be placed as an exhibit to the lease agreement.

Special Counsel advised the Board to seek the guidance of the Fire Marshall with respect to location of the generator since Advano, Inc. has constructed a shed in the parking lot storing highly flammable materials. Vice-Chairperson Tucker inquired if it would be feasible to request Starlight Studios provide general commercial liability insurance limits of \$2 million/\$5 million since the generator might be located near a source of water. Special Counsel advised that the limits the NORBP usually requires are \$1 million/\$2 million.

Commissioner Wallis requested the cable be adequately marked.

Chairperson Hughes enquired if both tenants of the NORBP have been informed of the plans to lease the area to Starlight Studios. Special Counsel stated she had not yet notified Meyers Warehouse Inc. but would do so. Chairman Hughes suggested any approval to move forward with the proposal be conditioned upon the written approval of both tenants, Advano, Inc. and Meyers Warehouse, Inc.

Motion by Vice-Chairperson Tucker/Seconded by Commissioner Wallis:

Resolution to accept the recommendation of the Property Committee to enter into a lease agreement with Starlight Studios to allow the placement and operation of a generator in the parking lot of 13801 Old Gentilly Road for one month at the rate of \$2,000.00, contingent upon the written approval of both Meyers Warehouse, Inc. and Advano, Inc. and others matters attendant thereto

Roll Call Vote:

Commissioner Jonetta BENNETT	Yay
Chairperson Jason HUGHES	Yay
Commissioner Gregory JEFFERSON	Yay
Commissioner Alicia PLUMMER	ABSTAIN
Vice-Chairperson Otis TUCKER, JR.	Yay
Commissioner Josh TATUM	Yay
Commissioner Rodney WALLIS	Yay

Motion passed 6 Yays/1 Abstention.

VI. Adjournment

Motion to adjourn by Vice-Chairperson Tucker/ Seconded by Commissioner Tatum.

Motion passed unanimously