

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

<silence> We're recording. Alright.

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

All right, commissioners. Good afternoon. Um, this is the regular monthly meeting of the New Orleans Regional Business Park. Today is Friday, uh, June 23rd. I'm gonna call this meeting to order, um, at 3:01 PM Uh, Madam Secretary, please call the roll.

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

Commissioner Jefferson. Commissioner Jones. Present Commissioner Here. Commissioner Randall. Commissioner Taylor. Here. Commissioner Tucker. Here. Commissioner Bennett. Present Vice Chair. Chairman Taylor

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

Here.

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

Chairman, we do have

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

Alright. Eight members present and we do have a quorum, um, um, for members of the public and members of the commission. Um, agenda item number three, um, is introduction of guests and public comment. I won't ask guests to introduce themselves, but this is what we're going to do. Um, in terms of public comment, um, this has always been the structure of our meetings to allow public comment. At this period, I tried to be a little gracious and a little liberal, um, to allow public comment for each action item. Um, that turned out to be pretty inefficient, uh, at previous meetings. So we will allow public comment period to take place. Now, um, when it comes time for the action items, um, we will allow, for example, um, the, the, the item dealing with at Vno. Uh, we will allow one person to speak, uh, from at Vno. Um, if there are specific questions, uh, from the commission to a specific person, um, you can direct those, but this will be the only time for public comment. We will not allow people to raise their hands throughout, um, these action items that, that's just inefficient. So, um, if anyone would like to make public comment, um, you can approach the podium. Now. Uh, is there anyone in the audience that will like to make public comment? Alright. All right. Uh, seeing none. Uh, agenda item number four, review and chair. Madam, Madam, vice chair,

Speaker 1 ([00:02:19](#)):

Um, Kenny introduce themselves and I'd like them to put on a

Speaker 2 ([00:02:22](#)):

Sure. They're sure. We, we'd asked, uh, I think I see about four guests in the audience. So, um, I'd ask the guest just to please stand, uh, state your name and, and your affiliation.

Speaker 1 ([00:02:35](#)):

My name's Wesley Pfeiffer. I'm consulting.

Speaker 2 ([00:02:40](#)):

Thank you.

Speaker 1 ([00:02:42](#)):

My name Brown. I'm also Thank you Patrick. Morale.

Speaker 3 ([00:02:59](#)):

That's right. Closed for weeks.

Speaker 2 ([00:03:01](#)):

Alright. Thank you all. Um, item number four, review and approval of the agenda. Uh, members, you have the agenda before you, are there any amendments to the agenda?

Speaker 4 ([00:03:13](#)):

Uh, I'm not an amendment member, but, um, I spoke with Mr. Myers and I did put him kind of buried in my legal report at the end of the agenda. Um, the, that discussion, the status of the lease, he asked if he could go a little bit earlier in the re in the, um, on the agenda. He just got in from Alabama. So if you all wouldn't mind if I put him at least as item, um, a, um, on, so, so make him item eight A in my, in my report and making the discussion of the proposed lease with, with, um, advo item eight B. If you all wouldn't mind.

Speaker 2 ([00:03:53](#)):

So, discussion of the proposed lease with Myers warehouse, that's the item you're seeking to move up?

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

Yes, it should have, it's a misprint, it should have been eight C, not not little

Speaker 2 ([00:04:03](#)):

B. And this is just informational. This is not an action

Speaker 4 ([00:04:06](#)):

Item form. Um, it's actually I'm asking for, um, it is I'm action, not, not an action item, but to, uh, and we'll explain that later. We will be actually notifying the public today that, that at the next meeting we would be considering a lease of the full lease for Myers. And I'll explain that later. Okay. And also Myers would like to give an update on some of the status of what's going on with him, with the

Speaker 2 ([00:04:27](#)):

Building. Okay. So we'll, we'll make that, we'll make the small b the first item under the legal report.

Speaker 4 ([00:04:34](#)):

Thank you. Okay.

Speaker 2 ([00:04:36](#)):

Any further, um, amendments to the agenda, if not, is there a motion to adopt the agenda? Move by Commissioner Jones, second by vice Chair Plummer. Is there any objection? Without objection? Um, the agenda is adopted, uh, president's report. Uh, I will reserve my comments for, uh, later on in the agenda. So let's go to item number six. Uh, finance report. Uh, chairman T

Speaker 3 ([00:05:09](#)):

Thank you Chairman. I'm actually gonna just hand it over to Michelle, um, from a standpoint of our report, if that's okay. Sure. To get, uh, on our current financials as well as, um, payment obligations for this month.

Speaker 5 ([00:05:21](#)):

Okay. The financial statements for the month of May. I, uh, just delivered, uh, to each of you on the statement of financial position. The only change from the prior month is the increase in cash because of the, uh, net income that was received in the month of May. So for the record, we had total assets, which equals the total liabilities and fund balance of 3 million 7 74, 3 55. And of those assets we have cash of 9 21 4 74. You turn to the second page in the month of May, statement of activities, this is our income statement, we had a rent income of 25,275, other income of one 50 for a total of 25,425.

([00:06:11](#)):

We had accounting expense of 1500, website hosting of one 70. Both of those figures represents payments for the month of April and May. 'cause those were not paid at all in April. So the net income for the month was 20 3007 55. If you turn to the third page, we're now, um, also presenting the financial statements so that you can see the entire year at, at one glance. So these numbers are exactly what has been presented each month and for the month of May, what I just presented. But again, it just allows you to look at, um, you know, month by month, just so you can see any variances, uh, et cetera. But the exact same information that was, uh, that has been reported,

Speaker 3 ([00:07:03](#)):

I could just make a comment. I just want to say thank you, Michelle, again to the whole board and let the board know. Michelle's just been great with us at the finance committee. And thank you again for all you've done to help us be able to have this organized and everything. And too, Michelle's been tremendously helpful with us with the audit that we're all going through and everything is in good shape there. So I just did want to make a big shout out and put on record. So thank you, Michelle.

Speaker 5 ([00:07:30](#)):

Welcome.

Speaker 2 ([00:07:33](#)):

Are any questions for Ms. Di? If not, is there a motion to adopt, um, to accept rather, um, the current financials?

Speaker 3 ([00:07:45](#)):

Michelle,

Speaker 2 ([00:07:46](#)):

Uh, moved by Chairman Tatum second by vice chair plums. There. Any objection? Without objection? Um, the statement of financial position will be accepted. Uh, chairman Tatum, or is it back to ms. Uh,

Speaker 5 ([00:07:59](#)):

You want me to cover the payment?

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

Ms. D?

Speaker 3 ([00:08:01](#)):

Yes.

Speaker 5 ([00:08:01](#)):

Okay. Um, Adam six B, the outstanding payment obligations. So we did, um, approve and, and payout today. Um, three invoices. Uh, Pete Hamilton for the appraisal that was commissioned by this board and he delivered that report. It has been received and, and Commissioner Jefferson has it. That was for 15,000. We paid the annual directors and officers insurance, which was 38 37, 3,837. And our monthly website hosts in bill of one 70. So those, um, those were all paid. And, um, no other invoices, uh, before us now that haven't been paid.

Speaker 2 ([00:08:42](#)):

That's a copy

Speaker 3 ([00:08:43](#)):

For you? Any expected invoices?

Speaker 5 ([00:08:46](#)):

Um, we still will have, uh, possibly it's just the ongoing issue with the, uh, lawn care provider. Um, we may have invoices coming from him in our, uh, legal services. Yeah. Um, then you'll have the accounting at the end of the month. That's it.

Speaker 2 ([00:09:07](#)):

Um, I am gonna ask the finance committee to, uh, report at the next meeting. Uh, I'd like to know, and I think the board needs to know, um, every, uh, entity that we have a contract with. Yes. Um, so for example, I know we have one with you, we have one with legal, um, lawn care, if there are any other contracts. Um, frankly, I'm ready to put, um, the landscape and contract out to bid, but I'd like the, uh, fin finance committee to vet that.

Speaker 5 ([00:09:35](#)):

No, we, we actually did, we did decide that just at today's

Speaker 2 ([00:09:39](#)):

Financial committee. Okay. So y'all will report that in the, in the committee report.

Speaker 5 ([00:09:42](#)):

Okay. So we are, we are actually going to, uh, d uh, transfer the responsibility of getting lawn C as to the property committee. That's what was decided today. Okay. Of just getting that tr, you know, determining the exact scope of work and, and getting those bids. That was decided today.

Speaker 2 ([00:09:58](#)):

All right. But when we go into the finance committee report, we'll delve into that a little bit more. Um, and then, um, the, uh, sewage and water board issue, has that been resolved? Are we still dealing with that?

Speaker 5 ([00:10:09](#)):

Yes, we are. He can probably speak on it, but un until the water meter issue is resolved, we just, we don't have a reliable bill. So I don't know if Commissioner Jefferson, if you have any update on that

Speaker 2 ([00:10:21](#)):

And then the entity bill, um, has that been resolved?

Speaker 5 ([00:10:25](#)):

Well, I've been receiving the entity bill, but, uh, at your instruction we just haven't been paying it. Um, it, I think there's just a question as to why is it 2000, \$2,500 a month? Um, the parking lot lights, I was told could be driving it, but we, we really don't know why the bill is 2000, 2,500 a month. And so we have not paid that bill in the last six months or so. It's just, okay,

Speaker 2 ([00:10:55](#)):

We, we need the, uh, finance committee that, um, deal with that one way or the other, make a recommendation, um, so that we can dispose it out at the next, uh, any questions for, from members of the team? Alright, uh, finance committee report.

Speaker 3 ([00:11:16](#)):

Quick report. Um, as Michelle mentioned, we did discuss landscaping services once we, the invoices we are and the pictures of the landscape from the contractor landscaper that we will then determine what seats fit because there is a whole year worth of invoices, uh, that we have to review, um, to make a recommendation to the board on what would be paid, uh, for a year's worth of invoices that we've not seen. So we're still waiting on those, but as Michelle mentioned, we are gonna take the RFP process to the property committee as that's, we believe the proper place for an RFP process for landscaping. Um, so that's all we talk about from a landscaping standpoint. Um, to the, um, budget discussion, we did discuss about management services of moving forward of some type of management employee, uh, of, for N-O-R-V-P. Um, we're still in committee discussions about what that looks like from a budgetary standpoint, as well as all the other ins and outs of that. So still more to come there, formal recommendation to the board. Um, and the only other big, uh, update is the 2023 audit is still underway. Um, we should be in good standing with Bruno and Turon. Uh, they said they should meet the June 30th deadline. So from an audit standpoint, we're in good standing. Um, I believe that's about it. Uh, checking account. Yeah, checking the account. And, um, account, I'd like to hand it back over to Michelle to give an update on that. Okay.

Speaker 5 ([00:12:58](#)):

So, um, new Orleans Regional Business Park started, uh, its checking account with first NBC some 15 years ago when first NBC was, uh, closed by the FDIC, the account automatically transferred over to Hancock Whitney. So we've been, um, banking with Hancock Whitney the last five, seven years or so. Um, but, uh, the checks are still, um, still carried the first NBC name. So the finance committee is recommending that we establish a new checking account with Hancock Whitney so that the checks will actually show the Hancock Whitney logo. So we will need the board to just, uh, approve our, uh, opening a new checking account at Hancock Whitney, which is where we are now. Just be a new account number again so that it has the proper logo.

Speaker 2 ([00:13:48](#)):

So I'm gonna remand that issue back to the finance committee, and I hope y'all indulge me. Um, I realized that when the business park opened this account with first NBC first, NBC at that time was a Louisiana based institution. Um, and at one point Whitney was a Louisiana based institution, but once it was acquired by Hancock, it's now a Mississippi based institution. Um, being that we are a Louisiana State Board, it's my preference and it may not be the preference for the board, and I'm gonna respect whatever the board wants. I just preferably like banking with a Louisiana institution. And so I would ask that, uh, the finance committee. Um, think about that at your next meeting and make a recommendation. If you prefer to stick with the recommendation of us opening a, um, a, a new account at Hancock Whitney, um, then, then we will take that up at the next board meeting.

Speaker 3 ([00:14:42](#)):

And just to add to Michelle's, um, comments that, that was what was discussed is essentially also protecting our funds with where we are of, of, uh, F-I-D-F-D-I-C, um, insurance. So to your point, chairman, definitely that is two, we have two kind of options that at the next committee meeting we had discussed to lay out a full resolution to the board on two options. One for protection services of the funds and also how we could potentially divvy it out both from Louisiana institutions and what we currently have. So a hundred percent that will be at our next committee meeting that we've discussed to flesh out.

Speaker 2 ([00:15:22](#)):

Thank you all. Any questions for Chairman Tatum? If not, chairman Tatum moves adoption of the finance committee report. Is there a second? Second by Vice Chair Plummer, is there any objection without objection? The finance committee report, uh, will be accepted. Thank you to the finance committee for your hard work. Um, agenda item number seven, discussion of, uh, status of construction work, uh, ongoing at 13 8 0 1 Gentil Boulevard, which is the, uh, our property, the business park. Um,

Speaker 4 ([00:15:56](#)):

And also we have two other guests who just walked in if they could identify themselves for us. I just need your names for,

Speaker 2 ([00:16:03](#)):

We actually had three other guests to walk in.

Speaker 4 ([00:16:05](#)):

Oh, Noah, Noah Lewis, Andrew Mcna

Speaker 2 ([00:16:11](#)):

And your affiliation

Speaker 3 ([00:16:12](#)):

Office. Mcna Development.

Speaker 2 ([00:16:14](#)):

Thank

Speaker 3 ([00:16:14](#)):

You. Courtney <inaudible>, city of

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

Orleans Lewis Insurance Agency.

Speaker 2 ([00:16:22](#)):

Thank you. Thank you. Um, so status of, um, construction work. Um, you know, one thing, um, that I've learned over the years, especially, um, at the state level, um, and, and dealing with, with state buildings, and we still see this issue going on today. Um, you know, sometimes the, uh, state will retain a, a contractor and then they hand over the buildings to the state entity. And unfortunately, the buildings are just riddled with problems. And it's always my recommendation to colleges, universities, whoever you should always have your own inspector, uh, to kind of go through things to, to kind of cross check and just make sure things are, are being done right, um, to protect your investment. Um, and so, um, in, in my capacity as chair, I have the, uh, authority to approve expenditures up to a thousand dollars. And so, um, I did, um, because we, in an emergency sort of situation, I did, uh, retain, um, uh, <inaudible>, um, to, uh, sort of, um, uh, kind of monitor what's taking place, um, at the business park. Things are moving fast and furious and it's important that, that we know what's going on. So I'm gonna ask Wes to, to come up, uh, to the podium, introduce yourself, um, the, the scope of, of work you've been retained to do, um, and, and your findings. And then, uh, there's a resolution to present to the board. A Madam Attorney. I don't know if there's anything that I missed or,

Speaker 4 ([00:17:56](#)):

Um, no, no. The, um, the resolution that's written on there is if you guys would like to go any further with the services, um, then, you know, obviously anything over a thousand you would not be able to approve. Right? Um, but I think that's for the board to determine after they listen to the reports and see where they are. Yeah.

Speaker 2 ([00:18:15](#)):

And, um, you know, just, I, I directed the attorney to put this on the agenda. Um, I don't do anything without, um, you know, running it by her from a legal perspective. So that's where we are. But Wess, I'll turn it over to you if you identify yourself once again for the record and

Speaker 6 ([00:18:34](#)):

Begin. Thank you, Mr. President. My name is Wesley Pfeiffer. I'm the owner of not only <inaudible>, LSC, but also Fier Renovations and Custom Homes. It's a, uh, local construction, residential, and commercial entity, um, that's been in the area for over 20 years. Um, I was asked to take a preliminary look at the construction going on, um, at the board's property to see what was going on with some issues surrounding building permits, um, and the construction thereof. I also served as the, one of the deputy directors of the department safety and permits of the City of New Orleans from 2016 to the end of 2020. My primary, um, responsibility was over ground transportation and, uh, as of the department, however, I did do incremental audits and reviews of building permits and other things independently for the then director and deputy director of the department. I'm very familiar with the city's permitting system.

[\(00:19:25\)](#):

Um, it's instrumental in actually developing it both from the internal side and the front facing one stop path. And for the majority of the data, um, that's in my preliminary report came from, um, the short of it is a demolition permit was applied for back in March, uh, for the property. And at that point it was approved but not issued. Since that time, not only has demolition taken place, but also new construction, um, that in my opinion, exceeded the scope of the initial demolition permit. Um, there's been electrical work and building work done at this point. There's been electrical inspections, and at this point there is no parent overarching building permit that has been issued. There's a number of red flags on the city end requesting documentation from the applicant. Um, going as far as just general application things such as a lease agreement con signed contract, um, different documents required for <inaudible> permit in the city. Sorry. Um, but at this point, no work, whether demolition new construction or anything thereof should be taking place at the property.

[\(00:20:39\)](#):

Um, throughout the report. Again, this was a very preliminary report that I put together, um, just in about nine and a half hours this week, looking at publicly available information, which was limited. Um, looking over everything you can see where there's conflicting data points in the city system, conflicting dates of review. Um, one thing that I did want to point out is that the blueprints and outlines certain aspects that are considered structural under the international building code. Um, it's not unheard of for the city to issue non-structural interior permits when entity applies for a building permit, whether residential or commercial. It's self, self-reported. And as we have seen time and time again with the city doing plan reviews, things do slip through cracks. And so that is one thing that I believe needs to be looked at further, is the level of structure within the building department.

[\(00:21:38\)](#):

Um, number of issues that was brought up to me, uh, question by board members about tree removal and different things that they were not aware of that are outlined in the blueprints. So if, um, at this point, I've got several recommendations in here of documents that the board should request from potential VC and the contractor, as well as from the city of New Orleans, to ensure that you're all well informed of this whole building process as it moves forward, because there seems to be some, uh, missing information, mainly at this point, however, should cease as there are no active building permits where the demolition or new construction coming in.

Speaker 2 [\(00:22:21\)](#):

Thank you Wess, uh, commissioners, just for some background, as many of you know, um, I'm a former member and chairman of the New Orleans City Planning Commission. And so I decided to spend a little time, um, on the city's, um, website, sort of looking at some of this stuff. Uh, I by no means consider



myself to be an expert, um, and certainly relied on the expertise of our vice chair, given her background in real estate. Um, I began to see what I saw as some, uh, pretty significant red flags. And so, uh, through conversations we thought it would be best to retain a, uh, completely unbiased expert in this area to just kind of put a fresh set of eyes on things, uh, to, to, to give us just the facts, uh, from, from that perspective. And so that's how, uh, we, we arrived here. With that, uh, I will open it up to, um, the commission. Um, if you all have any questions, uh, or comments related to this, that advice chair,

Speaker 7 ([00:23:18](#)):

Um, if I could ask Mr. Pfeiffer, you said we don't have permits on the property,

Speaker 6 ([00:23:25](#)):

Correct? As of right now, a interior demolition permit has been approved but not issued. Um, it seems from the one stop app, they're just a matter of fees that need to be paid, and that would cover just minor non-structural interior demolition for the contractor to take a look and see what needs to be done moving forward for the actual full building permit. The main building permit has not been, I issued, has not been approved.

Speaker 7 ([00:23:52](#)):

Um, two more things I'm gonna say real quick. Uh, the permit was applied for, you're saying, was it applied for?

Speaker 6 ([00:24:02](#)):

Yes. Both the

Speaker 7 ([00:24:03](#)):

What kind of, what kind of permit? 'cause I know that there's structural and non-structural permits.

Speaker 6 ([00:24:09](#)):

Correct. So the, there's two permits currently pending on the property. One is a interior demolition and one is a non-structural renovation permit.

Speaker 7 ([00:24:19](#)):

So there's no structural permit with all the, the stuff that we are aware of. Wouldn't that be a structural permit that would be needed?

Speaker 6 ([00:24:32](#)):

From my review of the blueprints at face value, it does appear that there is structural work that is being done or should be done for the blueprints.

Speaker 7 ([00:24:41](#)):

Okay. My last question. We are the owners. We are the landlords. We are over the building. How could this stuff be done without us knowing about it or signing off on anything?

Speaker 6 ([00:24:52](#)):

Generally speaking for, and this is beyond the city of New Orleans, this is any jurisdiction I've worked in across southern Louisiana, Wang will apply for a building permit. Um, the applicant can be the owner or the contractor or really anyone. But the paperwork that is required along with the application is either a lease, a cash sale, some form of ownership. And in my experience, when it is a situation where the owner and the person contracting out to the contractor is not the same, um, the owner of the property has to sign off on the application or some documentation in order for that building permit to be properly issued.

Speaker 2 ([00:25:31](#)):

Thank you Madam Vice Chair. Are there any additional questions? Chairman Taylor, I

Speaker 3 ([00:25:34](#)):

Just had a question. Thank you for your report. Um, does is, do we, does the board have a copy of what the contract we are considering apply for it, like a

Speaker 2 ([00:25:44](#)):

Copy? I, I have it. Um, do we have a printed copy? I can forward it to the board and I, I should have done that. I neglected to forward it, but I, I can forward it to the

Speaker 3 ([00:25:52](#)):

Board. And, and just to make sure I understand, the resolution today is to vote on that approval of contract for this service?

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

Yes. Not to exceed \$5,000.

Speaker 4 ([00:26:06](#)):

I don't have a contract, but if you guys want to tell, you know, if you all wanted to discuss the major terms, I could would note that and put it in there. And whatever

Speaker 2 ([00:26:15](#)):

Proposal, what sent me something, was it a scope of work

Speaker 4 ([00:26:18](#)):

Agreement or, okay. And then we can make sure those terms were, were in there. Um, but I think, I'm so sorry, but haven't heard some of this. I'm, I would be remiss, as I said, I'm trying to send you, and I'm meant to all, but I've been so busy. I did take a site tour and I wanted to send you all the photos and all, because I know you, many of you have not been able to get out there. Um, I'm concerned by what, what this report just said, if per we all know, at least I know, um, that permits are not valid unless issued and posted. So if there is no permit issued, there really shouldn't be any work being done, period at all. So if that's what he's telling me, I would be remiss in not saying that, uh, to you. Um, I did go out and I saw the work and Omar was very kind and they showed me around and the work is ongoing and almost it looked like it was almost completed, but I can't speak for them.

[\(00:27:15\)](#):

Um, so they would have to speak on that. Um, there's also an accessory structure that's being that the platform's for, but they would have to speak to it also. I did see a tree next to it and there was an orange marking on it. And I asked Omar, I said, you guys aren't taking down that tree, huh? Because I see an orange marking. And he said, no, that they didn't need to take down that tree. It was a cypher tree. Um, so I will have to let them speak more about it. And I was gonna send you all the pictures. That's what I'm looking, so that you guys can, I, I don't think, I don't know how many of you all were able to go on the tour in May?

(00:27:54):

You did. You went, commissioner Tucker went on the tour. There was a tour on May 3rd and I don't know. Um, and Jeff Schwartz has just entered, I don't know why. Um, more people didn't go. Um, it would be worth it to, to visit. Um, and it looks like the construction, I think is pretty much near complete. So if it doesn't have a permit issued, that's a, that is a problem. Um, I know the city usually shuts people down if you don't have a permit and they put a stop work order immediately if the permit's not issued. So go ahead. That I just have to say that.

Speaker 3 (00:28:28):

Just, just to kind of add to my question, chairman Hughes, just to just want to make sure, um, and Michelle, this might be to, with the contract, just making sure we don't have to put out an RFP of sort for

Speaker 4 (00:28:42):

This type of contract. No, you do not for professional services. Thank

Speaker 3 (00:28:45):

You. I thought that would

Speaker 4 (00:28:46):

Thank you. Yeah,

Speaker 2 (00:28:49):

And I'm, I'm sending you all the, the agreement now. I do apologize. I've, um, literally spent half of my life over the past several days, uh, dealing with the lease issue. Um, it's ate up a lot of my time. The vice chair's time, our attorney's time, and our CPA's time. But, um, I, I'm sending this to you all now. I know

Speaker 5 (00:29:10):

The overarching concern with a permit not being issued would be that inspections that may be required are not being done. Correct.

Speaker 6 (00:29:19):

That's one part. It could also be that any work that's being done may not meet the building code. Um, just from personal experience, anytime you submit blueprints, the city reviews, make sure that you have all your ducks in a row and that everything is up to the most recent, uh, adopted 2021 building code, and that there's no, uh, overarching zoning issues or any other issues that may be aware moving forward. It is a multi-layer review, not just with inspections.

Speaker 8 ([00:29:47](#)):

Commissioner, do you know what stage the Yeah,

Speaker 9 ([00:29:49](#)):

Commissioner

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

Okay.

Speaker 2 ([00:29:52](#)):

Jones. We'll go to Commissioner Jones and then commissioner all the Farm Commissioner Jones.

Speaker 9 ([00:29:55](#)):

I'm just, I'm, I'm, I'm just baffled and confused.

Speaker 2 ([00:29:58](#)):

Yes, ma'am.

Speaker 9 ([00:29:59](#)):

Um, the city issued a permit or had a permit approved or whatever, but how did the city do that, even get to that stage with a permit without all of the particulars in place? I'm trying to figure out what the city is doing, because if they don't have the what's needed, why are they, why is this still going on and why is it that we just finding this out, why the city didn't step in and stop this? Shouldn't they have, I don't know. I'm just confused.

Speaker 2 ([00:30:32](#)):

Yeah, I, I, I can't, you know, answer that. Commissioner Jones, um, again, when I started looking at, and I don't pretend to be an expert, but when I started looking at, um, you know, just the, the timeline of things, um, some dates were not matching up. And this is all in the public system. So this is nothing that I'm making up in my head. Um, I, I'm not the smartest person in the world, but, um, you know, I've been around government, um, pretty much my entire career. And even at, when I looked at some of the approvals and who actually made the approval, it just started giving me more questions and answers. So, um, that's when I felt we just really needed a, a third party to step in, um, to, to give us information to ensure that we're protecting ourselves. 'cause I, you know, um, I'm not sure we've done a good job at protecting ourselves to this point.

Speaker 9 ([00:31:22](#)):

Thank

Speaker 8 ([00:31:22](#)):

You. Thank you.

Speaker 2 ([00:31:23](#)):

Any additional, uh, questions from members of the commissioner chair? Um, Mr. Tucker, commissioner Tucker. I'm sorry. Commissioner Aon. Thank Commissioner Tucker? Yeah,

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

I just said, uh, what STA status is the building permit itself in, doesn't it give you a, a progress report on this

Speaker 6 ([00:31:40](#)):

Side? It's currently in application review, which is revisions needed, meaning that there's certain flags that have been raised or missing documentation. Um, in the preliminary report, I've got screenshots of the most up-to-date as of yesterday morning.

Speaker 8 ([00:31:55](#)):

What are the comments? Can you

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

See those sir comments can be seen from the public, uh, view. Um, there was, uh, some questions relative to, uh, the zoning issues. Um,

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

Would you characterize them as major issues or just routine issues

Speaker 6 ([00:32:21](#)):

Without being able to see more in depth? There's two sides to the long affirming system. There's one that the applicant or city <inaudible> on beach permit, and then there's one that's the public view, everything that I pull from the public view. So generally zoning issues can be a myriad of minor things of major, uh, classifications. Without knowing in detail where those are at. Um,

Speaker 10 ([00:32:49](#)):

I can't come

Speaker 2 ([00:32:57](#)):

Uck where you finish finished. Commissioner <inaudible>? Yes, commissioner Tucker.

Speaker 10 ([00:33:01](#)):

I'm not gonna question the accuracy. I believe it. I need to see it, but I believe it. I trust my chairman and vice chair, and I am upset with the contractor for the record Woodward Design. And I'm upset with the testimonies of vinyl and I'm noticing that they're looking for things as if they're shocked. I'm upset that they put the integrity of our votes and our motion at risk. Not have to. Yes.

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

Thank you. I do have a preliminary report that I will insert into the record. I just got this, um, you can pass it around. I just got this today, and so literally when I walked in this board meeting, so I didn't have time to, um, email it out. But I will email it and insert it into the record. But that is the preliminary

report, uh, for commissioners to look at. And, uh, Wess can tell you I went on ahead and, and brought him on, um, on an emergency basis. And, uh, he had to scramble to kind of get this preliminary report together. For this first board, are any additional questions from the commission? If not, the chair would move, um, adoption, um, of the resolution, um, to, um, approve the contract with five Con not to exceed \$5,000. Is there a second? Second. Second. By, uh, commissioner Jefferson? Uh, Madam Secretary, I would ask that you call the role a yes vote, uh, will be to approve the contract. A no vote will be to not approve the contract.

Speaker 1 ([00:34:46](#)):

Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner <inaudible>? Yes. Commissioner, you committed for this <inaudible>? Yes. Commissioner Taylor? Yes. Commissioner Tucker?

Speaker 10 ([00:35:03](#)):

Yes.

Speaker 1 ([00:35:04](#)):

Commissioner Bennett? Yes. Vice chair? Yes. Sharon hug?

Speaker 2 ([00:35:10](#)):

Yes, ye donates and that will be approved. Thank you. Commissioners. Um, legal report. Uh, Madam Co.

Speaker 4 ([00:35:19](#)):

Okay. So, um, as you know from the beginning of the agenda, we moved Meyers up first. I have one here, the discussion of the status of the proposed lease agreement with Myers, which is really in final form and you all have already, we've talked about it ad nauseum. Um, and I will also send around another, uh, copy of that proposed lease. But I had a, I looked at the statute 33 47, 17 0.2 again, which is that expedited statute under which we're gonna be doing both leases, both Meyers and Advo. And I spoke with James Carroll, um, you all, most of you, Mr. Rethr, you didn't meet James, but James was here several times. He's the attorney for, um, Mr. Myers and for Pat or Myers warehouse. And he is in strong agreement with me that the way that that statute reads, it says you have to, at the meeting immediately at the regular board meeting, immediately proceeding the meeting at which the lease will be, uh, or the draft adopted, the terms adopted.

([00:36:31](#)):

You have to announce to the public that you will be considering the lease at the, at that next immediate board meeting because everything has been so jammed up with so many going back and forth. Uh, uh, it's, it's, the record has gotten cloudy and he agrees that he would rather go ahead and be very safe and announce at this board meeting that we will be considering the final lease at the next regular board meeting. Um, he strongly, he said, look, I want my client to have a lease and I've been waiting longer than anybody, he said, but I also want the lease to comply a hundred percent with that statute, and I insist that you do it this way. So we just got the phone before I came here. So we're gonna go ahead and do that for Myers is an officially an announcement that we will be considering his lease at the next board meeting. Um, do we

Speaker 2 ([00:37:22](#)):

Have to vote on that or we

Speaker 4 ([00:37:23](#)):

Just, just No, I just have to announce it. Alright, thank you. And the other thing is, we had Mr. Myers here, um, to discuss, uh, since he, it was under his proposed lease agreement. And also, um, I guess it, it could have been also gone under the discussion of the status of construction work. But if any issues, one of the things Mr. Myers brought to me and I've asked him to send me, I think your office did just send it to me, Mr. Myers, um, yesterday evening, but I've been too busy to get it out, was that he had an emergency at the warehouse and he had a leak in the roof and his folks came by to inspect his product. And you can speak better for yourself, but I, I did mention at finance, this is something that we all really need to look into, um, about getting, getting an emergency repair on that. Go ahead Mr. Myers.

Speaker 2 ([00:38:14](#)):

Hang on one second. Mr. Myers. I do see another, um, person that walked in. If you could just identify yourself, um, your name and your affiliation. Uh, you

Speaker 11 ([00:38:22](#)):

Know, Anne <inaudible>. Curtis <inaudible>.

Speaker 4 ([00:38:25](#)):

What's your name?

Speaker 11 ([00:38:26](#)):

Ken Anne.

Speaker 4 ([00:38:28](#)):

Okay. Thank

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

You. Thank you Mr. Mark. Good afternoon. Good

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

Evening, everybody. So, a couple things. You we're talking about construction as we move along. We did have a little issue. I addressed it with Omar that the facility was left open. Uh, one night we had the guard going around, checking the supervisor called, was about 10 30 at night. The facility was open. And like I said, I addressed it with Omar. One of the things that we're concerned with moving forward is when we do segregate, Omar and 'em have Liano as their area. That access to building into the food storage area, we need to really address that. It hasn't, when we didn't have another tenant in building, shared tenants wasn't really a big issue. You guys locked the front door. But our programs and the guidelines that we stored a product in is, uh, you know, stringent. This product's consumed by millions of Americans and it goes all over the country.

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

And I wanted to take a minute. I know, uh, the last meeting I was at Ivano did a really great presentation on what they do and what their plans are. And I I wanted to bring to the board's attention, you know, we all go around inspectors and SQF exactly the guideline that we are held by by the FDA. So Myers warehouse is implemented, implemented a food safety program based on passive principles. Passive is

hazardous analysis, critical control points, and a production and storage of food. We do, Notmeyer does not manufacture food, therefore we have no critical control points. A product that we do store is manufactured and stored at an SQF certified facility. Our customer is ASR, which is Domino Sugar there. It's a national company. We have put together prerequisite prerequisite programs in place to closely monitor the product and ensure that our company meets the requirements of the FDA and the SQF code.

[\(00:40:30\)](#):

We are required by our customer, ASR to have a level two certification. Myers will achieve a maintain certification through the SQF audit, conducted by an approved SQF audit and a certification body Myers is priority is to supply safe food storage for consumers in order to achieve this. We, we have established food safety culture, a food safety culture that includes communication about food safety training, employee feedback, and a performance measurement to ensure that we are providing the best and safest storage available to the property. So it's a little bit more detailed than it was years ago within the inspection process. And the FDA, that's a paragraph. We have a person that we employ, that's all she does is keep up with FDA guidelines and keep our employees in line. So it's critical moving forward to coexist with ivano that we not just Myers, that the realizes that this product is, it's critical, that it's, it's stored and protected, handled safely.

[\(00:41:39\)](#):

So that's gonna include a really good segregation from Ivano. And we have the product and you know, it, it's in a, in an environment that when I go home at night, I feel safe that this is gonna be something that is addressed now as we move forward. And it looks like you guys are, uh, I've, I've spoken with Ivano every step of the way. Uh, Omar's always got available. Actually, I didn't respond to him as quick as I think last week you called me. I missed him. But I would just, I, I would just, you know, hope that the board realizes our, our position on the, uh, warehouse and making sure that we do have a good inspection that will come up. I've asked from to, uh, reinspect the facility, see if I can get 'em out early. It's usually an annual inspection. I'm asking them to come out in six months to do another inspection.

[\(00:42:37\)](#):

And I'm, I'm assuming construction will be complete by that time. So anyway, that's all I really wanted to bring up to the board. The other thing I did want to bring up is we do have, within ASR sugar bond, there are several different products. So Domino produces Walmart, Winn-Dixie, that's probably 50. So we endure inspections also by each individual customer. They come out. We recently had one and it brings to light kind of what I tried to address in the last few meetings with the, uh, maintenance to the building. We pretty much did that on our own. And you know, there wasn't a board. Now it looks like everybody's really anticipating. It's good to see you guys have a forum and meet regularly. So I sent Maria the inspection. They'll basically inspect a building. The only thing we're asking you guys to do is address building deficiencies.

[\(00:43:28\)](#):

Anything internal with us we take care of. And there's always a timeline on that. And in the past years past we had an issue with accomplishing an in time. Uh, what I'll do is I'll continue to send those. We have one now. It's a few building leaks. The roof is pretty beat up of being the roofer that we were using. Did a good job repair it. He actually said if you guys would like, he would issue a report or go up on a building 'cause he knows it really well. And lets, you know, let the board know the condition, take some pictures of the roof and the age of it. It, it may be helpful you guys moving forward, but, uh, James talked to you on



Speaker 4 ([00:44:10](#)):

Yes, James just called me. Patrick Myers

Speaker 6 ([00:44:12](#)):

Is good with the lease. You know, I think that, I think we're

Speaker 4 ([00:44:15](#)):

Moving good. I know that you have some concerns, um, but James didn't bring those up but you, but, but with respect to the leaks, the reports that you had some leaks and how long do we have to repair that?

Speaker 6 ([00:44:28](#)):

I think on that one it was 60

Speaker 4 ([00:44:30](#)):

Days, 60.

Speaker 6 ([00:44:31](#)):

Every customer has a different guideline. Most of the time they give you reasonable time to roof leak. They'll give you 60 days. Um, occasionally we'll have one pops up and says 30 days. But

Speaker 4 ([00:44:41](#)):

James also brought up to me that he was, and I literally got a phone call while I was in the finance committee meeting that he was concerned because the SQFR person that came out in January was not qualified in your department to inspect.

Speaker 6 ([00:44:59](#)):

So the, the SQF auditor or, or that, that came out with Ivano, I think it was in January. We, we, Melissa researched his credentials and I don't know if he has the proper credentials in the food storage area.

Speaker 2 ([00:45:18](#)):

Well, well, so well let, let me just put on the record and I'm, I'm, I'm gonna share, we, as we were negotiating the lease agreement, um, a letter popped up from January, um, that nobody on this commission had ever seen. I don't think our attorney had ever seen it. Not ever seen it, um, from allegedly a, an inspector. Um, you know, and, and my response, and I'm not being facetious, it looked like something that came from Sesame Street. Um, I really questioned, um, the legitimacy of the letter. Um, aside from the typographical errors, there were just some things that appeared to be grossly misrepresented, um, in the letter. Um, and so I will forward that to the board, um, so that each of you can have a copy. But Mr. Meyer, I just want you to know, from my standpoint, speaking for myself, um, I have gross concerns about, um, that letter. So, uh, Madam Vice chair,

Speaker 7 ([00:46:14](#)):

Um, to the board, I had a conversation with Mr. Myers, um, regarding that certification. And I know you know this, um, attorney, but in my conversation with Mr. Myers Oh yeah. You know, you know about

that. We discuss it. He wanted a clause in the lease. Yes. That specifically said that if, if whatever they have contaminates or comes into their product line or whatever they want to out

Speaker 4 ([00:46:52](#)):

Immediately,

([00:46:55](#)):

That was, that was the conversation. I think you all heard a part of it earlier when, uh, James and I were talking and uh, it got a little bit heated, but it's okay now. But <laugh>, but I, I, I told James that what I will have in both leases rather than an out, it will say that neither company will do anything that will interfere with the quiet enjoyment or with the operations of the other. And that way if something happens and it's documented that the other person is doing some of the other company and it can't be remedied, then that's the company that will have to leave. Not that he would be able to break his lease and leave. James was happy with that. Right. And you can verify. 'cause I know you haven't had a chance to talk to him. I literally just hung up with him a little bit. So he was, he was okay. Uh, once we, uh, talked and we, you know, I tried to reach James back when you told me to talk to him and I didn't get, I called him and we just missed each other. So I think that's why he was calling me just now. And

Speaker 6 ([00:48:01](#)):

A lot of that direction comes from trust, right. I mean, whenever we Mm-Hmm, <affirmative> Ben and shared tendency for the buildings and they always, you know, they're looking for that language because it's, you know, if anything would happen or an inspection, we would fail. Certainly, you know, being in a building that we cannot sell a product, it would be an issue for us, an issue for them. They're under contract. So Yeah. That's why James.

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

Yeah, I think that's why. So, and I think the other issue was that the, um, you know, I, and I spoke with Omar just a little bit ago, but they, the Woodward person, and we have, we don't really have contact with Woodward and uh, that's another thing. But Woodward person had somehow been going in and out of our office building through our glass doors, and now they are completely sealed off from, so they do have a one hour firewall that is, and I'll send that in the pictures for you all. I meant to send them earlier that that is a, it is a, they can explain to you one hour firewall, but it's a sheet rock wall, but it's completely sealed off from Meyers now. So if they're going into our buildings, which I think Ms. Bennett, when you went over to the building to pull the, uh, agenda, the doors were unlocked. The doors, right? So we didn't give ingress egress through our office building, but they were going in there. And then when you go through there, there's just one door and you go straight into Myers. And I think that's the, the glass buildings that face the street were the ones that were unlocked in the evening that you called about. And even

Speaker 6 ([00:49:36](#)):

When, when, uh, Ivano gets that area and that seal off, we need to address the issue of anybody coming through the glass doors, pretty much they go to us through the full

Speaker 4 ([00:49:45](#)):

Hallway. I would've to agree with you and

Speaker 6 ([00:49:47](#)):

Through the chain link and they into the food store.

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

I think the board will have to consider the property committee how they can seal off your area completely from the office building too, who had a key from the beginning to open the front door. Maybe Omar can address it. I don't think that they had a key. I think that the woodwork person that came in from, I guess from the, from the warehouse side. So maybe, um, I I think maybe you guys have been working with them and they've been walking through your building Yeah. To get out initially. So that's, we've been working

Speaker 6 ([00:50:16](#)):

With them. They were walking through our building and they started utilizing the front.

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

So, um, obviously we have to make sure that each tenant is secure. Um,

Speaker 2 ([00:50:27](#)):

Thank you. Uh, commissioner talker,

Speaker 10 ([00:50:29](#)):

Uh, board council. Mm-Hmm, <affirmative>. Um, just so I'm clear on the, the possible out clause, whoever creates the, the file is out,

Speaker 4 ([00:50:40](#)):

Right? I mean, you surely they'd be given a reasonable time to remedy.

Speaker 10 ([00:50:44](#)):

What would be that file possibly? I know you got

Speaker 4 ([00:50:47](#)):

Well, I, I don't know. I mean it's, you know, I, I don't really know the scope of either their building, of, of their uh, you know, but you know, if say Advanta was doing something that was causing because, uh, you know, some kind of, of obnoxious gas, let's say, I'm not saying that would ever happen to go into their, that warehouse and that was at a something level that would interfere with their business and their, they could not operate their business. It

Speaker 10 ([00:51:12](#)):

Would be extreme business disruption.

Speaker 4 ([00:51:14](#)):

Yeah. It would have to be, right. It would have to be an extreme, you know, business. That same thing by his side. If they were, I don't know what you could do with sugar that could interfere, but if they were doing something that interfered,

Speaker 10 ([00:51:25](#)):

Would they be required to pay out the sum of their lease and leave? So we're not penalized?

Speaker 4 ([00:51:31](#)):

I had not, um, I would say that what it would be would be a default under your lease and therefore there are some clauses where you can accelerate payment under a default and you would have a duty to mitigate. Yeah. But it would be something like that.

Speaker 2 ([00:51:49](#)):

Uh, Mr. Maya, how many years have you been a tenant at the business park

Speaker 6 ([00:51:55](#)):

Before Katrina? I think before Katrina. I don't know exactly before Katrina, would've you I I, I want to say we have 14 years plus Yeah. In the building. We left at one point and came back. Yeah.

Speaker 2 ([00:52:08](#)):

Um, and, and as you said, your product, um, has ramifications far transcending Louisiana, your product goes nationwide, is that correct? It does. Um, and um, is it accurate that right now, and I know this may, um, change a bit, but, um, \$25,275 monthly, uh, in rent to the business park. Is that accurate? Correct. That sounds accurate. Yeah. Yeah. Uh, let, let me thank you for, um, you know, um, your, your, your partnership. And I know, uh, we've had some trying times of as we've had transition, um, with, with leadership and, and boards. But, uh, I, I'm very proud of this board and I just want you to know all nine of us have a commitment, uh, to be in this for the long haul and, and to do the right thing. And I just look forward to us having a, a, a, a longstanding and fruitful partnership, uh, with you and, uh, Madam Council. Uh, I'm happy to, to come and sit with you as soon as possible so that the issues that need to be remedied, uh, we can have a great understanding of those and get to work, uh, as a board to make sure that those issues are rectified.

Speaker 6 ([00:53:19](#)):

Thank you. It's, again, it's nice to see a board that we have, so a board to report to now. Does anybody have any questions?

Speaker 2 ([00:53:26](#)):

Any questions, commissioners from Mr. Meyer?

Speaker 9 ([00:53:30](#)):

I'm just concerned about the roof issue and trying to get that addressed as quickly as we can because we do not want the product to be contaminated, right. And we don't want him to lose his, um, business. So I just hope that we can get that taken care of

Speaker 2 ([00:53:45](#)):

Quickly. You have my commitment to get on that evening.

Speaker 6 ([00:53:48](#)):

When did the 60

Speaker 8 ([00:53:49](#)):

O'clock start? You said 60 days to fix it?

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

Yeah, the, the, uh, we have the date on the email we sent.

Speaker 4 ([00:53:57](#)):

Yeah, I'll send that email around. I just got it days.

Speaker 8 ([00:53:59](#)):

We already heard clock

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

Started the email. We just got the email. What? Yeah, I just an hour

Speaker 4 ([00:54:03](#)):

Ago. Yes. I just got the email. So, we'll that is

Speaker 2 ([00:54:06](#)):

Chairman. Wait, hold on. Commissioner <inaudible> has the floor and then I'll come in. No,

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

That, that, that was, that was my only question is how under the gun are we to get that fixed?

Speaker 4 ([00:54:17](#)):

And this could be, uh, and I, I wouldn't, obviously we couldn't fix or you guys couldn't fix the entire roof that quickly, but it would be something that would be, I hate to say it again, but a temporary fix.

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

It's gonna be a spot

Speaker 4 ([00:54:31](#)):

Repair and tell and Yes, in

Speaker 8 ([00:54:33](#)):

60 days is gonna be a spot

Speaker 4 ([00:54:35](#)):

Repair. Exactly. A, a, a temporary repair that can hold them over and at least keep them in compliance. Um, I would suggest that the property committee meet, um, as soon as possible to consider that it

should be under 250,000. So you wouldn't need to do public bid on it. So you can get, you know, um, estimates.

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

So

Speaker 2 ([00:54:59](#)):

Let me go to Commissioner Tucker and then I'll come to you. Chairman Jeffers, commissioner Tucker. I think

Speaker 10 ([00:55:02](#)):

I'm getting clarity, but I'm not sure this is an actual issue, not a probable

Speaker 6 ([00:55:07](#)):

No, this is <crosstalk>

Speaker 10 ([00:55:09](#)):

And it started when to, to

Speaker 6 ([00:55:11](#)):

When did it start? It probably 60 days ago. They change with the rain sometimes. Defendant, the roof's so old, the, the leaks, uh, you're chasing them constantly. So

Speaker 4 ([00:55:23](#)):

I'm, I'm looking at your,

Speaker 6 ([00:55:24](#)):

The wind blows or how hard it rains. You know, you get, you get, you get constantly a battle leaks.

Speaker 4 ([00:55:30](#)):

Um, Mr. Myers, I'm looking at the report that, um, your, um, office assistant sent me, um, yesterday evening. It's, um, Meyer's Warehouse and it was sent by Melissa, correct. A record. Record. And it says here, conditionally accepted 90 days. So you have 90 days. Um, but the date on the report, I'm sorry,

Speaker 9 ([00:55:53](#)):

I say leave at 60,

Speaker 4 ([00:55:54](#)):

Keep up. Okay. But the date of the, the report is dated June 5th, so it is like 60 days now because we're at the end of June and this report is dated June 5th. And I'll send this around to everyone. Alright,

Speaker 2 ([00:56:09](#)):

Chairman,

Speaker 6 ([00:56:10](#)):

Roof repair. I'm thinking it's gonna be 10, 15,000. I don't think it's gonna, it's just gonna be, they're gonna go up there and, and they've been doing that for many years forever.

Speaker 12 ([00:56:27](#)):

So

Speaker 2 ([00:56:29](#)):

Chairman Jefferson.

Speaker 12 ([00:56:30](#)):

So, um, I actually looked at the report again, uh, earlier this week that received for, um, the maintenance of the roof and the years and everything. I don't remember the exact exact age of it, which is extremely old. It's a balance roof for means it's completely out, um, outdated. Um, the, one of the cheapest costs to possibly do the entire roof, which I, I recommend take it up in, um, the property committee, maybe like around seven to \$800,000 to do the entire roof, which I mean I recommend that we do anyway because 10 here, 10 there, 25 here, they just keep, um, those just keep going up as time goes on. But, um, that's something we can take up.

Speaker 2 ([00:57:10](#)):

Yeah, I, I'd ask the property, the com committee to take that up as soon as possible. And commissioners, I mean look, let's, let's just be honest. Uh, we, we've known for quite some time that the roof is a problem. Um, I see Mr. Lewis back there. Um, and when we talked about our insurance issues, I mean we knew it was only by God's amazing Grace <laugh>, um, that we were able to get insurance. And two primary issues that he raised was the roof and HVAC system. And that's why I was, you know, adamant about meeting with the city and the councilman to understand the uses of dollars. So because we knew the roof, uh, was of top priority, but, uh, commissioners, this is something that we've gotta focus on, uh, immediately. So I, I would ask the property committee to make this, uh, top priority. Um, and, and we really need to, um, you know, come up with, with two potential course of action. Obviously Mr. Meyer's situation has to be remedied immediately, but if there's a way we need to look at the bigger scope of just trying to take care of the entire roof as well. So we on it, Mr. Ma?

Speaker 6 ([00:58:16](#)):

Alright, y'all good? I'm, I drove from Alabama, make the meeting down on the road all day. I'm gonna check.

Speaker 4 ([00:58:22](#)):

Thank you.

Speaker 2 ([00:58:23](#)):

Thank you. Thank you sir. Appreciate it. Alright, um, Madam Council next, uh, item. So we will shift to now,

Speaker 4 ([00:58:35](#)):

Um, the discussion, the

Speaker 2 ([00:58:37](#)):

Proposed release. We need vote on the resolution. Okay, so it says to publish notice.

Speaker 4 ([00:58:43](#)):

Yeah, so the

Speaker 2 ([00:58:45](#)):

Um, is that related to Meyer?

Speaker 4 ([00:58:46](#)):

This is actually Wells I'll, the resolution that I want to, uh, to uh, assist to publish lease agreement. It's just say lease agreements. And if I would just have, once we do all of this, I just wanna get in advance a resolution from you all giving me authorization to publish the notices that will be required and incur the costs that are gonna be required to publish those notices for both leases. So I at least have that in advance. 'cause that's gonna be, uh, in the Times Peak u and I'll pay with my credit card 'cause we don't have a credit card for the business, but I just want the board to at least, uh, approve that and approve the payment so that I'm not paying for it.

Speaker 2 ([00:59:26](#)):

So I'd like, um, I'd like to take them separate, if you

Speaker 4 ([00:59:29](#)):

Don't mind. Okay.

Speaker 2 ([00:59:30](#)):

So why don't we, uh, vote on the resolution, uh, since we're on Meyer? Yeah. Why don't we vote on the resolution authorizing special counsel to publish notice of intent, uh, for N-O-R-B-P to enter into a lease agreement with Meyer

Speaker 4 ([00:59:47](#)):

At the appropriate time.

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

Meyer's Warehouse, as required by the provisions of Louisiana revised statute 33 47 17 0.2. The chair will offer up that motion. Uh, is there a second? Second by, uh, commissioner Jones. Madam Secretary, please call the Roll

Speaker 1 ([01:00:05](#)):

Commissioner Justice. Yes. Commissioner Jones. Commissioner <inaudible>? Yes. Commissioner <inaudible>? Yes. Commissioner Tate? Yes. Commissioner Tucker? Yes. Commissioner Bennett? Yes. Mad Vice chair? Yes. Chairman



Speaker 2 ([01:00:23](#)):

Hughes? Yes. Naves No Nay. And that thank you notice is approved. So now we will go to Banno, uh, Madam Council.

Speaker 4 ([01:00:35](#)):

And the same question is just it, this is really an in advance resolution that when the, at the appropriate time, it's, it's not right now to May next week is not the appropriate time, but at the appropriate time, so after a lease is approved, to have the authorization to also, um, put a notice, the, there were notice required by law in the newspaper and to obviously being reimbursed for it.

Speaker 2 ([01:00:59](#)):

Alright. Uh, we do have adv, vno representatives here. Are there any questions from the commission from at Vno? Um, I did say I would allow one representative from at Vno to make a presentation. So at Vno, if you have anything to say, you're welcome to, uh, whoever that designated person is. Uh, you're happy to, uh, you're welcome to make remarks and then we'll take questions from the commission. And then we, uh, it will, it will be two separate motions. One is the notice of intent. I mean, notice the publishing. Then the other one will be the resolution authorizing, um, the lease agreement. Is that accurate? Is it two separate things that we're voting

Speaker 4 ([01:01:37](#)):

On? Yeah, I'm sorry. The, um, the, so yes, it's two separate. It's very, it's two separate things. Um,

Speaker 2 ([01:01:44](#)):

It'll be the notice to publish and, and

Speaker 4 ([01:01:46](#)):

Actually we can't much, like I put that resolution in there thinking that I could, but mu much like Myers, it's the same procedure. We have to have the notice to the public that at the next meeting we'll consider the lease for Ivana. We are not considering at this meeting.

Speaker 2 ([01:02:04](#)):

Okay. So, so the other resolution,

Speaker 4 ([01:02:06](#)):

Because we

Speaker 2 ([01:02:07](#)):

Have vote

Speaker 4 ([01:02:08](#)):

On today. Yeah. Because when we did that resolution at our last meeting, authorizing, uh, you and and Commissioner Plummer enter the negotiations, it was a special meeting. Right. And the law says it has to be at a regular meeting. Okay. So we have to do it the same way we're doing Myers. So we'll do both leases on the same track. Okay.

Speaker 2 ([01:02:31](#)):

Turn to grab.

Speaker 6 ([01:02:34](#)):

Um, I guess if there's, do y'all want me to touch on some of the issues we discussed just now or do y'all want, do have my question and answer?

Speaker 2 ([01:02:44](#)):

Uh, commissioners, what's your pleasure? Do you have any questions for that Vno? Uh, yes Lord.

Speaker 7 ([01:02:49](#)):

Then when he gets the board, then I might ask

Speaker 6 ([01:02:52](#)):

Questions. Okay.

Speaker 2 ([01:02:55](#)):

Alright. So if, if the, if you have remarks you'd like to make, you're not obligated to. If not, we'll just open it up for questions. Whatever be your pleasure. Is Attorney Ryerson.

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

Yeah. Uh, I guess come start where we just were and work backwards and say anything else. There's, uh, think, um, as far as the the SQF inspection, you know, I think, uh, it was done. We just made sure we checked it out here, but we already knew that it was already something, uh, on our s computer, the inspectors SQF certified and for food related things, we can send that out. Um, we certainly think that that's one that is an important technicality, but technicality and one, I think we just want to figure out a way to work out that makes everybody comfortable board buyers at, at bono that doesn't, you know, cause problem either party's, but definitely there's a fire marshal reports that speaks to where falls on risk status and all of that. And so one thing we certainly like to put out there is that whether it be this or mys or other things related to your, your, uh, building and risk comfort, say you're staying within, which shows that fire report and that level of, of, of, uh, risk or hazard and that it not be high hazard, and that if anything really exceed that, obviously that'd be a problem and wouldn't be consistent with the lease.

([01:04:19](#)):

So I think that's one thing we want to sort of point out. Uh, two is, uh, in terms of the permanent, that I think there's a lot said that deserves comment, uh, now directly. So one Commissioner <inaudible> pointed out that, uh, that I think you saw me looking a little surprised <inaudible>, which is, which is, which is accurate. Uh, so I'll lay this out a little bit. There are, uh, two permits, uh, in the system. One is where, um, interior demo and a little extra, and the other is the full permit for the renter for the full scope of the renovation of those probably align with, um, when we did the access agreement, there was the original scope, I believe that was attached to exhibit B. And then there was a scope that was not yet approved at that time, which was the full plans as exhibit C.

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

Um, so in, and so those two permits roughly aligned with that. Um, they show it permit approved, which means the plans have been reviewed, uh, and they're good. However, it does not say it's a permit issue,

which means you have an actual permit in your hands. Um, that's why you saw my eyebrows go up a little bit and little, a little drawn off because the, what I, what I was, uh, aware of is that there was, the plans had been reviewed, everything was fine, everything had checked out. Um, and y'all are re zoning business industrial park, VIP zoning and that at some point that had been, uh, signed off. However, there was something that came up, I wanna say two weeks ago where there was a question that was raised, which is, which is, which is, hey, you just want to ask a little more.

[\(01:06:04\)](#):

We want to know is this heavy manufacturing because, you know, there's obviously certain levels of manufacturing, you get to a certain heavy level of manufacturing, then that wouldn't be a business industrial park, uh, activity. So they asked us to send an info, um, we sent the info that file marshal report, et cetera. And then so there was, uh, that was consistent with, they asked us to send. And so we were told that would, you know, it was gonna check off, but it took I guess a while to actually get it, get it, you know, fully, uh, uh, that far, fully squared away. But, so I think that's the zoning issue that was referred to, but that has been squared away, uh, at this point. However, uh, oh, the other issue I think that was brought up was the approval by the board of the permitting.

[\(01:06:48\)](#):

The way as the, um, as the consultant mentioned, one thing that would, that would happen is that safety permits probably shouldn't give permits typically without, especially at a certain level of permit without knowing whether or not there's been, uh, approval by the owner. Oftentimes that would be that the contractor will, will apply for the permit and there's a contract that's attached to that permit and the owners the one signing the contract, so that might cover it, et cetera. Um, in this case, what it was, was obviously the contract was with IO that that, um, Woodward would've put in. However, um, there was that, that agreement with the board that in that agreement expressly approved the, the scope, the exhibit B scope, but not yet the Exhibit C scope. So that part had been approved, um, at that, at that time. Um, I guess that also as a quick side, that also brings up the, the Myers.

[\(01:07:47\)](#):

Uh, so question there too is that in that access agreement, it states that the board was approving, um, a limited scope at, at outset and not yet the full scope, but that Meyers was approving the full scope and the full set of plans that was there as was there. So I just guess we mentioned that in the sense that Myers in there, the language expressively, he says that Myers is at that time approving all of that to be to be built. I just wanted to make sure I made that distinction. So, um, with all that said, I hope that explains things a little bit. What I will say is, is, you know, it probably is still, you know, legitimate to have concern over the fact that it says permit approved as opposed to permanent issue. And again, so that's why I, my eyebrows raised, so plans have been reviewed and checked off on that, but that should that work being done should be done under something that says permit issue. That's a hundred percent accurate. Um,

Speaker 2 [\(01:08:56\)](#):

And I, and I think there was some activity, um, today at two 40, uh, pm it looked like that was done by Director Jackson herself. So, uh, regarding the permit for the record, um, can you clarify for the board why the permit is non-structural?

Speaker 6 [\(01:09:13\)](#):

Um, so I, I'd have to look at that and see if it's non-structural not, but

Speaker 2 ([01:09:17](#)):

I'm looking at it.

Speaker 6 ([01:09:19](#)):

But so they, so, so first off, that's one that I think I'm fully comfortable answering because they have the full set of plans and so they don't have like a subset of plans. They're looking at these plans, they're looking at the full set of plans and the determination from that set of plans, which includes the demo scope and includes the buildup scope. And if from that set of plans, uh, if you apply for a non-structural and the department determines that that should be structural permit, they will shift it to structural. Now, I'm not an engineer, I'm not gonna speak to whether it should be one or the other, but I will say that that that is something I'm very familiar with and it had happened to clients, you know, on, on occasion. So that is one that, that is, that I think is not a, a, uh, it is not a, concerning, that particular part is not a concerning issue. Um, there were probably a thing or two that I was gonna say before all that, but to be perfectly honest with you, I thought that that deserved being addressed up front first. So, uh, you know, I think whenever y'all are ready, I'll say some of the other stuff too, but I wanna let this play out as,

Speaker 2 ([01:10:24](#)):

Oh, you, you have the floor attorney, so whatever you'd like to say, um, you can say it, I'll,

Speaker 6 ([01:10:30](#)):

Alright. Um, and then, um, I guess as far as the two items that are, that are there, um, certainly the, the notice intention to pose, I think that, you know, certainly agree with, with that, although it certainly locks the board into nothing. Um, but certainly agree with that as a procedural matter. Um, and then the, the other matter which is here, which is that if, which is that at the last meeting, which was a special meeting at Joe Brown, there was a question of the access agreement. How long would it stay extended till today? Um, with the concept being that theoretically today there would be movement one way or another on the lease. And that, um, if, and that at that point then there'd be the lease and then work with theoretically be authorized to, to continue in the lease would be authorized, you know, in in whatever extent it could be at this meeting, et cetera.

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

Um, so, um, with the, so I guess what the comment would be here is to, um, or the request here would be is that in the, since the item A itself exact the, to enter into the lease will not be considered today. There is the end providing for other matters in connection there with, and I think that would be at this point to continue the work. Now I'll just go ahead and, and jump right out and say that obviously, you know, if I were in your position, I'd probably be saying like, okay, well what about the permit saying issue, right? So what I would certainly stipulate that on is that no work be done without that word approved turned into issue. Um, and that there be works out immediately until that approves issue, which, um, by the way to my knowledge can happen. But, um, it ask immediately, but if I were y'all, I would not let any work continue until it says issue. So, and, uh, you're right. Call me by surprise,

Speaker 12 ([01:12:41](#)):

Uh, chairman's Jeffers. Alright, so I have a few issues. One, even if it says that it's issued, it's still not, the reason that it is issued is because there's \$11,000 in permit fees that need to be paid. So once that's paid, then they'll issue it and then it's supposed to be, um, posted on the building at all times, no

construction. So one of the comment that was made by the permit intake, it says, and you, you, um, touched on it, that there needs to be a contract between the owner and the contractor or a lease agreement. So it shows that there are, the city requested it, but it shows the result. But when you go to the document section of all the things that have been submitted, the only thing that show up are existing drawings. So

Speaker 6 ([01:13:29](#)):

I I, if I had to guess at the answer and that would, this would just be an educated guess when it's saying a, uh, contract directly with or a lease, what I would think that it is getting at there is that it wants to show some interest or your property interest or the, like, that, that gives the authority to be there, right? So, um, what I would suspect is that, uh, the, that probably will probably turned over the, the access agreement and that property satisfied that. But that is my, uh, because because I don't believe that that actually means to get at the per precise because it be contract or lease, I think possessory interest of some sort. So for example, a lot of state documents that are getting at the same point it says like lease or servitude agreement because it's getting at that same similar possessory, right? So I would suspect that that's the answer, but I don't know for sure. But I would, I would feel fairly confident that that's likely.

Speaker 12 ([01:14:28](#)):

So again, like there needs to be a contract between them, so the owner of the building and the tenant or and the contractor. So like

Speaker 7 ([01:14:40](#)):

Who signed for us

Speaker 12 ([01:14:42](#)):

And it says contract must be signed and dated by owner and contractor with name spread under the signatures.

Speaker 6 ([01:14:48](#)):

So I'm, I'm not sure if that's accurate because it's kind of build out happens all the time. And so I don't think that they would, that the safety permits requires that the owner of the to, I think they require that, that the contract be between the owner and the contractor. I think they require proof that the owner, uh, that the tenant's not doing it without, uh, without one approval. But I don't think they require, I might be misunderstanding what you're saying, but I don't think they require a contract,

Speaker 12 ([01:15:14](#)):

Even if it's, so, even if it's not a contract, there's some kind of documentation that states that the home tenant has the authority to go and make from the owner most likely on a letterhead or something stating that they have authority to go ahead and make changes to the building.

Speaker 6 ([01:15:28](#)):

Right, exactly. And so I guess what I'm saying here is that in the access, the access agreement states in everything that would, that would be said in that letter. So, so I, so I think that satisfied that 'cause access agreement is specifically for that purpose and

Speaker 12 ([01:15:43](#)):

Executed. So even if that was submitted, we can't even view it because it's not uploaded in the documents under one stop only thing, again, that are uploaded are the permit joints.

Speaker 6 ([01:15:52](#)):

Well, I think one thing that, um, that was noted up here earlier that is that in lama, which is the city system, LAMA has an internal and external and not, there are certain things that particularly if they're submitted, sometimes the, uh, the plan reviewer will request a document to be sent, a document to be sent by email. And sometimes the plan reviewer will then put that into lama and, and sometimes they'll put in the LAMA way where you see it externally and sometimes they'll put in lama the way where you don't, and other times they'll just keep it in their file and you won't see it. So, so not everything you see in one, so a one stop file that's viewable externally by us is not necessarily full complete extra one stop file,

Speaker 7 ([01:16:37](#)):

Uh, vice chair, um, couple of things, and Mr. Chair, I i I, I really don't want to get out of line, but every time we come to these meetings and there's always an expedited want or need or request, and Mr. Branson always talk about the, the access agreement. We've never had time to look at this stuff and fellow board members the approval of that. So-called Access agreement has taken our powers away. Now, you can't tell me that we can't go and speak for ourself about the permits, but somebody else spoke for us about the permits. We don't have permits on this construction. And when Mr. I asked a specific question to Mr. Um, Pfeiffer about the difference between a structural permit and a non-structural permit with all the construction going on in there, that is not a non-structural permit that we should be used. You're an architect. You've been, um, Mr. Um, commissioner Jefferson, that's your line of work that's including your line of work. Commissioner Tucker, you have a construction company, you know how permitting goes. And I'm just gonna ask you questions. You can say, I decline to answer, but do you think all the work that's going on now is non-structural?

([01:18:27](#)):

A hundred percent is structural. Thank you. The other thing is that outside shed, and I'm saying the shed, because if you want to put a shed in your yard, you have to get a present for that. So in the push and the expedited stress, and I'm going to say on our attorney and on this board to get things done in a quick way, they were able to do things that they really should not have been able to do. I'm so happy, Mr. Chair, you bring in Mr. Pfeiffer in here so we can have some eyes on what's going on to protect us as we move forward. Because like I've said before, we've been disrespected from the get go and it continues and I don't like it.

Speaker 2 ([01:19:23](#)):

Thank you Madam Vice Chair. Uh, any other comments or questions from members of the commission seeing, uh, uh, thank you Attorney GREs, um, members, um, we will, um, Madam Council,

Speaker 4 ([01:19:41](#)):

I'm trying to figure out how we can get to, I, I know you have concerns about the access agreement.

Speaker 2 ([01:19:48](#)):

Um, oh, oh, Madam Council, let me jump in. Okay. Um, that, that's not even on the agenda. Okay. So we're not, we're not gonna take that up. Okay. Um, so, uh, I appreciate the comments regarding that, but it's, it's not on the agenda, so thank you. I would like to stick to the agenda. Thank you, sir. Um, thank, thank you. Thank you for the comments, um, from, from adv. Um, and we're gonna vote. Um, and, uh, I reserved my comments, um, until now, you know, I really, I really strive to be a, a, a, a good faith operator. I try to be a, a straight shooter. Um, and, you know, in my capacity as chairman, um, I, I often find myself just trying to be a referee, um, to make sure things are just done right and first and foremost in accordance with the law.

[\(01:20:41\)](#):

Um, and regardless if people agree with me, you know, I've served on boards where chairman have been very heavy handed. Um, I think I've been very hands off. I've, uh, let our committee chairs operate with autonomy and I appreciate the leadership. And I don't think one member of this board can never say I picked up the phone and called them to tell them how to vote or to tell them how to think or to tell them what should be on their mind. 'cause that's just not the way I operate. The other thing I'll try to do is treat everybody with respect and dignity. Um, and, and I can tell you, um, throughout this process with that vandal, uh, I have never been treated with such a level of disrespect, um, that I have throughout this process. Um, and quite frankly, is shameful. Um, I've bit my tone tremendously.

[\(01:21:33\)](#):

Um, I haven't thrown anyone under the bus, uh, despite me being thrown under the bus, but that's okay. I'll deal with that at the appropriate time. Um, but I have grave concerns, uh, how this process has unfolded and continues to unfold. But I will say when I go home at night and when I lay my head on my pillow, uh, I sleep very well and I'm very much at peace, uh, knowing that, um, I strive to do the right thing, um, on behalf of this board and the over 45,000 people, um, that I'm elected to serve, uh, as we went through, um, lease agreement, uh, lease negotiations, um, you know, I asked questions that, um, no one could answer immediately. But finally I got some answers. Um, I asked questions about the total number of jobs, um, that exist at, at van o and how many jobs would be created.

[\(01:22:38\)](#):

Um, I asked how many of those jobs are actually residents of Orleans Parish. And when I say resident, I mean, uh, you have a driver's license with the Orleans Parish address. You're registered to vote in Orleans Parish. Uh, you have a homestead exemption here. If you own a home, uh, that you actually pay taxes here. Um, you know, new Orleans East is consisting predominantly of African American, uh, people and Vietnamese people. So I thought, you know, and ironically we have appointments on this board, one recommendation from Viet and one from the Black Chamber. So I thought it would be important to know how many African Americans and how many Vietnamese residents, um, were, um, were employed by Advantum. Um, and, and, and finally I got some data, um, recently, and I think it's 22 total jobs. Less than half of those are Orleans Parish residents and, um, no Vietnamese Americans, uh, employed based upon what was sent.

[\(01:23:45\)](#):

Um, and it's only a handful of, of African American, uh, residents. So, um, you know, I I'll just say that Al as, as this, um, process continues to unfold, and, you know, I I was a lobbyist at one point. I'm a legislator now, first two things you, you have to learn how to do is count. And, and I can do that well. Um, you know, as, as the lease is finalized. I just hope that Vno, um, will realize that New Orleans East is a, is a, is a very loving community. It's a community that has been, uh, let down just so many times. Um, and often, um, it's people are overlooked. Um, we, we have amazing spirit, but we have a lot of needs. And I, I certainly hope that at Vander will find some concerted way, you know, and when folks say, um,

well, you can mandate these things through ACEA, you know, if I have to mandate something through ACA, it's really not genuine.

(01:24:40):

Um, so I'd rather you just do it 'cause you really wanna do it. If I have to mandate it, then that means you're just doing it 'cause I'm telling you to do it. So, um, that's the only comments I have. Um, is there a motion to a, approve the resolution authorizing special counsel of the N-O-R-B-P to publish notice of intent of the N-O-R-B-P to enter into lease agreement with that Vno Incorporated as required by the provisions of Louisiana revised statute 33 47, 17 0.2. Is there a motion at the appropriate time? I have to say at the, which is not now at the appropriate time. This is just to add, publish the notice, right? Yes. Once you guys, this is separate from the lease. Is there a motion?

Speaker 1 (01:25:28):

So

Speaker 2 (01:25:29):

Moved by Commissioner Jones. There a second. Second by Commissioner Han. Madam Secretary, please call the role Yes, vote is to approve and no vote to not approve.

Speaker 1 (01:25:41):

Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner Han? Yes. Commissioner Ren? Yes. Commissioner Taylor? Yes. Commissioner Tucker Tucker? Yes. Commissioner Bennett? Yes. Manam, vice Chairwoman? No. Um, chairman

Speaker 2 (01:26:06):

Hughes? No ma'am. Seven Yays, two nays. And that, uh, resolution is approved

Speaker 4 (01:26:12):

And, and managing expectations? Nothing's gonna, can be, nothing will be there until we have a lease. So, but I just wanted to at least pass that step. Okay.

Speaker 2 (01:26:25):

Alright. Um, the next meeting of the commission will be Friday, July 28th, 3:00 PM Commissioner Bennett, um, has this room been reserved for that? Um,

Speaker 1 (01:26:36):

It, they won't reserve it until like two weeks before. Okay. Because, um, the restaurant has first choice of this rooms in case they have events. But I'll put in a requisition for

Speaker 2 (01:26:52):

This room. Vice chair, let's, uh, you and I next week work on securing New Orleans East Hospital. That way we, we won't be scrambling at the last minute. And if we don't get it, we'll let you know. It should be just in case because we don't wanna find ourselves scrambling. So, but 3:00 PM July, uh, fourth Friday of the month of July, uh, will be the next commission meeting. Is there any other business to come before the commission? Um, if not, commissioners, as always, I wanna thank you for your work,



This transcript was exported on Nov 26, 2023 - view latest version [here](#).

um, and your dedication. Uh, vice chair plum moves to adjourn. Second by Commissioner Jones. We stand adjourned. Thank you.

Speaker 4 ([01:27:25](#)):

We've adjourned. But I want everyone who meet. Alright, go ahead. Lisa.

Speaker 13 ([01:27:29](#)):

Finance Lisa Plumber. Lisa, I'm sorry. Lisa Mara <laugh>. Lisa Mara and I <laugh>.