

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

<silence> All the meeting to all if I could have everybody's attention.

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

Okay.

Speaker 3 ([00:00:04](#)):

All righty. The meeting is called to order. Can, um, we're recording now. It's three 14. Okay. Go ahead. And, uh, commissioner Plummer. Um, I'm going to go ahead. I'll call the roll for you all. Um, representative Hughes, we know that he has an excused absence. He's with President Biden. Okay. Um, commissioner Plummer here. Commissioner Bennett, president. Commissioner Jefferson Present. Commissioner Jones. Present. Commissioner Oliphant. Yeah.

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

Present.

Speaker 3 ([00:00:37](#)):

Uh, commissioner Rethr, who would be new and I wouldn't recognize him. Okay. Not pre. He was invited though. And he has been on our communications. Commissioner Tatum here and Commissioner Tucker. Present. All righty. We do indeed have a quorum. And so, uh, the first thing is, um, introduction of guests. Guests, oh, we can start.

Speaker 2 ([00:01:05](#)):

White. Uhhuh Quinn, expert realtor, Olivia, economic Development Council, office Director of Policy and Government Affairs. Deputy Council Member Office Director of Legislation. Omar Morale, director of Operations and Projects for facility.

Speaker 3 ([00:01:36](#)):

Thank you everyone. Our next item is review. Approve of the agenda.

Speaker 1 ([00:01:42](#)):

Everybody had a chance to look at the agenda?

Speaker 2 ([00:01:45](#)):

Yes.

Speaker 1 ([00:01:46](#)):

Can I get a motion to approve?

Speaker 2 ([00:01:48](#)):

Objection. The agenda.

Speaker 3 ([00:01:52](#)):

Um, I think that you wanted to move something up on the agenda. Thank you,

Speaker 2 ([00:01:55](#)):

Madam Chair. I'll make a motion to move. Item eight. A consideration of location, price per square foot, and authorized use of outdoor space record requested by a Inc. For outdoor space at 13.

Speaker 3 ([00:02:14](#)):

No, that was at, I think you wanted to thought it was b, b. Consideration of intended improvement package. Dedication of monies from the Office of council member Thomas Forno Inc. Okay. I think that's the one you wanted to move up.

Speaker 2 ([00:02:24](#)):

I'll end it and move that item to, uh, the top of our agenda. Maybe a second.

Speaker 3 ([00:02:34](#)):

Second. Okay. Thank you. All those in favor?

Speaker 2 ([00:02:38](#)):

Aye.

Speaker 3 ([00:02:38](#)):

Okay. Uh, none opposed? All righty. The item is moved up to the top of the agenda. It'll be your next, um,

Speaker 1 ([00:02:47](#)):

It'll be over. It'll be actually's gonna be

Speaker 3 ([00:02:50](#)):

After the, well, uh, the, uh, the, your next one, which is review and approval of the minutes. We still don't have all of those. So I'm gonna ask you all if you all will table that form until your next meeting. So it will now be the next thing on the, uh,

Speaker 1 ([00:03:04](#)):

I made a motion to do that. To table the, yeah. Five. So,

Speaker 3 ([00:03:09](#)):

Okay. What? Tucker and Jones. Okay. Great.

Speaker 1 ([00:03:13](#)):

Okay. We can go on to, uh,

Speaker 3 ([00:03:17](#)):

Item. It was item eight B, correct. Consideration of tenant improvement package, dedication of monies from the office of council member Thomas for Advo, Inc. And, um, I believe that you guys wanted to move it up because the council members representatives are here and they wanted to see if they could go at the beginning of the agenda. So you guys have the

Speaker 1 ([00:03:37](#)):

Floor. Okay. Council member Thomas office. We have the floor.

Speaker 2 ([00:03:41](#)):

Well, actually, the, uh, I was gonna, um, see exactly how you got going to, uh, to proceed. My understanding that there was a question as far as what Councilman Thomas and open it up. I'm sorry. Thank you. Mr. Johnson wanted to, uh, open it up. Dominic, you can join, please. Yeah. We, we had an opportunity to put this in job piece together. And back in November, I believe is when, uh, Councilman Thomas was able to place \$1 million, uh, in the budget for the sole purpose of kind of moving things forward. Business part. My understanding also that after that, an additional 500,000, so 1.5 is, is now currently there. I had a chance to work on that legislation for council and she might wanna address that. Let you know exactly kind of what the thought process was. We did that.

Speaker 4 ([00:04:29](#)):

I mean, actually as a follow up to what Mr. Bishop has just said. So you all, when we did the budgeting, we were looking at maintenance and improvement of the business park. Uh, we were informed by the city and also from our own business that that business park needed a lot of repair. So we put that in the budget for repairs, uh, when we did it back in November when we were looking at Orleans <inaudible>.

Speaker 1 ([00:04:54](#)):

Okay. So lemme ask the question. A straightforward question. So what is the money for? Is the money for the Walls Regional Business Park, I'm just gonna be straight, or is it for Adventa?

Speaker 4 ([00:05:04](#)):

The money is for New Orleans Regional Business Park Maintenance and Repairs. Now, when we put them here for the maintenance and the repairs, it was considering that the whole business part needed updates.

Speaker 1 ([00:05:15](#)):

Correct. Needed mainten needed

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

Repairs Correct. In efforts to attract more tenants for the area, like at

Speaker 1 ([00:05:22](#)):

Barn and also run and also run out operation.

Speaker 4 ([00:05:24](#)):

So while the money was put in there for that, that does not say, speak to now that there is no support or used to be able to assist Mond in being a part of the New Orleans regional Business Farm.

Speaker 1 ([00:05:37](#)):

Madam Chair, lemme recognize Ms. Jones,

Speaker 5 ([00:05:41](#)):

I I need to take a step back because I need to understand something. You, the business, the building itself needs all of this work. And yet still, you're asking now that you take this money and dedicate to a, because this says for of Vno Inc. I, I'm, I may, I just need some clarity I to understand.

Speaker 4 ([00:06:02](#)):

Huh? We didn't type your agenda.

Speaker 5 ([00:06:05](#)):

I mean Well,

Speaker 3 ([00:06:06](#)):

No, they, they did not type the agenda what they got. That's the question. That's why what they got, I think that's her question. What she got was the term sheet that does have the items for advo. And I think that's where it's she's going with that.

Speaker 5 ([00:06:19](#)):

Yeah. I'm just trying to understand. So this is \$1.5 million, one of which was put in by the Councilman Thomas. 500,000 came from the city. So are we now going to be asked by the Councilman's office to utilize this money for adv vanos for whatever Avanto needs and not what the whole building itself needs?

Speaker 4 ([00:06:41](#)):

It's not a knot. What the whole building itself needs, it's also in addition in consideration.

Speaker 5 ([00:06:47](#)):

Okay.

Speaker 4 ([00:06:47](#)):

Things that can be covered.

Speaker 5 ([00:06:49](#)):

Just wanted some clarity.

Speaker 2 ([00:06:52](#)):

Much of the issues that, that were brought to us issue that were brought prepared, good things that needs to be done, much that were brought to us by advisor. So in our informed decision, Mm-Hmm.

<affirmative>, we took a look at that. That was part of that. But the 1.5, when it was placed in there, was placed,

Speaker 1 ([00:07:10](#)):

I recognize, um, commissioner Tucker.

Speaker 2 ([00:07:13](#)):

So the million dollars initially was put in for the sake of upkeep, maintenance of the building, the additional 500,000 was in consideration, perhaps of the vinyl. That

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

Is accurate. Yes. That is accurate. Okay. That the additional one, maintenance of the building, the additional 500,000 took into consideration, which came from the city, again, from council member Thomas's, originally 1 million was put

Speaker 2 ([00:07:41](#)):

In there. Was it Councilman Thomas' request of the city to add 500,000? No. In consideration. Okay.

Speaker 4 ([00:07:50](#)):

City, we had allocated 1 million to the regional business to add it to that allocation.

Speaker 2 ([00:07:56](#)):

So we're clear None of the dollars, neither a million, nor the addition is for any specific purpose other than our intended use to maintain our structure.

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

It's always the board's authority to use it for, we would again appreciate, I believe that's what

Speaker 2 ([00:08:18](#)):

I, I want to be very, very clear. And I, there much of what the councilman wants to do and intends to do is resolve some of the issues that are actually there and making that decision at what issues are in fact important. That was an informed decision. So 1.5 that was actually there, of course, one fact, you guys are the board, you gotta determine exactly what needs to be done. But as the councilman for the district, he wanted to let you know some of the things that he thought were important as it was brought to him. So it's not trying to be difficult and it's not really a difficult question to ask, but it is. All of those things kind of flow together. Chairman, what was, so something was brought to him by whom? We, we've, we've taken a tour. Okay. And been taking a tour. We saw much of what you guys already talked about based in, so it has nothing to do with a vinyl note bringing anything to the councilman or a Councilman's office or even a, a tour that was laid by Bob.

Speaker 3 ([00:09:15](#)):

Yeah. I don't think you guys saw the office building. I think you told me you only saw the warehouse. We saw the

Speaker 2 ([00:09:20](#)):

Warehouse.

Speaker 1 ([00:09:23](#)):

Okay. So I personally sent, when I saw it in the article that he dedicated a million dollars to New Orleans Regional Distance Department. I gave him a phone call, the counseling, a phone call. I said, oh, you're giving us this kind of money. So he said, yeah, because we did some things you want to get done and you know, we want to beautify. I said, yeah, 'cause we need it. I, as a matter of fact, 'cause we just did an inspection and I sent him that inspection report from Kevin Rodney's Holman, I mean, inspections, a commercial and residential inspection company. Did you all have a chance to take a look at it?

Speaker 2 ([00:10:04](#)):

I haven't seen, I have not. Question, let me say this also. This wasn't I standalone situation. In that same report that you looked at, you gave a million dollars to Lincoln Beach in the exact

Speaker 1 ([00:10:15](#)):

Same Right. And 500 to 500 Torero company. Yeah.

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

And, and the third other major project was the one with you guys.

Speaker 1 ([00:10:23](#)):

What you talking about this the million dollars. Okay. But that's what I'm saying. So when y'all say y'all took the tour, y'all took the tour in October, November?

Speaker 3 ([00:10:34](#)):

No, that was May 3rd

Speaker 1 ([00:10:35](#)):

Took the tour. Okay. But y'all say y'all, y'all had a conversation or something. Y'all came to the table. But this was at the end of the year. I thought I heard you say no.

Speaker 2 ([00:10:43](#)):

I took, we took a tour. I don't know when we took it. We took a couple months.

Speaker 3 ([00:10:48](#)):

Yeah, it was May 3rd. That Advo had a hard hat tour. You all were invited. I wasn't

Speaker 1 ([00:10:53](#)):

Able to make it. The conversation about NOR BP came up when, after the tour?

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

No, back in

Speaker 1 ([00:10:59](#)):

November. Thank you. That's what I'm trying to get at. That's what I'm trying to get at. Yeah. So it was in January, January 25th, I believe that I sent the, uh, inspection report.

Speaker 2 ([00:11:12](#)):

Okay.

Speaker 1 ([00:11:12](#)):

From Mr. Rodney. When I saw that, uh, you all had allocated a million dollars to NRBP, I wanted to make sure y'all saw Yeah. We could use it. 'cause this is why we can use it. And, um, I'm gonna suggest you all take a look at that report because when we sit down and we talk to advo, and I don't have a problem with advo coming here. Um, but some of the things that they're asking for, in my opinion, this is just my opinion on one commission on this board, cannot supersede what we need to do for this building. That's why I asked, um, the councilman what was the million dollars for at the time? And he said NORB. He said, that's what I'm trying to get straight, that the money's for N-O-R-B-P. Because at another meeting, Mr. Miles Grandes son, he was going over a list of stuff and I asked the question, I said, what you doing a punch list off the million dollars for advan? That's why we are all confused about what it is. And we're supposed to have a meeting with the councilman and our chair, uh, so we can try to figure out exactly what these monies are for

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

Anybody else.

Speaker 3 ([00:12:29](#)):

I have one question. What's the,

Speaker 6 ([00:12:31](#)):

The 500,000, I'm still not 100% clear. No portion of the 500 is actually earmarked for any entity outside of N-O-R-B-P. Is that correct?

Speaker 4 ([00:12:41](#)):

There's no earmarking outside of N-R-R-B-P. Like you said, Orleans Regional Business Park. As city, we remark for 1 million for New Orleans Regional Business Park maintenance repairs up the extra 500,000 that the city just added to for New Orleans Regional Business Park still goes directly to New Orleans Regional Business Park. That decision is you all,

Speaker 1 ([00:13:04](#)):

We we, we understand that, but it doesn't seem like everybody understand that when the

Speaker 4 ([00:13:09](#)):

City added their \$500, they also was considering <inaudible>, um, again, this

Speaker 1 ([00:13:18](#)):

Regional

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Speaker 4 ([00:13:19](#)):

Business park in assisting them with becoming a member of Orleans Regional Business.

Speaker 3 ([00:13:24](#)):

I, I Where, where's the source of the money? I never did ask that. And I should have, what is the source of the money? Is it federal, uh, HUD monies? Where, where's it, where, where, what is the source? It,

Speaker 7 ([00:13:34](#)):

It's either gonna be General Fund and or har,

Speaker 3 ([00:13:37](#)):

Uh, gen General Fund. General Fund and

Speaker 7 ([00:13:38](#)):

Or Argo Funds.

Speaker 1 ([00:13:41](#)):

What was

Speaker 3 ([00:13:41](#)):

That? I'm sorry. Gender fund and, or we record?

Speaker 7 ([00:13:45](#)):

Uh, sure. Yeah. Why I didn't want to, uh, jump

Speaker 3 ([00:13:47](#)):

On that. No. Gen General General fund and, or, I'm sorry.

Speaker 7 ([00:13:50](#)):

<inaudible>. American Rescue Plan

Speaker 3 ([00:13:52](#)):

Act. Thank you. Yes, thank you.

Speaker 6 ([00:13:57](#)):

We jump funds?

Speaker 3 ([00:13:58](#)):

Yes. That's federal. Yeah. Yeah. We just had a discuss about some federal funds on our finance committee meeting. That's what we asked you. Explain

Speaker 7 ([00:14:05](#)):

How 1.5 kind of came to me.



Speaker 4 ([00:14:07](#)):

I wanna touch on

Speaker 3 ([00:14:08](#)):

Talk.

Speaker 7 ([00:14:10](#)):

Well, so, um, really it was a collaboration between the council office and the administration. Um, I think before we had gotten in depth and, and looking at, uh, not just the advisor space, but just knowing the needs at the park, right? I think we've all done walkthroughs out there and seen <inaudible> offices just hearing the stories of, um, uh, meetings happening out of doors because there wasn't the ability to even use, use the building, um, you know, that stand here today. I think that was where, um, we had the opportunity at the end of the budget process last year, uh, where, uh, you know, the council member and his team were looking at priorities. Uh, this obviously floated to the top for both the council and the administration. And so we were able to earmark some money at the end of the budget process. And then as these conversations have evolved since last October and November, um, seeing the, you know, being in the building, seeing the continued needs, seeing some of the more specific and acute issues that were coming up and the development of a bono's plans for the space, um, we were able to allocate some additional dollars, an additional 500,000 as a part of, you know, some, um, more flexible budgeting.

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

And again, the general fund in ARPA dollars, um, to be able to bring that number to 1.5. Um, I think we can, this is another conversation, but I think, uh, if I paraphrase, we see this as being the first, uh, of complete several investments that the city can make in partnership with the regional business park. Um, and, you know, I would see this being, uh, a first pot of money to sort of triage some of the immediate needs, right? And getting the building back and commerce, getting tenants who are gonna be paying rents in the project. We know that Myers have long been, uh, taking on some of the, uh, you know, building maintenance in the absence of, of some of that work happening. And so I think we see this as, as the first of hopefully several rounds of investment that the city can make in partnership with the business park out of the facility to get it to be truly economic attention that we want it to be

Speaker 1 ([00:16:09](#)):

Cognize. Mr. Um, comm Commissioner Taylor, what

Speaker 2 ([00:16:12](#)):

Question on the, um, since it does have some federal funds tied, are there, um, uh, reporting that would go into effect with the city of how we report to y'all? Uh, like what would that look like with the funding? I'm

Speaker 7 ([00:16:27](#)):

Just curious. That's a, it's a great question. I if I, if I can actually just 'cause we, we've had to deal with, with our, but there there's very standard language. So it is a great question. Um, there is, it's not nearly as restrictive as, um, community development block grant dollars, for example. Um, ARPA is formally called the, um, state and local. It's S-L-F-R-F is the name of the program. Um, and it's basically a program where if you spend a certain amount of money, you have to do a certain amount of compliance. I would

envision everything under this that would be funded, do this. We'd require at most a, um, a, uh, a writeup at the outset, um, with very little ongoing compliance. It's not the same level of, of commitment as as CDBG, um, a portion of the funds that I do anticipate also being general funded. So those obviously don't require any reporting other than what we would agree to in, in ACE between the city and the business park.

Speaker 1 ([00:17:22](#)):

Okay. Board recognizes, um, commissioner Tucker.

Speaker 2 ([00:17:24](#)):

Thank you Madam Chair. Josh said you just walked in so you missed this question. Jeff <laugh>. Sorry about that. That's okay. Um, so there's a million dollars allocated from the council and then there's an, an addition 500,000 that came from administration of that, let's say the 500,000 mm-Hmm. <affirmative>. What is

Speaker 7 ([00:17:48](#)):

The expectation of the board in terms of how to expense the dollar? That's a great question. So I would, I would actually lump all those together. You know, the, the, in an ideal world council and administration, you know, collectively we are the, the city of New Orleans. Obviously the legislative executive isn't, you know, that. Um, and so, uh, the 1.5 million is all appropriated by council, right? It's, it's set in the budget and then it gets appropriated. Um, I believe yesterday was, this actually came up for final approval, if I'm not mistaken. Um, and so, uh, the 1.5 million is all coming, you know, that it was appropriated and approved by, by the city council. Um, and then it's up to the, it'll be the administration that then finalizes the cooperative endeavor agreement that would be the, the legal contract between the city and the business park.

([00:18:33](#)):

And then that ca would then go back through council to be approved as sort of the, um, allowing us to basically execute the contract on the city side. And so I think in that CEA will have some, some back and forth, and I think any commitments that you make for the tenants, um, would obviously be contingent on these funds actually being transferred, you know, from, from the city to you all. Um, and I think, uh, in that we can, we can absolutely talk about, you know, what that, um, the expectations are. Um, but as I think I shared in, in the letter to the board, I believe it was in, in April, um, you know, I think we, we want to not box you all in. I think there's, there's a lot of needs I think you all, you know, have various expertise in, in looking at the building.

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

You know, I think our only expectation is that some of this goes to making sure that the, the tenants in the project, that, that, you know, you, that you guys are the landlord for that they're able to come in the project, start, you know, or continue operating, uh, and do so with quiet enjoyment of their space. Um, and so there's some portion of the funds that we would expect to go to that. Um, and yeah, they start paying you guys rent and then the other portion of those, that million and a half will go to, um, the larger stabilization and redevelopment of the building. And again, we know that that's not going to do everything that we want to do right now, but I think the, the expectation, you know, on the record, time to time, again, I think the expectation is that there will be additional funds following from this. This is just what we could muster at this, this point. Okay.

Speaker 5 ([00:19:58](#)):

I have a question. While we are lumping the money together, but the money's two sources. The, the money coming from the federal source has, has a reporting that's different from this. So we actually are not truly lumping it together 'cause that other money requires different kind of paperwork provides, right? So it may, you may be saying we get 1.5, but in essence we have two different thing. The CEA has to, has to have two different components. That's right. You can't, it's not one CEA, right?

Speaker 7 ([00:20:30](#)):

No. It'll all be one C

Speaker 5 ([00:20:31](#)):

It is one ca but, and within that one ca you have two different components of what has

Speaker 7 ([00:20:37](#)):

To be done. That's right. And so what, what, what it'll look like, is it, it's a great point. Um, what we'll make a final determination based on what council appropriated yesterday. And we'll know very clearly if this is all general fund all ARPA money or some combination of both. And then we, that will absolutely be explicit in, in the contract in the, in the CEA. Um, and to be clear, it's still, it's still a million and half dollars that there will be, you know, potentially some restrictions on, I know you all, you all know this very well. There'll be some, uh, restrictions or, or additional reporting requirements on some of those dollars potentially. Um, but it is still able to be used on, I think, the full range of the scope of work that, that we would be talking about.

Speaker 5 ([00:21:17](#)):

I understand that. I just, you know, when you talk about federal money Mm-Hmm. <affirmative>, it's, it's a different ball game. Sure. And we have to have a different reporting system. And I, I fully

Speaker 7 ([00:21:26](#)):

Understand that. Yeah. I, I know you and

Speaker 5 ([00:21:28](#)):

That's why I'm, that's why I wanna make sure it, it is lumped together, but it's truly not lumped together. Right.

Speaker 6 ([00:21:33](#)):

And, and just to, to, to piggyback on your point, if you receive more than seven 50 of federal funds, it brings you into what's called single audit requirement, now known as uniform guidance. So there is some, uh, I would say increased auditing, uh, requirements that we would have to comply with, uh, just federal auditing guidelines. Would that

Speaker 7 ([00:21:57](#)):

Be at an

Speaker 6 ([00:21:58](#)):

Additional cost to the board? I would say so, yes. So next year, I mean, we can anticipate that these funds come through this year for the 2023 fiscal year. Um, when that audit is done next year to cover 2023, the fees will, the audit fee will definitely be more than what we have now. No doubt.

Speaker 1 ([00:22:21](#)):

Mr. I'm sorry, lemme, um, I thought I saw your hand before, right?

Speaker 8 ([00:22:25](#)):

Well, no. So

Speaker 1 ([00:22:27](#)):

Commissioner off, I wanted

Speaker 8 ([00:22:28](#)):

To get clear. Is the federal portion, is it available at the same time or is there, does do we have to apply for it? And, and

Speaker 7 ([00:22:39](#)):

That's a great question. If the city's already received those funds and so they, they would be dispersed through, via the city in, in, so

Speaker 8 ([00:22:44](#)):

All the, those reporting requirements, that stuff is after we've gotten the money.

Speaker 7 ([00:22:49](#)):

That's right. That was pretty much my question. Is there a timeline in which we have to spend the money here? Great question. Um, yeah. Our, so our funds have to be obligated by the end of 2024 and utilized by the end of 2026.

Speaker 1 ([00:23:07](#)):

Yeah. Ma, I, I have a question. I wanna go back to B word for word. I need, still need to get to understand it 'cause it sound like y'all saying different things. Okay. Consideration of tenant improvement package, dedication of monies from the office of council member Thomas for Advanta. So what is for advanta of that F 1.5 million? What

Speaker 7 ([00:23:33](#)):

I, I think, I'm sorry.

Speaker 1 ([00:23:34](#)):

Go ahead. What is for ADV then? You know, when you read stuff, shell on May, this is my, this is my shell.

Speaker 7 ([00:23:44](#)):

We didn't type your agenda.

Speaker 1 ([00:23:45](#)):

Alright. We didn't,

Speaker 3 ([00:23:46](#)):

So they didn't type the agenda. That's what I'm saying. All righty. So we all know that we don't have to say it again 'cause we all know it. They, the tenant improvement package that you all received, which I received from Mr. Esen from Miles and from Omar Morales that we discussed in a meeting with Ms. Lang and Mr. Bishop. These are things that, that, that Ivano expects to be a part of their lease and a part of their what as Jeff, you've often have him say the tenant inducement package. Okay. So the <crosstalk> that, that, that will be all funded from that money, not from your money that we just discussed in the finance committee. Meaning, and that is what, that's what the expectation is from advo. Now, I don't know whom else is an expectation from, but I know it is expectation from advo. That is why the language is read like that.

Speaker 1 ([00:24:52](#)):

That's what I'm saying. So the, the far is understood.

Speaker 3 ([00:24:55](#)):

Okay. That

Speaker 4 ([00:24:56](#)):

Far is not because you agenda reads 1.5 million allocated from council member Thomas for advo,

Speaker 3 ([00:25:03](#)):

And it doesn't read 1.5 million. It says consideration of tenant improvement package slash also dedication of monies from council member Thomas for advo. So this, so this

Speaker 1 ([00:25:15](#)):

And, and her, her, her discussion just now that far is appropriate from what she just said, that far is appropriate. So that's what I'm trying to get to the bottom of it. What is for us, because we have a ragged building that is my priority and I'm just vice chair, we can't do anything. We can't even hire a director because the building is so raggedy. Mm-Hmm. <affirmative>. So that is the thing because, and I'm gonna say a game, when we had a meeting before and Miles was going down the list with his prices and I asked Miles, I said, wait a minute, what are you doing A punch list off the million dollars? You're gonna eat up a million dollars. He didn't answer me. But that's what I'm stuck on. What's really what, because our building is horrible

Speaker 4 ([00:26:07](#)):

Is, so I'll say it again. What I've said in answer to a number of questions we had before Jeff walked in, which Jeff actually repeated when he started his presentation here to answering you guys'

Speaker 1 ([00:26:17](#)):

Questions. He did not repeat Jeff mention about it going to advance Jeff. The budget

Speaker 4 ([00:26:21](#)):

Process was in October, November and council member Thomas allocated \$1 million for building maintenance, repair and stabilization.

Speaker 1 ([00:26:29](#)):

That's not what he said. I don't want, he

Speaker 4 ([00:26:30](#)):

Said, Jeff is not in his head about what he said. Yes. He said thereafter, early this year, the city came in and had an additional \$500,000 after having conversations with Ed Bono and what their hopes were and expectations there, then it is now one packet of money that in order to receive, you will do ACEA with the city that CEA after you guys' negotiation as a board and the city negotiate the terms of that. CEA comes back to council member Thomas's office for approval. But what money came from Council member Thomas and what it was for when it came from council member Thomas is not appropriate. And that's the only thing I wanted to make sure was correct on your record.

Speaker 5 ([00:27:13](#)):

And, and I get what you're saying and I understand what you're saying, but you also said when Ivano came Mm-Hmm <affirmative> with their ex, with their, whatever it is, they came with that, you know, that money, that extra 500,000 was put in when O Obama came in. But you're telling me, and my understanding is \$1.5 million is going to go to this board for this board to do what it wants to do and not, and I mean, while we may be looking at something to help a tenant, but also we may be looking at this whole big building. 'cause if you go in that building, that building is horrible. You cannot go in it. I walked in it the other day, got a chair walk right back out because it's not going in there. It's safe. I mean, it's mold investors, it's not helping. So my only concern is, you know, that part that you just said about Avanto coming in, that's the part that has us all confused and that's why we keep saying the same thing and missing somebody's missing something. And maybe it is me, I might be missing it, but when you say Avanto came in, then you know, then this is what came up. So where, where are we? What is going on?

Speaker 2 ([00:28:24](#)):

Lemme interrupt just for a second. The 0.5 then came in. That was not a conversation that generated in our office and not a conversation that generated from the council person. The 0.5 just came in generated back in November when you put the \$1 million in there. That's what want to try and get done. Just that we did with all the other entities. We then got a call from the administration saying they wanted to bunk that off up 2.5. We'd ever turned out any money from the folks in district. So we said, well, not a problem. But, and that's how what we started. Now you may touch on anything else that won be touched on

Speaker 7 ([00:28:54](#)):

With that. Yeah, yeah. I I think the, the short answer is that the board, the city has some expectations that the tenants that, you know, Myers and IO need to be operating in this space and doing so in a, with quiet enjoyment of their needs. Right? I think we all know that, uh, no one's fault here on this board. That has not been the case for the last, I don't know how many years. Right? Thi this is not a building that any of us will be proud to say is an economic development engine for the city of New Orleans. And

so, um, what we have here today, there's a million and a half dollars on the table. There is the expectation that a portion of those funds get used to make the tenant improvements to the spaces that allow for these tenants to be able to operate successfully in the space. Um, and then the remainder of that, uh, which is I think, uh, an amount to be negotiated. And, and please let, let me finish. Uh, I'm not saying

Speaker 2 ([00:29:50](#)):

Anything

Speaker 7 ([00:29:50](#)):

Notated you all as, as board members and as you know, uh, fiscal, uh, you know, agents of this organization, um, that is a conversation that you have a request from a tenant. Um, you have some expectations, I think on the part of the administration, and I, I won't necessarily speak for, for the council member, but I think he, uh, shared with Maria and Jason in that meeting that he also has an expectation that these tenants are going to be entering into to this space. And so whether that is specifically, uh, \$1 million and \$500,000 or \$750,000 and \$750,000, um, I think that is to be negotiated, uh, coming out of, out of today. And so, I I, I don't mean to pun the issue, but I think that, uh, that is, is still to be determined. And I think that's really the discussion, which is why you don't have a, a definitive answer there.

([00:30:39](#)):

And again, I would just say that, you know, practically speaking, I think the, the goal collectively here for all of us is to have a building that is stabilized, that is cash flowing, that allows you to be able to, to operate and have committed operating funds to be able to hire professional staff. So you're not overly relying on your attorney and, and your accounting. I think we all have that shared goal of seeing the business park having an executive director again and the like, we know that this million and a half dollars is not enough, especially capital money like, or one, excuse me, one time money. Uh, that is not enough to do that. Right? And so I, I would just, uh, urge you that I think collaboratively we can come up with how to strategically spend this money right now. And then I do have an expectation that in the very near future there will be additional dollars allocated from the city.

([00:31:26](#)):

There's competitive federal dollars that we can go after. And I think there's additional private sector investment that would likely want to be public and private sector investment that would likely want to locate here. But I think we're not gonna replace all the roof with a million and a half bucks. We're not going to, uh, totally redevelop 30,000 square feet of class a office space for a million and a half dollars. And so I think the, the conversation coming out of this meeting today is that we're going to, uh, come up with a reasonable number that we can allocate to getting these tenants in the building and operating and then use the remainder of that on improving the general conditions of the building and stabilizing it and then, you know, take this conversation forward,

Speaker 2 ([00:32:01](#)):

Point of prohibition information that share. Um, so my liberty, it is clear to me that this item is not ready for this board today. Uh, in your defense, this is being forced because of timelines that is outside of our requirements by potential prospective tenant. Uh, this hasn't been vetted and I'm on the property committee. This hasn't been fully vetted by the property committee. And today we're being forced to make a decision, uh, allegedly make a decision to spend

Speaker 9 ([00:32:42](#)):

What, a million dollars.

Speaker 1 ([00:32:44](#)):

Mm-Hmm, <affirmative>.

Speaker 2 ([00:32:47](#)):

That's one point.

Speaker 3 ([00:32:48](#)):

I think that the request and the tenant improvement package from Ivana was about 827 thou Did I get the miles?

Speaker 9 ([00:33:00](#)):

Roughly 800?

Speaker 3 ([00:33:01](#)):

Two. About 800, 2000. Just to be clear.

Speaker 1 ([00:33:05](#)):

Um,

Speaker 5 ([00:33:05](#)):

My and my other, I I just have one other concern. We have two tenants or a tenant coming in. We already have a tenant. So what happens if our tenant that's mys, that's existing right now, see, feel the need that they need some stuff to do. And so we gotta look at their stuff too. So if we put all of the money in one pot and give it to one tenant, then the other tenant is left out. I mean, I don't know. I I just trying to understand this process. And I think that when we talk about that and we, and we all know the condition of that building, and when we talk about that, we have to consider, as you said, 10 US multiple. We have to look at what they're, what Myers needs might be that we are not addressing that they have allowed, that they have actually stayed in there all this time and they paying rent all this time and, you know, handling a lot of stuff Mm-Hmm. <affirmative> that they have not come to us for. So we have to also, we are opening ourselves up to having that discussion.

Speaker 9 ([00:34:07](#)):

I agree. You, you all, you all are the, the landlords and I think should, should have this conversation with, with all of your prospective tenants.

Speaker 1 ([00:34:15](#)):

Anybody. 'cause I, I wanted to Mr. Es and you Oh,

Speaker 9 ([00:34:18](#)):

Prospective. I need to jump in if y'all just wanna make sure that



Speaker 1 ([00:34:24](#)):

Nobody's all y'all together. So it's not, we may not be finished with them, but you got something

Speaker 3 ([00:34:32](#)):

Advo is, and Miles just under that same title, the reason it says for advo is because that's what we were discussing supposedly was a tenant improvement package under that headnote. It's

Speaker 9 ([00:34:44](#)):

Totally, I want have, if you look behind me, there's a, a presentation of the CEO is gonna

Speaker 3 ([00:34:50](#)):

Give. Oh great.

Speaker 1 ([00:34:51](#)):

Oh, okay.

Speaker 3 ([00:34:51](#)):

You figured you were able to get on money. Okay.

Speaker 9 ([00:34:54](#)):

Before we get to that, I think I just wanted to touch in a little bit. The first meeting I came to for this board was the end of January. One of the first things that happened was Maria explained the statute that we would operate for the, for the, uh, lease under that statute is an exception to public lease law and public bid law. The state of Louisiana that section's called Industrial Inducement is the title of that section. Right. And so we've done a lot of talk about tenants and a lot of talk about that sort of stuff, right? I know RPP is not a landlord, you are a landlord, but you a landlord has a vehicle to what you really are, which is an economic development. Mm-Hmm. <affirmative>, industrial Economic Development Engine. That's all of that. That's what it exists for. Um,

([00:35:34](#)):

We all of that. And so for what we are doing at <inaudible>, we're gonna learn about more in Shiva's presentation is when Shiva met with the mayor and Jeff, I don't know how long ago, you know, months and months and months ago. And you know, I think when they first introduced Constable Thomas's office, all of these happened before I, I was even involved. It was all not about being a tenant at NRVP or anywhere else. It was about this potential, you know, exciting new technology that can grow in the field of renewable and sustainable energy. And that right now they've been affiliated two lane and UNO and that they can stay in New Orleans and grow in New Orleans. And that's what all of it was about. You know, they didn't necessarily randomly find out about NRVP. N-O-R-V-P was sort of brought to them as like, Hey, we want to keep you here, we want you to grow here.

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

I think it was that first meeting, it was at two where shit was showed a package or, or showed a presentation that showed a, you know, this is gonna be a small 10,000 square foot demonstration. I don't wanna say too much because that's, that's him. But the dream is that this 10,000 ton demon demonstration facility becomes something else which also hopefully can be at NRBP can grow. And you know, you got the, the wind, the windmill blades right across the street. You got all these things

happening trying to make New Orleans South Louisiana a hub for, you know, not what it used to be. Not cancer alley up there, but a hub for something different. Right. Got it. So that's kind of what we're doing here. So the, the way that we got to enter RP was through that concept. And so,

Speaker 1 ([00:37:12](#)):

And I'll But before you go, before you go, at what point did you introduce to N-O-R-B-P?

Speaker 9 ([00:37:20](#)):

I was actually right about to say that. All right. So, um, so like I said, a lot of these conversations and, you know, happened I think a little before I got involved. And so, um, I think that's a fair question to ask. Right? And so I think that makes a ton of sense. Um, you know, I've, uh, you know, can't, can't do a whole lot about how we got here, where we are

Speaker 1 ([00:37:45](#)):

Now. Well that's part of our problem.

Speaker 9 ([00:37:47](#)):

Yeah. I don't disagree with that as a problem, right at all. I think I've, I think I expressed that to, to, to Maria. You know, I've expressed that to anybody else in the room that I've talked to here. Mm-Hmm. <affirmative>. So believe me, I get it expressed to, to the council member Thomas' office the other day. So I get it a hundred percent. The unfortunate fact here, you mentioned sort of forced to make a decision. The unfortunate fact is that there are some pressures to move forward on our end. And again, is it by your investors? I tell since we got the, since we got the CDO in the room and the folks that work for <inaudible>

Speaker 10 ([00:38:22](#)):

Some context here. So I arranged \$14 million to run my company, build it, and then the \$14 million were supposed to, I should run the company for a couple of years. And then, uh, and then at the time this uh, uh, Slidedale town came to me and told me, you can set up your shop here. Here is the bank. They give you \$14 million. They have different loan. Take this money, you have 14 million. This is your home. Do it. And then Jefferson Parish, same thing. They told us, here is the bank, it'll take three to six months. You need to apply for the loan and you have \$14 million and then let's do this year. And then I started going to BC I met with energy secretary Jennifer Grant home, I met with John Kerry and everyone was saying that, look, you are in New Orleans. Anybody who does the pollution across the globe, this is the town which would disappear first. Your path will have no meaning if you're not on the soil of New Orleans, go set up shop there. But if I wanted to set up shop, I was running behind the mayor's office, show me the property, gimme the property, show it to me. And they were one and a half year, almost one year. They couldn't show me the property that was running out of my 14 million. And I was actually

Speaker 11 ([00:39:47](#)):

Make Jeff look big, right?

Speaker 10 ([00:39:51](#)):

Then I had to go find another 10 million. And then I went, I did not have the building. And I was telling the private investors, give me another 10 million 'cause I'm running out of the money. And they were

asking me, okay, we can give you to run the company. You cannot use our 10 million. You already just got 14 million. Now you're asking for 10 more million. We're not giving you a penny to fix the building. We're not giving you go. But if you need anything for growth, you hire some director, you, whatever we're funding you not for, like, you go get the toilet built inside the NRPP or you go like get the, the, the door or wall or HVAC or power. We're not giving you money for that. Don't set up that. And then now, like government tells me, and we're gonna show the pictures. Hey look, Elon must just said it's a 10 trillion opportunity.

(00:40:46):

Uh, democratic government is fully jumping on it. We want to invest as much as possible. You are an Indian, and these technologies are most needed in, in countries where they're, they don't have any fossil fuels and they're just, they have poorest air quality. Like a young kid with one two months old has 30% lung capacity lower than a two month old born in the United States. Sir, respect, anyway, I don't think we're questioning the need. I understand impact. The issue is okay, that you're being forced by investors, right? I got \$24 million and then the, the, the 10th day or 11th day of construction, all my wires were cut off. And then there, there was a, there was a robbery overnight. I needed to hire people. So there is neither security, not landscape, not any door or any shutter. It's just, it's so hard for me to convince the anybody to, to like support me there because in 10, 10 ton factory that I'm constructing, it's not for, I, we will make maybe seven 50 K from it because it's, it's only the model facility. If we have all your support and I can make New Orleans East as a safest location for investment, I have so much work that's beyond an RBP for me to get the next a hundred million, which I need this facility for the next a hundred million. And then there was,

Speaker 1 (00:42:08):

I'm gonna say this, I'm gonna say this, Mr. Shiva, I don't think anybody on this board does not want you here. I don't think anybody is, is we want you here. We wanna fill up that whole two story building, you know, bring it back like it used to be. I think the problem is, is who all you representing, who all's coming to us? They're not coming to us with everything. They're doing bits and pieces and that's where the pushback is. But when you just mentioned about you, you mentioned about your stuff being stolen, right? Yeah. Okay. Well you in development, you know, if you're in construction, that's your responsibility. It is not. Okay. That's your responsibility to make your construction site secure. Yes.

Speaker 10 (00:42:55):

I

Speaker 9 (00:42:55):

Understand. I think so just maybe try to, 'cause we're having a couple of conversations at once. Maybe try to, try to keep us on, uh, one at a time. So I think

Speaker 1 (00:43:07):

There were no we answering as they come up. Gotcha.

Speaker 9 (00:43:09):

I think the question that Commissioner Tucker asked was sort of what's the, what is the immediate reason? What's the difference between doing this now and doing this later? Right. And, and so I think

Speaker 1 ([00:43:20](#)):

That No, I think the rush, the thing is the rush. You all are rushing us and we don't have all the information. We can't make a, a a, a qualified answer. We can't make an intelligent answer to protect N-O-R-B-P because y'all not bringing everything to us at one time. And with everything.

Speaker 9 ([00:43:42](#)):

And I guess I'm gonna go ahead and, and at the, uh, whatever risk this is, I'm just gonna just put it, put it out there. Right? I think, I think what the, what the issue that came up was that these, I think that, you know, from meetings that probably happened, like I said months and months ago, and conversations that were, that were had, you know, there may have been some, you know, assumptions on, on our end in terms of, uh, you know, what that would lead to or being that, you know, you know, honestly probably never materialized into the board's participation fully in that. Right. So, uh, I would, I would not agree or not disagree one bit that I don't, I fully understand why you all would've a concern with that and being asked to, um, make relatively quick decisions. So I guess what my, if I were to give a general ask here in, you know, shiver or Omar or <laugh>, you know, uh, Olivia, they might kick me across the table and say, no, we need something more than this and we may actually need more than this.

([00:44:45](#)):

But I think at minimum the consideration that I would ask from the board and from our conversation and from Shiva's presentation and from all of that would be an understanding that there might be two things that can be true at the same time and that are true. The immediate time prep are three things. The immediate time pressures are real. Two, y'all should have been brought in or fuller away earlier. And three, um, getting back to what I started saying when I first stood up, which is that again, N-O-R-V-P is more than the landlord. It's an economic, industrial economic development engine, is what it's, what it's there for. And the question is both. The third question is, and the tenant is the landlord is the vehicle to that. Really the question is, is ivano, like I think, I don't wanna speak for these two offices, but I think as they would agree, is Ivano the type of exciting economic development for the future of New Orleans, the east, the business park that we're looking for. And I think those are the questions that, that are, those are the things to say. I think all three of those things are probably true. Thank

Speaker 5 ([00:45:46](#)):

Commissioner. Um, okay. Um, I, we you are commissioner. I mean, I truly enjoy, I'm not paid off. I mean, they are, you know, the company is that we do want them there. We really, really do. But my other concern, and Jeff, maybe this is a question for you, we can look at their stuff and all that, but can we actually say we gonna give 'em some money yet before we have ACEA and all of this stuff, the all the paperwork in place? Yes. How can we do this with them and we haven't And when they gonna get the money if we, if it is all not in the cea Yeah. When do they get the money? So

Speaker 8 ([00:46:24](#)):

Whatever we do is gonna have to be contingent on receiving the money. So that, that, that would be part part. But they terribly, if we signed an agreement with Edo would say, you know, only if we get money from city. Precisely. Um, but, um, the question I guess I have is that we're not technical. We're, we're not being asked to make a technical judgment here about the quality or the, you know, the, the long-term viability Right. Of this product. And I, I get that you or you know, over the moon with it, and that's perfect. That's what your role is. But I guess the question is the question, I mean, so we're gonna

consider a package of a lot of money to, to for your benefit. And, uh, and we're assuming that all those grand plans you're talking about are going to come to fruition.

Speaker 3 ([00:47:24](#)):

Um, excuse me, I just have to say something right now because you're saying that we're not of getting involved with whether or not it's a viable or the project and, uh, legally

Speaker 8 ([00:47:38](#)):

No, we're, we're almost being

Speaker 3 ([00:47:39](#)):

A partner. Well, it's gonna legally, yeah. So it's legally that can't be true because if you're giving public funds, you know, you always have to worry about Louisiana constitutional articles seven section 14, which says that you cannot dedicate loan pledge any public funds to any private party. And so I've been researching it a little bit more just to see what are any updates on it. And um, so in the past, it's always been the position, um, that Louisiana Constitution, article seven, section 14 is violated, I'll read it exactly whenever the state or political subdivision seeks to give up something of value when it is under no legal obligation to do so. That's been tweaked a little bit. Um, and there are some, he opinions out on it by the Cabela's case that's, uh, you know, the Cabela's that was built in Gonzalez, I don't think we're being asked to give them money. Yeah, you are. We're being asked to,

Speaker 8 ([00:48:32](#)):

We're being asked to fix up our building.

Speaker 3 ([00:48:35](#)):

Okay. You're not, which their tenant is not. If you look at, if you look at the tenant improvement package, there are some things that are to fix the building. There are some things that are very, very, very tenant specific. For example, providing \$14,000 for security for that particular tenant. While they do, uh, construction is very tenant specific. Uh, for example, providing a canopy for their employees, um, is very tenant specific. For example, putting an AC over their location is very tenant specific, however, so this is what it says. This is what it, this is what, this is what the Louisiana Supreme Court has now said when they looked at the Cabela case, which was different from this because Cabela's was billed in a TIFF tax increment financing district, and then the city of Gonzalez got sued or the board of directors of their industrial development board who was issuing the bonds.

([00:49:28](#)):

So what the Louisiana Supreme Court said in that case is that it is, you have a three-prong test and the three, so it says that in order for there to be an expenditure or a transfer of public funds, that is permissible under Article seven, section 14 of the constitution. A public entity must have the legal authority to make the expenditure. And which we do, you guys have legal authority and number one, much so I show a public purpose for the expenditure or a transfer that comports with the governmental purpose for the, which the public entity has legal authority to pursue. You do. Number two, that the expenditure or transfer taken as a whole does not appear to be gratuitous. We have to look at it. And number three, that the public entity has a demonstrable objective and a reasonable expectation of receiving at least the equivalent value in exchange for the expenditure or transfer of public funds. So you do have to have a lot of due diligence and faith in the company that you have to say, if you're gonna

be expending \$807,000, are you gonna get back \$807,000 in value? That's the question. And, and if I, if I can say, there you go. So,

Speaker 7 ([00:50:50](#)):

You know, we, we deal in Cabelas and, you know, article seven section all, all the time in economic development. I don't, I don't want folks to be spooked hearing ag opinion Supreme Court full stop. Economic development is a public purpose by aging opinion and

Speaker 3 ([00:51:05](#)):

Court law.

Speaker 7 ([00:51:06](#)):

You are as, as Miles has laid out an economic development entity.

Speaker 3 ([00:51:09](#)):

That's what I just said. Uh,

Speaker 7 ([00:51:10](#)):

No, no, exactly. I just, I'm just paraphrasing what what were you said? And the what is also essential to note is that, uh, in a lot of the literature, a lot of the law, it's called reciprocal obligations, right? The idea that the public value being created, it's not just a dollar for dollar figure. The public sector, the public entities have much more latitude to say, I think you see this all the time in every economic development project you ever hear about as a public sector entity, which you all are, you have a lot of latitude to say that this investment that we're making, uh, we have a reasonable expectation that this is going to be creating jobs, which this or retaining jobs, which is definitively does, which has, um, the potential to grow, uh, tax base in the city, the potential to improve quality of life, the potential to do all of these things, which I think we all know to be the case.

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

I, I'm, I'm wrapping up here, but I, I just, I just want to make sure that, and I think Sam, I think the, the gist of what you were saying was right, even if like the technical legal side is, you know, we, we qualify it, but I think what we're, what we're saying here, and you know, the, this is unequivocally true for Ivano. Ivano is a company that, you know, and I'll go on the record and say the, the administration, our Office of Economic Development, unequivocally believes is one that is going to be checking all of those boxes. That we have a reasonable expectation that all of those public benefits are going to be created as a part of this investment. I would never, for my office, for the council, for you all make any requests or assertion that we would be unduly giving dollars to a private entity or gratuitously is the, the Supreme Court definition.

([00:52:44](#)):

We are in, we are in no realm anywhere near that. I think there's documentation that has to happen. I think there's a negotiation that I think if I can follow one miles request, um, and if the board isn't going to take action on this tonight, I, I obviously understand that. I think there's a, and I, I completely agree that, um, because of the reconstitution of the board and how this has unfolded since January, I think there's a lot of missed opportunities to have folks read into the conversation earlier. And I, I will fully on my part in that as well. I think my ask is that let's get into this negotiation, uh, post case. Let's, let's try to

get this done very quickly. And whether it's 800, 2000 or 700, 6,000 or 500,000, you in the estimation of the board, I think, you know, our goal is to give Ivano as long of a runway and support them, uh, in making this investment in the facility, in the business park.

(00:53:36):

Um, and I think we, that, that is why we give you a definitive number because I think that is something for the board in support of, you know, with the city and others to, to have that negotiation and do that quickly. And then the last piece that I will say, and I think it's an important one with Sam, this is sort of on the due diligence side, uh, commissioner <inaudible>, I apologize. Um, all of these improvements are fixed improvements to the building. None of this is anybody handing a bag of cash to a company. This is your building. All the, these improvements stay with the building afterwards. So in the event that ivano, I won't even go to the downside of, they, they're not successful when they are wildly successful and vacate this pilot facility, this is a space that you all will be able to rent for higher, uh, rent values.

(00:54:17):

This is a space that you can use to market the building and, and do that much more of it. So I just, I just want to be crystal clear that, you know, um, on all the levels, both the legal ones, but also the partnership that I think the city, the council business park, having, creating that economic <inaudible> engine, this project resoundingly checks those boxes. And, you know, uh, I would be failing in my job. And I, I would put the onus on all of us not to do anything without our due diligence, but to, you know, uh, be comfortable with this idea that we are making investments in companies that will grow and diversify our economy.

Speaker 1 (00:54:50):

Commissioner Tucker,

Speaker 2 (00:54:52):

For me, there's no question, uh, the ROI on, uh, if a vendor is successful in terms of economic development, but to our council, I think our chairman <inaudible>, the very specific ask of the canopy and the security for the attorneys out there. Is there, is there a conflict in the, well, I think

Speaker 8 (00:55:15):

What, sorry to interrupt. Okay.

Speaker 1 (00:55:17):

No, go ahead.

Speaker 8 (00:55:17):

Go ahead. But I think that, that what, what they're saying is that we would enter into a negotiation and maybe those are the items that, that we don't agree to. So, I mean, I think it's too early to say that we're funding something that

Speaker 2 (00:55:33):

That wasn't the best strategy because we looking at this like, whoa, what? Right. Like what are you asking us?

Speaker 8 ([00:55:39](#)):

No, I think there's

Speaker 4 ([00:55:40](#)):

Also to that, to consider that what Jeff just said, that when you mentioned stuff like the HVAC being, uh, tenant specific, no, the HVAC stays with the building.

Speaker 2 ([00:55:49](#)):

Yeah,

Speaker 1 ([00:55:50](#)):

Yeah. But asking for HVAC for just said

Speaker 3 ([00:55:54](#)):

In an area that was not our, well, this is not here to negotiate that right now. This is an area that was not HVAC before.

Speaker 9 ([00:56:01](#)):

Answer your

Speaker 2 ([00:56:02](#)):

Question. I'm sorry.

Speaker 1 ([00:56:04](#)):

No, go ahead. Go ahead.

Speaker 9 ([00:56:05](#)):

So Banno answered your question. So one on the spreadsheet that, that I think you all got this that's been passed along to you. If you notice, there's I think the blue box that shows at Bono's costs that are not that big shared in any way shape. That's just paying for in the construction. That's a massive number five. And then you see the box, the boxes where there's some share costs there. Right. And if you look at those, not every one there, there might be, HVAC is a good example. HVAC has proportion, might be 50 50 split, but I'm not sure the h HVAC has abortion. That's in the final bucket to pay

Speaker 3 ([00:56:40](#)):

Portion. Yeah, because they took, so they needed, they, they didn't need just an hvac, they needed some specialized, yeah, so, so equipment, h, HVAC too. So

Speaker 9 ([00:56:48](#)):

If that space were just being, were just being a, a air conditioned, it would not cost the price that's there. So they're taking the part that makes it, that would be specific. They give you the little extra whatever. And they're recovering that, that, uh, for the, uh, for the, the, uh, the electrical, that, that was a cost that when they went in there, it was way more than anybody expected because of the condition of what's there now. And in order to do something, you gotta bring up the code. So when they went in,



bring up the code, it was a lot. But being completely forthright, there's a certain amount of that that is specific that's beyond what you would typically need. That's specific. They're covering that. So anything that's there, that's you're showing in the cost are things that would stay, that would stay with the building. So I just want, wanna make sure I sort of, and that are not specific to their unique use. So one just kind of wanted to make sure I said that. Uh, and then two, I don't know when a good time would be, but this might get to your question, which is, uh, Shiva's got sort of a presentation there to get, maybe

Speaker 1 ([00:57:46](#)):

We're gonna get to presentation. But,

Speaker 2 ([00:57:49](#)):

Um, just kind,

Speaker 1 ([00:57:50](#)):

Commissioner

Speaker 2 ([00:57:50](#)):

Tatum, I think, I think what we're hearing is kind of one thing we believe in the future of what we're all trying to paint at NORP and the region and here in New Orleans East and the opportunity. So we all agree on that. I think the biggest thing, we're not voting on anything with this wishlist punch list. This is a wishlist of if you, if Obama had a magic wand, they'd come in and say, this is what we want. We're not voting on that today. I think the biggest thing that taken from this conversation is for us to be able to move forward in what a negotiation of ACEA with the city, with Councilman Thomas. And that's essentially what I think is the ultimate, what I think everybody, what we can move forward with. Not anything on their wishlist, but opportunity for the board to move forward with negotiation process that, I mean, we can go through here with the red line and just say, yes, this, this meets our overall quality of life for both tenants, uh, of being in the space that helps for continued attraction value of the building. And I think the property committee, um, definitely

Speaker 1 ([00:59:01](#)):

Commissioner, um,

Speaker 2 ([00:59:02](#)):

Jefferson.

Speaker 9 ([00:59:02](#)):

So my thing is, being a professional in the field of construction, I understand exactly how all this come together. And like some of the stuff like Mr. Taylor said, it is a, because some of these things, well, some of these things should already been included in construction documents from the very beginning of the process right away. And, um, like a typical high rise buildings, the same with <inaudible> buildings. When, uh, the landlord or the owner of the building has a tenant in, they have a, a tenant improvement fee that the landlord or the, um, owner covers is a certain percent, like, you know, high rise, 35 square foot, something like that. So like with this, you said that it's like something like that. Um, I write all threes, I just 1.1 figure like that, something like that. 80 something square foot, something like that. I'm

like this absolute sense square feet. The the figure. So if you look at it and I could pull it up and I think there's the, on the first page, you

Speaker 1 ([01:00:04](#)):

Didn't get a copy of your report? No, I didn't. Oh,

Speaker 9 ([01:00:08](#)):

Pull up right now on the, so there's that 1.1 number includes, includes stuff that like landscaping and stuff like that. That would not be at all, you know, that wouldn't be in any way specific to Banno. And then the 802,000, which I think is on the second page, <inaudible> Yeah. Is on the second page. It is in yellow highlight. Um, those, the ones that, that generally deal with the, the space that Ivana was using. Um, and then again, there's the shared costs of that, that, that of that. There's 1.1, which is the total, the 802, which is the amount that Ivana's asking. And none of that includes the 8.5 that there's spending. That's not at all in the shared bucket. So, so, so you know, there's a significant, um, expenditure. I guess the other thing I'd say in terms of the, the asking of when it came up is, um, and this kind of gets to what Ms.

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

Plummer was saying earlier, there were conversations certainly that were sort of had around that did not have enough N-O-R-B-V in it. But there were conversations that were I think involved where, where sort of this sort, the concepts of 10 improvement allowance and all that were sort of discussed. And so, you know, I think from, you know, it's not something that's necessarily brought up at the last minute to, oh hey this cost this in there, it's concepts over there from the beginning just uh, unfortunately this was not, was not brought to the board, you know, and that's something that certainly I wish we could done. Well one of the things that I want request process is like the schedule values from uh, the contractor. The contractor already has in his schedule end construction schedule line per line item of everything that's being asked for in the first two days. Like for, and this is for instance, like the overhead, the overhead doors, that's supposed to be fire rated. This number comes, the total comes in at about like 30, \$30,000. That is impossible. That that's impossible for two, I think like 14 foot tall or something like that.

([01:02:14](#)):

For one, one of the doors needs to be five, which is the interior door. And the exterior door needs to be, the construction schedule does not, the door schedule does not show that it's either or, um, the construction that we'll get. So like the negotiation process, I would definitely, uh, recommend that we get the schedule contract so we can know what they already, uh, set aside for the cost of such and such. It's like the same thing with the electrical, whatever. Before they went in there, they knew what the electrical code was gonna take. The electrical engineer knew it was gonna take in order for this to be upgraded, whatever, let like work, let us know. So we point of automatically

Speaker 2 ([01:02:54](#)):

Shared this, it is evident that this line item is not worth I'll orient to your meeting and this line item is not ready for consideration. Correct. I would move to table this item until next meeting. Can I get a second

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

One note

Speaker 2 ([01:03:12](#)):

I don't have a point of, but lemme make a suggestion on behalf what you actually just said. I think you guys mentioned that you guys have a property committee.

Speaker 9 ([01:03:19](#)):

Yes.

Speaker 2 ([01:03:19](#)):

Okay. What if you're gonna defer it, a property committee would, so then they can make a recommendation to the full board. Correct?

Speaker 1 ([01:03:25](#)):

Correct. That's why I asked if he had sent you guys.

Speaker 3 ([01:03:29](#)):

They will. But let me also remind you all as chairman, uh, Jason Hughes, who's not here, but he has reminded me, um, many times and called me to remind me that he wants everything that has to do with avan or decided as a committee of the whole That's right. Quote unquote. That's right. So I know you want to move it to the property committee, but, but, but I'm just telling you what commissioner or which chair, which representative Hughes told me. I agree. I understand. I understand.

Speaker 1 ([01:04:00](#)):

Other understand. I understand.

Speaker 3 ([01:04:02](#)):

I understand. Uh,

Speaker 1 ([01:04:03](#)):

Commissioner Tucker and I somewhat agree with you, but I just want anybody have the last little comments, questions to get it out to them because when we get back together, it's gonna be a whole nother thing

Speaker 9 ([01:04:15](#)):

So

Speaker 1 ([01:04:16](#)):

That they're gonna ease in.

Speaker 9 ([01:04:17](#)):

Yeah. So it might be nice if, since we're all here, we'll prep for whatever that next thing is or Shiva can give his little presentation and

Speaker 1 ([01:04:24](#)):

Then we gonna get this presentation. Commissioner, um, Jefferson? No. You had anything else? No, I'm fine. Okay. Anybody else have anything else we trying to get to your, um, presentation?

Speaker 9 ([01:04:36](#)):

Just wanna say one last thing. I'll shut

Speaker 1 ([01:04:37](#)):

Up. Real. Oh, alright. Go ahead. Go ahead.

Speaker 9 ([01:04:39](#)):

Uh, the last thing I wanna say is I want sort of, you know, when, when we first got here in that first meeting, the first thing that happened is we were asking for a lease and I kind of, Maria and I kind of popped up and said, that's not possible. State law doesn't allow it, even with the economic inducement law, which allows a different and easier process and probably lease law and we still just couldn't do it then. So we came up with a solution for that access agreement, which allowed us to keep moving forward even though we were understanding of what the legal requirements are. We're kind of in a similar situation here where half legal requirements have just practical kind, you know, you know what would I guess ask here is that we've got a situation where we have folks that have a real timeline and they're, regardless of whether it's 0% the fault of anybody there, there are real timeline requirements

Speaker 1 ([01:05:32](#)):

That they minister. Lemme say this, you always say that you have timelines, but you always throw stuff at us and want us to make a decision like yesterday. So we got that. Yeah, we got everything you said to us before.

Speaker 9 ([01:05:45](#)):

So I'm gonna ask you something in between.

Speaker 1 ([01:05:46](#)):

Ah, what you got, what you got, what you got.

Speaker 9 ([01:05:49](#)):

So <laugh>, so, so there may be certain topics, I don't wanna put words in the board's mouth, I won't even try at this moment, but there might be certain things that we are comfortable with right now. There might be certain things that we aren't. So for example, I think we're comfortable with every other aspect of release other than the tis I think can improvements. I think that there may even be some aspects, 10 improvements. We're comfortable with that, whereas other ones not, I'm not sure. But if there's some things that we are comfortable with, perhaps we could pass a resolution, allowing the maximum action on that or maximum support for that with a note that nothing that there's still every, all these other big things outstanding with a note that, uh, that nothing can happen obviously without one being appropriated with a note. But that allows certain things to happen. For one, maybe it allows Maria to put an initial notice out for, you know, that that might be supplemented with a second notice for the lease. That maybe allows, uh, that maybe allows, you know, uh, Omar on the operation side and Shiva from the business side to know that all, um, at least there's certain things that, that looks like the board support to at least have some concept that we're not coming back on engage

Speaker 1 ([01:06:54](#)):

Or we haven't, we have, we would have to give with, with our attorney so she can tell us exactly what that lease is, what it looks like, and if we are okay with it

Speaker 3 ([01:07:04](#)):

To put the notice that's required. A need to, for example, I finally got the appraisal, but I need to say that we have on file at our offices for review by the public, a draft of the lease, which I don't have. And a major part of the, of the lease are the tenant improvement. I mean it's, it's a really big component of our lease is the tenant improvement package. But also, I'm trying to figure out, since we don't have an office, we, we were talking about that in finance. I mean, do we need to try to, this is why it's so important that they get that building together, um, for them to lease, have an office. But do we, uh, this is why Fox eight couldn't find us. Um, do I, um, that's a whole nother ball. I'm

Speaker 9 ([01:07:52](#)):

Saying some flash rods to the door. <laugh> are, are you not able as a registered agent to, to estimate your

Speaker 3 ([01:07:59](#)):

No, because it's not, they're their office. I'm not, they're not an office of political subdivision. So, no, I mean, I'm, I'm wondering if I put it on the website, but I, I still have to have a draft of a lease with the tenant improvements in there. But

Speaker 9 ([01:08:13](#)):

I guess what, what I would suggest is, and I I think, I think they suggest this, you know, a week or so ago that maybe we could do a draft, we could do a draft release with a sort of empty spot or two be determined or whatever that is, right? And then we notice that part. And then when it's determined, let's say a special meeting week and a half from now, then when it's determined what the rest is, then

Speaker 3 ([01:08:41](#)):

We, I don't think that gets us where we need to go.

Speaker 9 ([01:08:43](#)):

Put another

Speaker 1 ([01:08:44](#)):

Way in. Well let, lemme say that you, honestly,

Speaker 9 ([01:08:46](#)):

Every little paper's gonna, every little piece of paper's gonna

Speaker 1 ([01:08:48](#)):

Help us a little. Mr. Granson, you and our attorney could work those issues out. And I'm gonna entertain that motion for Mr. Um, from me, from Commissioner Tucker, that about B Was that AB I'll entertain that motion right now 'cause I really wanna see the

Speaker 3 ([01:09:06](#)):

Presentation and, and, and what is the motion

Speaker 1 ([01:09:10](#)):

To table?

Speaker 3 ([01:09:12](#)):

And I would that

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

Consideration

Speaker 3 ([01:09:13](#)):

And I would just urge you all to have that special meeting of the committee of the whole, like not a whole month from now, but like asap. 'cause we really do need to have some meetings like we had where we actually got this list produced where we really have, you know, we need to put this to bed, correct? Um, you know, for for ADV Vno and for the N-O-R-B-P. So you all can have that meeting sooner rather than later. Correct? That would be great.

Speaker 1 ([01:09:42](#)):

And we'll also do it when our chair here,

Speaker 3 ([01:09:45](#)):

Of course.

Speaker 1 ([01:09:46](#)):

Okay. That's okay. Mr. Anderson. That's all right with you.

Speaker 9 ([01:09:51](#)):

<laugh>. I think it has to be too.

Speaker 1 ([01:09:53](#)):

Alright. Alright.

Speaker 9 ([01:09:54](#)):

Sooner than

Speaker 1 ([01:09:55](#)):

Later. Alright, so make you make you motion mad chair. Yes.

Speaker 2 ([01:09:57](#)):

If I'm gonna my motion, we're our chair's not here, so to say we're gonna have a special meeting before our next public meeting. Wouldn't that be premature?

Speaker 1 ([01:10:09](#)):

No. No,

Speaker 3 ([01:10:11](#)):

Because it's a committee meeting.

Speaker 1 ([01:10:12](#)):

Okay. No, because the chair is, um, very dedicated and he wants to get this moving. You

Speaker 2 ([01:10:20](#)):

Want a date on this motion?

Speaker 1 ([01:10:22](#)):

No, we don't want a date. We won't wait for the chair to, um,

Speaker 3 ([01:10:26](#)):

So motion by Commissioner Tucker to, uh, move this item to a committee of the whole table or the table. So committee of whole to meet as soon as possible

Speaker 1 ([01:10:37](#)):

Is that's a property

Speaker 3 ([01:10:37](#)):

Committee? No, it's a committee of the whole, so it will basically be a committee that where the entire board's invited? Mm-Hmm? <affirmative>. Oh, okay. To attend. Um, motion by Commissioner Tucker and seconded by Commissioner Jones. Commissioner Jones. Okay, great. All in favor? None opposed be

Speaker 9 ([01:10:57](#)):

Present.

Speaker 3 ([01:10:58](#)):

I'm so sorry. It's

Speaker 1 ([01:10:59](#)):

Resident

Speaker 9 ([01:11:00](#)):

Committee,

Speaker 3 ([01:11:02](#)):

The meeting. Sure. It's a public meeting. I'm sure it wouldn't hurt.

Speaker 1 ([01:11:03](#)):

Yeah,

Speaker 3 ([01:11:04](#)):

We'll let you know.

Speaker 9 ([01:11:05](#)):

But I'm assuming that's given all information, the meeting.

Speaker 3 ([01:11:09](#)):

We'll let you, we'll give you notice.

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

I think it would

Speaker 3 ([01:11:12](#)):

Be helpful. It would certainly not hurt. Of

Speaker 2 ([01:11:14](#)):

Course. You always right.

Speaker 1 ([01:11:19](#)):

Okay, so where are we gonna go into this? Um,

Speaker 3 ([01:11:22](#)):

He wanted to make a presentation, right?

Speaker 1 ([01:11:25](#)):

I didn't see it on

Speaker 10 ([01:11:26](#)):

Here's

Speaker 3 ([01:11:27](#)):

Because I didn't know he was gonna make that. Um, it, this will, this will be a continuation of the same. Okay. Okay,

Speaker 1 ([01:11:36](#)):

Mr. Sheva?

Speaker 2 ([01:11:38](#)):

Yes.

Speaker 10 ([01:11:41](#)):



A couple of things I I'd like to say that I like to do. You have a time. Thank you for making that. How long have

Speaker 1 ([01:11:48](#)):

You, um, how long is it? A

Speaker 10 ([01:11:50](#)):

Five, five minutes? Yeah, so basically bringing capital to New Orleans is super difficult

([01:11:58](#)):

Speak. We brought \$42 million to the tap outside money. Then there is like \$4 million local money, but the rest 38 million came from outside money. And I have been telling them that, hey, you know, you're gonna see a lease, which we couldn't figure out yet. And I'm gonna tell them that look, 1.72, whatever. They didn't want to pay. That's what the list is. The people, Hey, I can show you other site which can offer all these, are you gonna move? And then I said, no, no, no, I want to be in New Orleans East. Like I negotiated them and then I told them that look, some of them at least can be reimbursed, like let me do the go sit at the shop. They're like, you don't get the USDA loan there. Why are you going there? That, that location does not get you any loan. So instead of 14 million, I have to raise additional 10 million to support this grant project.

([01:12:54](#)):

We're pouring \$8 million into that building right now, whether you like it or not. So that's going into nuances. Um, so you gotta, it's not just the rules. Regulations is mostly like, we want new energy there. We want people whenever they drive by, think that there is some, you know, some engineer scientists. It's, it's amazing to drive around here, right? More security. So think you know, please think like that we want to get outside capital to new policies. That's what, in 15 years, I'm, I'm living in this town, went to UNO, got my MBA from Tulane. It's Tulane technology. This is something the city actually produced. It's indi indigenous to the town. And then, uh, you ask for guarantee for the product. We have validation from Tesla. I don't know, with the bigger validation if you need, um, and Elon Musk, he deliver all his promises.

([01:13:46](#)):

Maybe not, but that's one of the best performing company. So you gotta we need to take risk to transform the town and location. Uh, we can worry about regulation rules, policies, and we are happy to negotiate. Don't delay too much because we lose the opportunity, we lose the money. So think that in your mind. Well, the delay is not on our part, Mr. She I understand. I miles, we show people anyway. You can see here, this is a game. Sun doesn't shine all the time. Wind doesn't blow all the times. We, we invested billions of dollars into energy and we totally forgot storage piece. Like California produces so much energy from these solar panels and then pay someone in Texas to waste it. Because our grid system, if you produce, you must use it. Someone gotta use it and storage is missing. And then this is what Tesla is saying is that we need to invest 10 clear dollars for us to have a civilized society so that an Indian kid would not have a 30% lower lung capacity or someone here like, you know, inhaling toxins.

([01:14:57](#)):

And then if we keep burning oil and gas, once you burn it, someone is breathing it and then you can recycle it. So battery technologies could, like, technically 95% of them, once you mine it, you put it in the car, you would just, 95% of them you could recycle, keep using it. And then an electric car will have about a hundred moving parts or less than a hundred moving parts, oil and gas vehicle out 2000. Moving

parts. You can look at New Orleans East, how many people have bad cars because they have 2000 ways you could go wrong on that morning. The mom need to go get her job done and then Kitty's waiting, she gotta bring a hundred dollars, she's stuck in the middle. So if we can keep doing the drama forever or we, we transform, we have a, we burn less gas and then we, this is the greatest, uh, export, uh, uh, technology that America can, can, can transport because can export and because there is no other export opportunity bigger than this.

[\(01:15:59\)](#):

And then why New Orleans? Why Louisiana? Because we have in between Baton Rouge and New Orleans, you produce, we produce our state produces 2 million tons of Petco. That's one of the raw materials for battery industry. And then we are the next one. We got two companies from Louisiana, got a hundred million each federal money. Last year we were not ready. We didn't have this damn facility. And then I was going and meeting all these great people, energy secretary here asking, when would you build the New Orleans project? And I'm gonna tell them, I don't have the lease, I don't have this. I had to raise like 10 extra million. Always delays, always delays, storytelling. It was not working. So I had to get to like bother all of you, force all of you to get this moving. So that, but, but all these folks asked me, when can we come visit your facility?

[\(01:16:49\)](#):

I had 24 member delegation came this Monday. I couldn't even take them to the facility because they were, we just appointed a security. There was no toilet. And then those people were drinking last night, the before night a lot. I didn't know where to, if they want to go to toilet, I don't know what to do. So anyway, this is a situation we're dealing with and we could like keep going. Um, so this is the one solution that could make electric cars a lot better by putting our material it you have higher performance validated by Tesla. Keep going. And then we have investors, inventor of ipo, co inventor of iPhone invested in the company. You know, many of you know Peter Theo, you can read his book, zero to 1 billion year. And we have two, uh, strategic investors from Japan and, uh, different part of Asia.

[\(01:17:43\)](#):

We have department of Energy gave us money. We're getting, uh, one more grant like recently, like almost close to approval. Silicon Valley Bank, one of the richest, um, incubators on the planet. There is 3%, um, acceptance. Much harder than Harvard. Uh, getting into Harvard. And then we got into, um, y Combinator like incubator program. We raised \$6 million. So that 40 to \$3 million we raised was so difficult because of the state we're in city, we're in not having this facility. And then we convinced everyone, because all these amazing people supported us. We're right in the middle of this, um, value chain. The car company needs batteries, battery company needs materials, and car companies need high performance material. And then, you know, we work with these two to get this going. Like we want to remove all the fossil fuel cars one day and then increase as many, uh, electric cars that, that young mom going to make, that a hundred dollars.

[\(01:18:43\)](#):

She would go and then get that a hundred come back because she doesn't have 2000 ways to go wrong if she's driving a old car. So that's the, that's the vision here. And then you, you don't, you don't inhale all those drops ins from burning fossil fuels every morning. So anyway, these are the products and this is the powder that goes into the, that goes into this battery cell. And then this is the battery cell. There are 8,000 of these battery cells in, in a, in a typical Tesla model Y. And then we build them and then we have higher performance, uh, than the, than the materials they're using. These are our competitions competition competitors. This is a, a California company going to Washington state, \$3 billion valuation.

This is a Washington state company. \$3 billion valuation. We have just as good of a product. However, we don't have a facility to build un scale material.

[\(01:19:34\)](#):

So this is the one thing that you want to show the youth that look, we can also build a billion dollar company here and then everything else get boring. Like they don't need to go, uh, smoke marijuana or something. There is more exciting thing. You can actually do a job. You could, you could also build another company. Everything else looks so boring once they see money around them, right? They don't wanna do robbery, but they want to go actually build a business. So this is transformational. So think differently because there's a \$43 opportunity, you get 5% of it, you're already like \$2.5 billion in revenue. So we gotta do something big for the youth to, to think that they are capable. They actually can transform themselves because there is a motivation. There is something they can smile more. You know, the, you, you want to completely transform this town.

[\(01:20:28\)](#):

Like big, big bang. If you do like small, small little, like, okay, there's no toilet, I put the toilet, everything else is crap. No, they won't believe us anymore. So we gotta do something big. And then all these amazing people, all electric, \$8 billion company and tag lawyer. I don't know how many people have watch wearing, watch tag, lawyer watch cost 1500 bucks and they want us to make the better battery. So this is, this is what we're doing. All these are like multi-billion dollar company. This, this company fed our globe a hundred years in business, silicon business, that ticker symbol AGSM on Nasdaq. And then they're a silicon. They want us to be our supplier to keep going. Uh, this is the company. So we want those bridge watchers. The cars like this company. 80% of the employees in this company, all electric building electric motorbikes, because you can't put many cars on Indian roads.

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

The population went from three 50 million to 1.5 billion within 70 years after getting independence. So you need motorbikes. And then 80% of the employees are female because in India, 50% of the female don't have jobs. They don't make any money. This company's transforming. So this is the new way of thinking, new way of doing business. Thinking about like, who needs this, thinking about the youth, thinking about the air. You, you inhale thinking about like you think don't do things that you can recycle, period. Otherwise we'll just be living the same life. Anyway, all these late people were brought here. This guy took a company in China. He, but he studied in Canada and, and, uh, he is an amazing engineer in California. US citizen, everyone is a US citizen here. This guy worked with SoftBank visitors, 64 countries scale presentations to prime ministers and presidents. And then, um, uh, ANMA, he built during Covid, he built a six in six months.

[\(01:22:19\)](#):

He built a thousand motorbike producing facility. All these people were, were brought in. And Juan has been here. Um, Camry has been here, but rest of the four are, were like brought in from outside. Um, myself again, I want you all to be proud that you are part of this. You spend time. Thank you so much. I know it's very difficult, lot of paperwork, but the one thing we don't have time, uh, for is, you know, like delay because of anything. Because we gotta move very, very fast because what we're doing here is scaling up some company, uh, that that can be an example. Um, and at a very fast execution speed, that's what will transform, that's what would give hope to the government and everything. Um, local government and, and you do better things like this man, right here. Go back. Uh, slide. Um, so this man works at Build Collective.

[\(01:23:16\)](#):

Build Collective. Now, uh, founder of Bill Collective is Tony Del inventor of iPod and Coin Invent of iPhone. Sergio has been from the, he's a New Orleans local. Um, uh, and he has been a great support Profess Shirley, main chief scientist at <inaudible> National Lab. And we're collaborating with her on many grants. And our board chair is Hugh Evans. Um, he's a, he allows New Orleans one day he wants to buy sales team <laugh>. That's his vision. Everyone has one. And then I think I wish him all the best. But anyway, so we want to wrap up. You know, it's just this, this thing is not whatever we are pouring 8 million, \$8 million in, we won't get 8 million from it even in a hundred years. It's just the model facility so that we can attract that public funding, private funding. We need hundreds of millions for us to get those hundred billions one day.

(01:24:08):

So like that, that's the thing. And, and again, just like, you know, you have questions, I have many questions too. All of us have, but someone gotta do something big for this city overnight, like thinking completely new perspective. And I want to do that. I lived here 15 years and then Louisiana. Why Louisiana? Because we can access 34 states to Mississippi River. We have great culture and we smile more than many other towns. So that's why I'm here. My, my my cousin went to, went to Tulane here, she called me. If you don't want to be intimidated as being an immigrant, come to New Orleans. You know, many people say hello, your mornings are better. You have 300 beautiful days. I went to Colorado. I didn't believe her. I went to Colorado and then I was like, life was miserable. I mean, again, beautiful state, but no one smiles.

(01:24:58):

Like you go out. Like everyone is like, it's like they're in business and they want to make, I don't know if they do stock market stuff or whatever, but in Louisiana it's much easier. I can live here pretty well and two of my kids were born here anyway, I want to work with you guys, just let us know whatever I could do. But, uh, my goal is to bring more money to the building and then there is a lot more land around it. But it's a collaborative effort. It's not, I'm, I'm also risking my career. I worked for many years having no pay. And then I, I was supposed to be married when I was 25. No Indian girl wanted to marry me because I was growing this company with no pay. If you pay, get no pay, they don't wanna marry you. It's very, okay, what am I gonna get? Right? <laugh>, you know, can you take me to your movie and I have no money. Right? But anyway,

Speaker 5 (01:25:44):

I think too many people would marry you.

Speaker 10 (01:25:47):

I have a question.

Speaker 5 (01:25:48):

I have a question.

Speaker 10 (01:25:48):

Sure, go ahead. Um,

Speaker 5 (01:25:49):

The s you're making, are you making batteries for solar panels as well? Because I know there are some Tesla batteries for solar

Speaker 10 ([01:25:56](#)):

Panels making batteries. You don't make much money. Your your, your margins are quite small. Okay. Most lucrative section. And the bottleneck is not the battery, but what goes into inside the materials. You

Speaker 5 ([01:26:09](#)):

With the inside?

Speaker 10 ([01:26:10](#)):

Yes. Okay. We make the materials for all applications. And then currently we are most worried about transportation because transportation, uh, in, in high density populated countries, it's just like if you get a covid, those cities, you'll lose most people because they're inhaling all the gas. Their, their lung capacity is too low. So we are making here materials solving problems in America and then exporting it to countries where the cities where there's most, most population. And we're enabling motorbikes, electric motorbikes, cars and, and watches. And,

Speaker 5 ([01:26:47](#)):

Okay. And my other question has to do with jobs.

Speaker 10 ([01:26:49](#)):

Yeah.

Speaker 5 ([01:26:50](#)):

What is the skillset for jobs for your company? What is the skillset and how, where are you going to get your,

Speaker 10 ([01:26:57](#)):

Let me, let me invite Olivia here on the jobs, like what type of jobs? She'll talk about it and then Omar, how, like what's the next scale facility? So one question for you. One question for me. Sure.

Speaker 12 ([01:27:09](#)):

So do the set up. So most of our jobs are processing engineers, lab technicians, manufacturing technicians. The majority of our workforce will not require a college degree. So we're already working really closely with Gino Inc. And the community colleges to really understand kind of what those workforce development programs are that are out there. We'll leverage things like mechatronics systems, what's going on at Delgado Community College and community college. So we imagine a pretty low barrier to history, especially as we scale beyond our first facility.

Speaker 5 ([01:27:43](#)):

I heard you say that when we did the hard hat thing, and I wanted to talk to you about that because the other part of that is you have a school here, the was where college, right. Career that has Yeah. And they

just open up the new building. That's right. And that is high school kids. And since so are you willing to get a partnership with her to sit and talk with her to see what they can do at that facility to train people?

Speaker 12 ([01:28:09](#)):

Yeah, we've had initial conversations with them, you know, as we're thinking about scaling up and have included them in a couple of different grant opportunities. Okay. And so, you know, we're hoping as we do that we can create those specialized programs for just a couple months of training for those high school students to come right into our workforce.

Speaker 5 ([01:28:24](#)):

Yeah. I mean, as an educator retired. Um, and children are important to me and having these kids and working, being able to go to jobs like this is extremely important to me. For sure. So that's why I'm asking. I mean, because if we can reach high school kids that they can start in high school and then go to Delgado and miss to complete some training, that to me is it is helping them. And they already on, on the lake to do

Speaker 12 ([01:28:50](#)):

Something. Exactly. Yeah. We're already starting to have those conversations

Speaker 1 ([01:28:53](#)):

Together. I wish they could start like in 10th grade and get that certificate when they graduate and which, but, um, definitely essential. But I'm, but I'm gonna say this too. I'm giving you the floor right now, but we gotta move this on because we still gotta deal with the Myers.

Speaker 2 ([01:29:07](#)):

Did you write about the next facility? Huh? About was there a question about the next facility? Oh,

Speaker 3 ([01:29:12](#)):

No. And, and we do need to, um, also for them, we need to go back to their, 'cause we, we skipped and, uh, some things from them. And one of 'em was about the consideration of the, uh, location price per square foot and authorized use of the outdoor space that they're requiring.

Speaker 2 ([01:29:30](#)):

That

Speaker 1 ([01:29:31](#)):

Was eight. I thought that that was eight.

Speaker 12 ([01:29:33](#)):

We

Speaker 2 ([01:29:33](#)):

Did

Speaker 1 ([01:29:34](#)):

BI know we did B, but I'm understand, I thought that was It's not in the lease or anything.

Speaker 3 ([01:29:40](#)):

No, we don't even know what, what price or anything. So

Speaker 1 ([01:29:43](#)):

We talking about that outside area,

Speaker 3 ([01:29:44](#)):

Right?

Speaker 1 ([01:29:46](#)):

Can we do that another, can I re table that with all

Speaker 3 ([01:29:49](#)):

This? You wanna put it in the committee of a whole, then you can put it there. Okay. Um,

Speaker 1 ([01:29:54](#)):

Commissioner, um, Tucker

Speaker 3 ([01:29:55](#)):

Who, who moves that

Speaker 2 ([01:29:56](#)):

Motion on that? Or I have

Speaker 1 ([01:29:57](#)):

The floor question. We I want, I wanna do,

Speaker 2 ([01:29:59](#)):

I'm gonna close out, right?

Speaker 1 ([01:30:00](#)):

Becausecause,

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

He mentioned the youth here in New Orleans and that's extremely important to me and I'm sure all of you. Right? And so I can say lucid and level set and he and I, maybe somebody else in here probably know about Lucid level seven built unicorn, right? Mm-Hmm. <affirmative>, you said we need to do something big to attract our youth. They don't know who Lucid or Patrick Comer and Scott Walker is. What will you do different if you're that next unicorn to engage in you besides them come and work for you? What would, what would be that, that level of engagement so they could see that

entrepreneurship and massive wealth is possible? Yeah, so we are engaged with the different programs, uh, through gno Inc. Or like all these schools that Olivia goes to. And then she talks to the talks to everyone about, you know, why energy, you know, why this type of, you know, company should be in existence, what we're doing with the government. So we're doing things with them and we have different colleges like how many partners you have locally to the grant. Yeah. Last you talking about the college level,

Speaker 12 ([01:31:14](#)):

Right? Yeah. But I think, you know, we, we want to work with people like Josh.

Speaker 2 ([01:31:19](#)):

Um, yeah. So, so they're involved with our, the HBCU. Yeah. So I know about that program. So to Commissioner Jones point, how do you engage at the high school level?

Speaker 12 ([01:31:29](#)):

I think with things like STEM programs that are targeted towards elementary school kids being willing to, you know, open up our doors and host for things like site tours to get those kids into the spaces and really understand that, you know, we're creating batteries, we're creating rocket science in new Orleans's East and, and being open to that and, and looking for those types of programs. You know, obviously those kids in elementary school, they're not gonna work for us immediately. But, you know, being open to that possibility, we want to work directly with the community

Speaker 2 ([01:31:57](#)):

Also. We need to do a

Speaker 10 ([01:31:58](#)):

Lot more at things. You know, you, you brought up great uh, points, but we need to do it differently this time. More community engagement, more opportunities for you to come over, see the facility, do some sort of, you know, internship programs or something. And I constantly like force my team to create something for school dropouts, college dropouts. And there are many, many things that you can do because you don't, uh, you don't need a college degree for many things for someone to, you know,

([01:32:28](#)):

Packaging something or anything. We want to make the new to be busy because once they're busy and they're getting paid well, they'll be very happy and they see all these smart people they may ask, you know, some of you know, we hired a few from local Orleans area, like they want to go to college labor, like once they join and they want to get out, support them. And so, but engaging the community into the growth only way and that's impossible. If the company is like doing things like, you know, these five star hotels and like execut rules, like you go do it outside, you go talk to people. I want to go like address like some schools or like kids, like show them what we do. I want to like really spend time with that because it's impossible to, to grow this kind of business. If you don't have people should allow the company we need all those people want to work here. Okay.

Speaker 1 ([01:33:30](#)):

Alright. Um, can I get a motion so we can table to the meeting of the whole eight A and B? Yes. Some



Speaker 10 ([01:33:44](#)):

Move second.

Speaker 1 ([01:33:47](#)):

Everybody's in agreement. You gone? That's,

Speaker 3 ([01:33:53](#)):

Yeah. Okay. So Jones and, okay, so you only had to do it on eight A 'cause you'd already done it on eight B. So Jones and, um, he is a continuation. Yeah. So Jones and um, Tucker. Alright, all in favor? Aye. Aye. Great. Okay. Um,

Speaker 1 ([01:34:09](#)):

We need to talk to

Speaker 3 ([01:34:10](#)):

You. You wanted it to also take Meyers out of, out of order because you didn't do the rest of your book, your agenda yet. Right. And we'll

Speaker 1 ([01:34:17](#)):

Go back to the other

Speaker 3 ([01:34:18](#)):

Stuff. All righty. Um, motion to continue taking out of a order. Um, then the items C and D of number eight moved by Tatum. Seconded by Tucker. Okay. Alright. And all in favor, aye. Aye. Okay, great. Alrighty. See, um, so consideration of a provision and, uh, proposed lease between N-O-R-B-P and Myers allowing Myers to cancel the lease upon 90 days notice, should avalor taxes be assessed solely as the result of Meyer's use of the warehouse while, um, while it is very unlikely that'll happen because I, I did have a cross that bridge already with the assessor's office. I think I sent you guys my, um, response to them back in 2010. And the fact that they didn't, they didn't come back at us, but they did in 2010 tell us that they wanted the NRBP, that they wanted N-O-R-B-P to pay AVALOR taxes based on the fact that Myers was, and it wasn't Myers, it was a different entity, um, was, I think it was Royce was using the building and that they're a private entity.

([01:35:34](#)):

And, um, the assessor's point of view was that you guys should have to pay taxes. Um, I think that they're not on good ground when they say that. I still think that, but, um, I, I have since ever since then, in every single lease, including leases that Myers has signed in the past, I have written in there that should valorem taxes or any taxes be assessed, uh, against the N-O-R-V-P or the building solely as a result of the operations of Myers, or the same thing will be in a vanos lease at Vno, then they would be responsible for the payment of those taxes. Not the NRBP, but your, on your board that was not represented by council, but had Eugene Green as an, as your, um, as your real estate broker, um, decided that they would, they didn't need, they would write, they would agree to what Myers Broker wrote, which did not include that language.

([01:36:36](#)):

So Myers does not want to pay that those taxes if they get assessed. And so they want an out and they would like to be able to cancel the lease upon 90 days notice. Of course, my reply to that would be, even if you all agreed to that, there would have to be something that say that, you know, if for, if for some reason there was some residual, um, where the assessor says, well, you still have to pay for certain percentage of the time, then they would still have to pay you that. But that's, that's their request and a motion it's for you all to discuss or whatever. I'm a problem with it

Speaker 7 ([01:37:14](#)):

If I can. Is there the ability to speak, I don't know if I wait for a motion for public comment on this. Sorry. I just, I'll motion for the purpose of discussion. Okay. And it'll be brief. I know it's, I need to second thanks for, um, I I just wanted to also say that there, there are ways for Myers and I, I'm sorry I haven't reached out, you know, uh, directly about this. But in, in the unlikely event that this happens, you know, I think the board's gonna determine in its own best interest how to, how to actually address this. There are things like payment, <inaudible> taxes. It, it would not happen through the IBD or excuse me, the the regional business park board. But in, in that event, you know, I I think the board is, is actually constrained. I'm not the board's attorney. Mm-Hmm. But I think they are constrained by that same Cabela's test

Speaker 3 ([01:38:00](#)):

And, and absolutely Jeff, absolutely.

Speaker 7 ([01:38:04](#)):

Uh, to, to pay for something that is, you know, out the public alarm desk on behalf of you guys. Yeah. But in the unlikely event that that happened, uh, I think there's tools that we have that I know our office and, and others would be more than willing to work with you on if that, if that eventuality did happen such that we wouldn't actually come to a point where you all had to actually terminate the lease. But I do think that, you know, I just wanted to note that we have other avenues, um, even though the board, you know, likely will have to take a, you know, a, a legally derived stance on, on, you know, uh, not being able to, uh, eat those,

Speaker 3 ([01:38:36](#)):

Those taxes and Thank you Jeff. Yeah, absolutely. I mean this is something that I'm completely 100% inflexible of and will never change. Mad

Speaker 2 ([01:38:43](#)):

Chair, can I for the turp is I got floor, sorry, sorry. Oh, for the, uh, for the purpose of educating the board, I it's important information. Is this tax relative to the content inside?

Speaker 3 ([01:39:00](#)):

No. What's this? Tax Tax? No, the, the in, in the past the, um, the assessor assessed a, a certain percentage of Avalor tax against the N-O-R-V-P and Cynthia O-R-V-P-A tax bill and said for the coming year, whatever year that would, it was 2011 or whenever it was, I have to look at it. You N-O-R-V-P owe property tax uhuh, I'm not talking contents tax. You owe property tax because you are, I know you're a political subdivision, but you're renting to your warehouse or whatever it was to a private company, whatever company it was at the time. Yeah. And therefore you owe tax on that percentage of the

building that's being used by the private company. I pushed back and I said, no, you're wrong. You're not on strong legal ground. And they must've accepted what I said because they never came back with it. They pushed back a little bit and then they finally, after I wrote another brief to um, incited a lot of different law because I do think there they would be on back on, on shaky ground with that. I don't think, and I think they finally agreed without writing. They never wrote a letter saying, you're right. They just withdrew the request. So

Speaker 2 ([01:40:16](#)):

Based on this item on agenda Yeah. Is, should this tax be assessed as a result of Myers using, or we're saying we're gonna pass at a cost to Myers or we're gonna

Speaker 3 ([01:40:28](#)):

Pay it? The lease says the lease currently says that if that happens, then that cost is passed to Myers. Okay. Now it would not be if, you know, they wouldn't pay more than what they were. For example, if it was assessed because of Advo and Myers, Myers would only pay the portion that would pertain to Myers, they wouldn't pay for advo.

Speaker 2 ([01:40:50](#)):

Sounds fair to me. Madam Chad. I would love to hear from my,

Speaker 1 ([01:40:55](#)):

Oh, okay. Okay. I'll let you talk.

Speaker 2 ([01:40:56](#)):

Say something about, Myers has a business contract with Domino Sugar that pays them so much. They had to go back to them at this higher rental, which we all agreed upon with the board agreed on February 7th to the 4 37 square foot. And so they had, that was tough enough. We had to go back and negotiate the year before we thought we had it at 3 37 foot. So we had to negotiate another dollar with our customer, Domino's, for, for us. But then to have to go back to Domino's and, and, and negotiate an additional amount for some unknown amount for taxes, it wouldn't work. They can't do that. It's not like a blank check contract. Why would you? It's not go back to your customer. Why can't you find that cost or that line item in your profit? Yeah. In your, as a business, in your profits or something. Why can't you just pay?

Speaker 9 ([01:41:49](#)):

'cause they, they, they, we based, they based the budget on what we, on the initial lease that we negotiated and we went to 'em and we and, and it wasn't in lease, we did not have that lease. So when they asked me the lease rate per square foot way back when, Mm-Hmm. <affirmative>, I gave it to 'em when they asked me about property taxes that weren't, no property taxes that wasn't included. Now, like Maria said, they haven't been assessed to the building, but if I in the middle of the lease right now, if they assess taxes and then you pass it on to me, I'm absolving it, they're not gonna go, they're not gonna absolve

Speaker 1 ([01:42:23](#)):

That. But this is the thing though. This is what, what Jeff was talking about. Uh, well you have an out, if you wanna leave, you can leave. You got your 90 days you can leave. But Jeff, through the city, there is an out

Speaker 9 ([01:42:40](#)):

Would that be in, would that out be in writing?

Speaker 7 ([01:42:43](#)):

So, right. So I think, I think right and I think it's a great one. I'm sorry, a discussion. I don't wanna speak.

Speaker 1 ([01:42:48](#)):

Yes, yes, yes.

Speaker 7 ([01:42:49](#)):

Okay. Yeah. So, so right. I think for the, for the purposes of this lease, I think, you know, the board has to determine that it's another public body, the industrial development board that we work with in order to do that. And I don't think we want to like make them a party to this lease or anything like that. And so I think for the purposes of this discussion, I think that, you know, the board is going to determine if, if this is satisfactory, that 90 day noticing period. I think that in practice, what I'm saying as as Commissioner Palm <inaudible>, if in the event a tax is gonna be assessed for next year Right. You commitment to the city to do, which I know is just Jeff saying this right now, won't be in your lease. Um, is that we have an alternative platform that you wouldn't likely have to execute a termination agreement. We would be able to do a pilot agreement, uh, with another entity that, uh, I think, um, avail ourselves with any tax as a result of, uh, the improvements on the land, uh, being considered, uh, for commercial purposes. And that having assessment.

Speaker 2 ([01:43:45](#)):

You said that on the record, you said I admit it. So Yeah.

Speaker 7 ([01:43:49](#)):

And

Speaker 9 ([01:43:49](#)):

Then, and then moving, you know, when this lease expires, if property taxes are proposed and they wind up being a part of it, I can approach the customer Yes. And say, Hey, this new lease letting you guys go in front property taxes we're gonna have to occur.

Speaker 3 ([01:44:05](#)):

Is that how you handled it the last time when it was in the lease? It was in the lease stop saying that you guys signed the lease, that lease way back. Exactly. So is that how you left? So is that how you handled it when it was in the lease? That was my question.

Speaker 2 ([01:44:19](#)):

Left The building, not the initial lease. The

Speaker 3 ([01:44:20](#)):

Second lease, yes. Is that how you handled it? It

Speaker 9 ([01:44:23](#)):

Wasn't there, but then they left the

Speaker 3 ([01:44:25](#)):

Building. I understand, but when it was in the lease, how is that how you handled it? That's all my question is. When it wasn't the lease, that's how you handled it.

Speaker 9 ([01:44:33](#)):

In the lease. If we incurred taxes, we would approach the customer and say,

Speaker 3 ([01:44:36](#)):

Okay, that was my question. But

Speaker 9 ([01:44:38](#)):

With that said, when the taxes are incurred, I'm not disagreeing with you. I'm just trying to let you know, asking the question. We set it up. So, hey, we, we, there's the possibility of taxes, will we notify and renewed on the next lease? The chances are you're gonna have to incur

Speaker 3 ([01:44:53](#)):

Taxes. Okay. So that's how you guys handled it back then. But then when with Eugene's lease, y'all didn't have it in there. So you didn't do that. And that's why it's not in the lease that you have now. And when

Speaker 9 ([01:45:02](#)):

We came back in, one of the reasons that I'm sure you guys know, we've been through that the improvements in the condition in the building was a totally different lease. Right. But let me say this, we, we don't want, we don't intend, I don't want to leave. I don't want by no means to vacate the building. We've been here, I don't even know how many years it would really. A hundred years. It would be hard. 'cause the taxes are not small. We pay as a company Right now, the property we only own off the top of my head, I know we \$90,000 in property taxes. It's hard to go to a customer and say it wouldn't be a small amount. I'm sure assessed to that building, that 93,000. It would be a, it would be a large chunk for them. Even the

Speaker 2 ([01:45:41](#)):

Rated

Speaker 9 ([01:45:42](#)):

Amount would be large. Right. Right. So

Speaker 3 ([01:45:45](#)):

With that,

Speaker 2 ([01:45:46](#)):

You're not trying to be the business consultant, but why wouldn't you spray that cost amongst all of your customers

Speaker 9 ([01:45:52](#)):

Buildings on the contract With one customer. With one. Okay. Single customer.

Speaker 2 ([01:45:56](#)):

Gotcha. Okay. So good. What's our motion? Um,

Speaker 3 ([01:46:03](#)):

So is your motion to allow them to, to um, to cancel the lease within 90 days? If, if that your co if, if taxes are assessed, um, obviously with them paying any residual that might be left over, if you know, let's just say there is something that, that's a calculator. Yes. That's,

Speaker 2 ([01:46:23](#)):

That's the motion. Yes. It was seconded. It was discussion. Any further discussion?

Speaker 3 ([01:46:30](#)):

Okay. Who made the motion? Ms. Jones? I motion Tucker and Jones. Okay. Okay. All in favor a ye. Alright, thank you. And the next thing on, uh, was also the, uh, um, d the water usage. The water usage. Ms. Diaz can explain a little bit better right now. What's going on? Uh, as we know right now, well, except for a vno coming in, and I don't know if you guys are using water, but, um, for years Myers has been the only entity using water over there, but they've not been paying their full share. They've only been paying how much.

Speaker 6 ([01:47:08](#)):

Um, the way that the lease is written, excuse me. It it's a formula of their square footage divided by the square footage of the entire building. So it comes out to a certain percentage. So although they're the only tenant because the building is not fully occupied, they, they're actually paying less than a hundred percent. And so I, I believe the issue is should we re recalibrate the formula so that it's based on occupancy? Meaning let's say they have 80,000 square feet and Banno has 5,000, what would be 80? Over 85 and five over 85. So that between the two of them, regardless of the fact that some of the building may be vacant, we have 100% of the water bill being paid.

Speaker 3 ([01:47:58](#)):

And what they want is not that. What they want is to be habit divided among how many employees or people are, are there, um, I mean we, we can all agree that right now they're only paying 50%, even though it's a hundred percent.

Speaker 9 ([01:48:17](#)):

How much are the warrant

Speaker 6 ([01:48:18](#)):

Deals hammer? Oh, well, we, we don't know. We've had a very big issue because of the pine leak. So in normal times the water bill was maybe, hmm, 500 a month, 600 a month? Mm-Hmm. <affirmative>, you know, before we had the leak issue, they, they're much higher now until we get the leak issue resolved. But that was just with Meyers,

Speaker 3 ([01:48:40](#)):

But with just Meyers there. Yes, but we but they weren't paying the 500 even though they were the only ones there. You guys were donating

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

When she says, wait, I'm sorry, when she says they weren't paying it, they were paying a percentage.

Speaker 3 ([01:48:54](#)):

Right. They weren't paying. So they were paying paying even though they were

Speaker 6 ([01:48:56](#)):

The only

Speaker 3 ([01:48:56](#)):

10, even though they were 100% there, they were only paying a percentage

Speaker 6 ([01:49:00](#)):

Because the formula and the lease was based on the total square footage of the building as opposed to how much of it is actually occupied. So I think council's advice was that we have to recalibrate the formula so that Nbps water bill is being fully covered by the people who are actually

Speaker 3 ([01:49:21](#)):

Using it. Right. And, and Mr. Quinn's re, re response to this is that he wants it to be, I guess, divided among how many employees you have. Um, although I guess that could be different because if, if, um, if Aveno starts to expand, I mean it's, somebody's got to monitor that every month.

Speaker 9 ([01:49:41](#)):

Okay. How many employees do you have? We usually have three to four people running in a White House at time. That's it. Okay. You know what we, what we were suggesting is what we was, we were thinking is, what would be fair is if you divide the building, I many buildings, if you divide it across square footage, for instance, and when the office was operate when it was functionable and you could use it, you guys had a good group of people up there, right? We had two or three guys running around with two latrines and a wash basin. So the service to the building basing it on square footage Ivano made was hopefully had more employees than others. Sounds like they're gonna grow. I think just a fair solution would be your actual usage. You actually,

Speaker 1 ([01:50:22](#)):

That's what I'm saying because is there like

Speaker 9 ([01:50:23](#)):

A submeter? That's what I was asking

Speaker 4 ([01:50:25](#)):

About. Is

Speaker 1 ([01:50:25](#)):

There that,

Speaker 3 ([01:50:25](#)):

That that's what sounds like they need one.

Speaker 9 ([01:50:27](#)):

We did that with electric one point. You

Speaker 3 ([01:50:29](#)):

Guys <crosstalk> that, that was when I insisted that they put in in a submeter and we got

Speaker 9 ([01:50:34](#)):

It. We got the, uh, electric company out. They placed the

Speaker 3 ([01:50:36](#)):

Separate meter. Yeah. Back then go

Speaker 9 ([01:50:38](#)):

That far. But I'll say this, the water in that building is crazy to water bill. That's one of the reasons they threw a flag up for us right away. I don't know if they have a leak. I don't dunno if they're charging you guys by the van. Yeah, they, and keep in mind you have two water bills. You have a fire service. Yeah. Mm-Hmm. <affirmative>, a potable water service. So, you know, the fire service would be shared by the square footage. That would be fair. 'cause you know, with sprinkler system, but we only use, you know, a couple of restrooms in a, in a base. Right. I wish I'd use that wash basin lot more than the food business.

Speaker 4 ([01:51:09](#)):

Yeah. <laugh>. So how many employees or available, look, this is just start up. How many employees are you guys looking to maybe have to once you start renting a bill?

Speaker 9 ([01:51:21](#)):

About 10 For the operations for that pilot. 12. We're doing 24 7.

Speaker 4 ([01:51:28](#)):

12 24 7. You be in the building 24 7.



Speaker 9 ([01:51:32](#)):

Not at the beginning. Not this year. And there's only two restrooms and we, we, we don't use any water in our productions. It's literally just the two restrooms and the, the sinks and the restrooms.

Speaker 1 ([01:51:44](#)):

Comm, commissioner, Tucker,

Speaker 2 ([01:51:46](#)):

Pat, you, you said there's two like water supplies. What, what was those sir?

Speaker 6 ([01:51:52](#)):

They're two different meters. I can tell you this because I, I get the bills. They're two different meters. One meter is what they refer to as the fire meter. That meter is for water that would be used in the sprinkler systems. Okay. The other meter is just the regular meter for toilets, et cetera.

Speaker 2 ([01:52:09](#)):

Okay. So, so fire meter can be based on square footage.

Speaker 6 ([01:52:14](#)):

He feels that would be fair to based the five meter based on square footage with the rec the water usage based on the number of employees.

Speaker 2 ([01:52:21](#)):

Okay. So look, because recreation,

Speaker 1 ([01:52:23](#)):

I don't think it should be number of employees either because somebody might have 10 employees and somebody might have three employees, then three employees go to the bathroom a heck of a lot.

Speaker 3 ([01:52:33](#)):

Well then how would you, how would you

Speaker 1 ([01:52:34](#)):

Divide it? I'm saying no, I think you have to have their own meeting

Speaker 4 ([01:52:37](#)):

Question. That's what I was saying. Can you make a motion to look into

Speaker 2 ([01:52:40](#)):

Absolutely.

Speaker 4 ([01:52:42](#)):

Each right now?

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Speaker 3 ([01:52:43](#)):

Well, you can do that. I just can't get a lease done. This is not

Speaker 9 ([01:52:46](#)):

A

Speaker 3 ([01:52:46](#)):

Present issue, right? Yes it is. It's pressing Because it's pressing 'cause of the lease.

Speaker 1 ([01:52:51](#)):

The lease could be amended, can it not?

Speaker 3 ([01:52:54](#)):

It can, but Right. Well let's,

Speaker 1 ([01:52:56](#)):

Let's amend the, the

Speaker 8 ([01:52:56](#)):

Lease then it will to, to come up with a rough formula. I mean, I,

Speaker 3 ([01:53:04](#)):

Based on Okay. Uh, well Myers employees,

Speaker 8 ([01:53:06](#)):

I, I think that's pretty fair.

Speaker 3 ([01:53:08](#)):

Yeah, I don't think so. Okay. Myers average

Speaker 8 ([01:53:10](#)):

Person, you're not talking about hiring three people that go to the bathroom a lot, but

Speaker 1 ([01:53:15](#)):

You don't know if they do. May not

Speaker 8 ([01:53:17](#)):

Think that's,

Speaker 3 ([01:53:17](#)):

So, Myers has been waiting for a lease for a very, very long time. I, this is my last thing that I need.

Speaker 6 ([01:53:25](#)):

They said they're willing to pay.

Speaker 3 ([01:53:28](#)):

Okay. Is my

Speaker 1 ([01:53:31](#)):

Water

Speaker 9 ([01:53:31](#)):

We willing to, you know, we're not, we're not. I think we all, we, correct me if I'm wrong, we're getting a water bill to pay. Yeah, it doesn't come directly.

Speaker 6 ([01:53:42](#)):

Yeah. So I, you know, and I copy on gel every now and then. We have not because the water bill is still,

Speaker 9 ([01:53:50](#)):

Let me make a suggestion. I know you have, you guys have a property committee 'cause I'm probably the only one in the room that has a whole lot of experience in the building itself. Yeah, the water in the building. We had several when it was going crazy and Michelle and I kind of got together and we went and found leaks inside the office in the restrooms. We went and hired a plumbing company, had a jackhammer through slab to find leaks under the slab and we closed 'em all off and we kind of stemmed the tile a little bit right there. The company that came over kind of surveyed, I said, that's not all mine. I said, lemme look around, check any more leaks. It may be wise with some the money. I'm not trying to spend money, but to really get somebody to go in and look at the plumbing

Speaker 3 ([01:54:29](#)):

That's important. That sounds important.

Speaker 9 ([01:54:31](#)):

And then ask that same company if they can segregate meters. And I don't think for myself and ivano included, the water bill's not gonna be that crazy. We can work it out. But I think if you do get a company to go over there, you may avoid, well, like Michelle was faced with a few, a couple years ago, Hey, we got a, I don't know, the water bill was crazy. And then we went and found all the work, the couple of breaks in the slab. So that may without, like I said, we need a lease. We don't want to stop

Speaker 3 ([01:54:58](#)):

The fact. Yes,

Speaker 9 ([01:54:59](#)):

That may be money well spent and probably not a lot just getting a guy or an expert or a company to go assess the water

Speaker 3 ([01:55:05](#)):

System. And just so you know, this is not a, a true triple net lease. Like the, uh, like the folks in the French Quarter have, they all have true triple net leases where they don't do anything at all. Um, which is why Councilman King should listen to the mayor's office on this. But anyway, so let's all motion. But the, but the, but I just want you to know it's not, there are some still exterior things that you take care of on the building. Like the doors, like the laying the roof. Okay.

Speaker 1 ([01:55:35](#)):

What's our commissioner? I'm what's our motion commissioner?

Speaker 2 ([01:55:37](#)):

I'm willing to amend my motion, but counsel put her head down. 'cause you

Speaker 1 ([01:55:42](#)):

Want to close this out.

Speaker 3 ([01:55:44](#)):

I really wanna get Meyer's Lease done, but I mean, it's not about what I want. It's about what the board wants. But, uh, but they've been waiting a really long time and I would like to get it done. She

Speaker 1 ([01:55:54](#)):

Can amend it later. Can's. What I can we just do,

Speaker 3 ([01:55:58](#)):

Are you, can we leave the language with about the water in there now with the, how it's being done and then just know that we'll come back in good faith and do an amendment. Been doing that.

Speaker 1 ([01:56:07](#)):

Michelle, she, she utter too what your, if if you feel you have a legal way to amend the lease,

Speaker 3 ([01:56:17](#)):

I mean, we can always amend the lease, right? So I mean, willing

Speaker 1 ([01:56:21](#)):

To do that.

Speaker 3 ([01:56:22](#)):

So Yeah, as long as they're willing to let it was just, you just, you'll need to speak to Mr. Carroll so that he doesn't call me and start screaming at me.

Speaker 1 ([01:56:31](#)):

<laugh>. So what, what will it say now though? Item? I

Speaker 3 ([01:56:34](#)):

Have to pick it up again and read what it

Speaker 1 ([01:56:36](#)):

Says as written. Okay. Motion. Okay, second. Second. All in favor?

Speaker 3 ([01:56:43](#)):

Aye. All. Thank you. Wait, you

Speaker 1 ([01:56:46](#)):

Commission and vote opposed? Sorry. Aye, <laugh>, I

Speaker 3 ([01:56:51](#)):

Sorry, all. So I can, I can move forward.

Speaker 1 ([01:56:54](#)):

Vice chair. Yes. Question. So in moving forward with the water, what else would Myers need in order to have the

Speaker 3 ([01:57:02](#)):

Lease? Oh, that's it. We are just, we are, we are we we are gonna get it done now. Kidding. <laugh>? No, I got, I now I have enough to get his, now the one thing I need to do is figure out how to get that draft at an office that we don't have. I think I'm just gonna try to put it on the website and if Jeff Landry's office complains, I'll say this is the best I could do.

Speaker 1 ([01:57:22](#)):

You can put it. There is an office there. You told have a little file cabinet. I told I said the same thing and put it in the office. I If you put a note on the door that says I said the same, call this number.

Speaker 3 ([01:57:40](#)):

I'll put, I'll put a note to say, if you need to see it, call me. Um, and um, okay. We need

Speaker 1 ([01:57:46](#)):

To go back to, to,

Speaker 3 ([01:57:48](#)):

No, before we do that, before we do that, um, there was one more thing for Ivano. I just heard from Miles, um, on something that they needed under their,

Speaker 9 ([01:57:59](#)):

Yeah, just real quick, since we

Speaker 1 ([01:58:00](#)):

Pass Mr. That Miles's always Miles since, since we pass, since we passing everything out,

Speaker 9 ([01:58:06](#)):

I, I think Mr. Might have mentioned it to, to you, we have this, uh, the access agreement to get work going at either the last meeting one before y'all added a little more work to that. So keep going. Some things were flowing down a little bit. So the question is to do the same thing, basically just let us at this point is pretty much maybe finishing the work thing, which the schedule is. I think Commissioner Jefferson was speak for him, but I think he, he told, I think he's comfortable with that. Uh, he wanted to send him a construction

Speaker 1 ([01:58:33](#)):

Schedule. Correct. Which we can send him. He wants it AS he wants it as sap. We'll send it to him today. Okay. All. Okay. I don't know the audit. Oh, point

Speaker 2 ([01:58:48](#)):

Of what does that mean? What you just said? What does that mean

Speaker 9 ([01:58:51](#)):

For the board?

Speaker 1 ([01:58:53](#)):

They gonna follow up with, well, I don't know. Does

Speaker 2 ([01:58:55](#)):

It mean anything from us?

Speaker 9 ([01:58:56](#)):

Oh, yeah, yeah, yeah. The request was was that, 'cause the way that that accident was written is that it was stopped at a certain amount of work. And if we want to do more, we'd have to ask and y'all would vote to say yes or no. We did that once already. And then this is asking y'all to do it again to allow us to do more work. Um, which would be at this point, like I said, basically, uh, it, it may be most of the rest of the work. And so, and so in that, in that schedule, there is an exhibit A, which was the work we did at first. And there was exhibit B, which was every, which was the entirety of the work. So basically we're saying now like request, so we don't have,

Speaker 2 ([01:59:30](#)):

We don't have schedule, we have testimony

Speaker 9 ([01:59:32](#)):

Right now. Well, where's,

Speaker 2 ([01:59:33](#)):

Where's the progress on

Speaker 9 ([01:59:36](#)):

Progress of it right now? Is Omar can speak to a more pt answer that question while he's pulling it up? What I'll say is, where it's at now is basically up until right at where y'all gave last time. And then that's, that's 25%. But based on the timeline, it looks like here we probably need to, we probably need, um, uh, exterior equipment said we're gonna bring the equipment in the equipment's. Now there hasn't been looked up. It's there. So lot speak

Speaker 2 ([02:00:37](#)):

Specifically to scope of work in the next

Speaker 9 ([02:01:00](#)):

Electrical.

Speaker 1 ([02:01:12](#)):

What's your motion commissioner?

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

And I'll chair. He's okay with chair. He's okay with long as

Speaker 1 ([02:01:36](#)):

Construction. He wants his construction

Speaker 2 ([02:01:38](#)):

Schedule. I'm okay. I'll make the motion to move forward. Construction activity pending please.

Speaker 3 ([02:01:55](#)):

So what's your motion? I'm sorry

Speaker 2 ([02:01:57](#)):

To move construction activity forward 50%. Mm-Hmm. And to get to hundred percent outside of change orders and activities, you know, that would amend.

Speaker 3 ([02:02:11](#)):

Okay. Seconded by whom?

Speaker 2 ([02:02:14](#)):

Seconded.

Speaker 3 ([02:02:15](#)):

Okay. Um, oh, Bennett. Okay. Alrightyy. Um, thank you. All in favor? All in favor. Okay, great. Alrightyy, um,

Speaker 2 ([02:02:28](#)):

Get out your mouth. Anything else, right?

Speaker 3 ([02:02:32](#)):

Yes. All right. Let's, uh, go back to your regular. It's always miles. I, I, you know, I like miles, but I must say that I did hear Commissioner Plummer say, is there anything else Miles about an hour ago? Is there anything else? Did And Meyer said no. Miles said no. Did I not? I'm just saying Miles.

Speaker 2 ([02:02:54](#)):

Is Maria gonna keep us here? Any

Speaker 3 ([02:02:56](#)):

I'm just saying Miles. You just say no, she not Say that. One hour later I got one thing. Okay. And I say, I said, are you sure Miles? You did say that. I must say anyway. Um, in fact your regular agenda, um, uh, finance committee report, um, by Ms. Diaz

Speaker 6 ([02:03:15](#)):

Real quickly. The, uh, financial

Speaker 3 ([02:03:16](#)):

State. Oh, Ms. Diaz. Oh, I'm sorry. I'm sorry. I have one more thing under legal report. Okay. Sorry. I just had to let you all know that we did get a public records request from Fox eight. I do not know why. It is very general and we will be responding. I did report that in finance and I'm just reporting it to you all. Okay, go ahead Ms. Diaz. Okay.

Speaker 2 ([02:03:36](#)):

Thank you. Thank you. Thank you. Thank you. Alright, welcome. We appreciate the <laugh>, you

Speaker 6 ([02:03:43](#)):

Appreciate. You have the two page financial statement that I distributed to each of you distributed to each of you,

Speaker 2 ([02:03:49](#)):

Ms. Diaz. I do not have, oh, I'm sorry.

Speaker 3 ([02:03:54](#)):

Here we go. Oh, okay. You

Speaker 2 ([02:03:56](#)):

Got one. Here's extra.

Speaker 6 ([02:04:01](#)):

You may, let's start actually with page two. So page two is the statement of activities, which is effectively your income statement. In the month of April, we collected the 25,275 Myers rent, um, plus \$150 from a summas matter. And I'll go into that in just a minute. But, you know, just to bring everyone up to speed on that. So we had total revenue of 25,425. Um, no checks were cut in the month of April, mainly due to the fact that the meeting was canceled at the last minute in, um, April. So there was a net



for the month of 25,425. Um, the Summa matter just to make, uh, those commissioners that weren't at the finance committee. Um, many years ago, uh, I think around Katrina 2005 or so, um, N-O-R-V-P had a contracted employee who was, uh, brought in to manage a, a grant, um, in the aftermath of Katrina. And certain funds from the grant were misappropriated and there was, uh, she was prosecuted and ordered to pay restitution. So in the last few years, every so often I will receive a check from the court of monies that, that, um, go to all her restitution. So that's what the one 50 is.

(02:05:25):

So again, in the month of April, we had a positive, uh, cash flow of 25,000 4 25. So if you go to page one, which is effectively your balance sheet, the cash went up from last month, um, an additional 25,425 at the end of April, bringing it to 8 9 7 7 19. All of the other numbers are exactly the same as last month. We've had no change in property and equipment or liabilities, but because the cash increases, that increases your fund balance by the same amount of 25,425, bringing the fund balance to 3 million 676 8 9 9.

Speaker 4 (02:06:07):

Question

Speaker 6 (02:06:08):

Yes.

Speaker 4 (02:06:09):

Senior, there is no furniture and equipment. When is this

Speaker 6 (02:06:14):

Right?

Speaker 4 (02:06:14):

Is it gonna eventually come off or is it still gonna place be

Speaker 6 (02:06:19):

Asset written with you? So the, the, the appropriate, um, action would be to have some official inventory done of what is there so that we can officially, we know what we see and what we don't see, but someone needs to go through the building catalog, what's there, what's not there, and okay, do we have 5,000 left, 10,000 left? And then make the reduction to that number too.

Speaker 3 (02:06:45):

Who is that someone?

Speaker 6 (02:06:47):

Yeah, I about to ask, is Bruno and Vallon gonna do that? They won't do that for this. I mean, we could, it, it, in my opinion, it it, you know, would almost have to be someone that's familiar with the cost of, of furniture and equipment. Like how much is this? Is this desk, you know, 500 or is it a thousand? It's more of a almost like an insurance adjuster. So

Speaker 4 ([02:07:10](#)):

We almost need to hire someone in order to do

Speaker 6 ([02:07:12](#)):

This. Yes. Okay. So Mike, Noah more like an insurance adjuster that's able adjust Yeah. That's able to go through the building and say how much, you know, big catalog what's there and put a value on it. And then we make the adjustments to the books.

Speaker 4 ([02:07:28](#)):

Okay. Set of furniture is missing. It's not even

Speaker 3 ([02:07:31](#)):

There. Exactly. And all the dishes I bought

Speaker 6 ([02:07:34](#)):

<laugh>

Speaker 8 ([02:07:39](#)):

Don't bluff firms have access to those sorts of people.

Speaker 2 ([02:07:43](#)):

Yeah. So I,

Speaker 8 ([02:07:43](#)):

For the state purposes or whatever,

Speaker 6 ([02:07:47](#)):

I

Speaker 1 ([02:07:48](#)):

Mean that's, that's not, she's not,

Speaker 3 ([02:07:49](#)):

I do state stuff, so I'm not sure

Speaker 6 ([02:07:51](#)):

We, we could ask. I I don't know. You know, Noah Lewis may be a good person to ask. He's

Speaker 3 ([02:07:55](#)):

Probably a good person to ask. Yeah.

Speaker 6 ([02:07:56](#)):

A commercial building adjuster. Adjuster, it would be the same person that would go through after a fire or whatever and evaluate damage. You know, they're familiar with the value of different things and that's the type. He doesn't really

Speaker 8 ([02:08:10](#)):

Hurt anything sitting on here for now though.

Speaker 6 ([02:08:13](#)):

Well, I, I, I think the sentiment of the board is that just don't like saying we have something that we don't. Right. And so we need to just get it corrected the way to get it corrected. Again, we have to just go through the process of getting someone to go through and determine, evaluate what is there.

Speaker 3 ([02:08:30](#)):

Especially as the new, as we're coming up on the new

Speaker 1 ([02:08:32](#)):

Commissioner

Speaker 8 ([02:08:33](#)):

Tuck. Appreciate it

Speaker 2 ([02:08:34](#)):

All though. Thank you.

Speaker 1 ([02:08:35](#)):

Give y'all Commissioner Tucker.

Speaker 2 ([02:08:38](#)):

Michelle, what is the sum of the expected expenses? We didn't have a meeting so we couldn't get approved for expenses. So what is the sum of the expenses?

Speaker 6 ([02:08:49](#)):

Well, in, in April had we met, I would've had two checks cut the one for myself, which is my seven 50 per month and Perplex, which would've been about a hundred dollars. So, but out Go ahead. So those two would've, you know, likely <laugh> been signed. Um, outside of that, we have the utilities. Both of the utilities are in a payment hold pattern now. So we wouldn't have paid those anyway.

Speaker 2 ([02:09:15](#)):

I don't understand that.

Speaker 6 ([02:09:19](#)):

I'm sorry.

Speaker 2 ([02:09:20](#)):

I don't understand why we paid.

Speaker 6 ([02:09:22](#)):

So if you recall, I think it was at the January meeting, chairman Hughes said don't pay the entity bill. I think that we want to really understand why do we even have a \$2,000 bill if we, and we're not. So, you know,

Speaker 1 ([02:09:39](#)):

The life's not on

Speaker 8 ([02:09:41](#)):

Parking lot

Speaker 6 ([02:09:44](#)):

To deal with 700

Speaker 2 ([02:09:46](#)):

Whole, the lights are not

Speaker 8 ([02:09:49](#)):

On that you have to pay

Speaker 6 ([02:09:50](#)):

For, but the lights are not on.

Speaker 1 ([02:09:54](#)):

I could see, I could see paying for a meter because that's what they did us at, uh, for Katrina. Mm-Hmm. <affirmative>, they made us pay the 1250 or \$25 for a meter and we weren't there. Mm-Hmm. <affirmative>. We were all parts beyond, but they made us pay for a meter.

Speaker 2 ([02:10:10](#)):

The reason for my question about cash, I got one on the balance sheet, but this cash is going to carry over, but there's like earmarked cost that's gonna come out at some point. Right? That's what we have a budget for. I'm sorry.

Speaker 3 ([02:10:24](#)):

We did the budget already. We did the, we did that

Speaker 8 ([02:10:26](#)):

Budget last month or LA in March approved the budget.

Speaker 3 ([02:10:30](#)):

We already did that.

Speaker 8 ([02:10:31](#)):

The budget, uh, contains line by line how

Speaker 6 ([02:10:33](#)):

Much are sent

Speaker 8 ([02:10:34](#)):

This year. Right. So this, so that's not reflective on a balance sheet,

Speaker 2 ([02:10:39](#)):

A balance sheet. I'm, I'm on a cash flow statement right now,

Speaker 8 ([02:10:42](#)):

But those aren't cash flows.

Speaker 2 ([02:10:43](#)):

Yeah, this is cash.

Speaker 8 ([02:10:45](#)):

There was no cash out in the month of April. This is only for the month of April.

Speaker 2 ([02:10:49](#)):

Right.

Speaker 8 ([02:10:50](#)):

So through the end of the month of April, there were no checks written. So there was no cash flow,

Speaker 2 ([02:10:55](#)):

But there's still costs associated with that. Just 'cause you didn't pay that. Don't mean

Speaker 8 ([02:10:59](#)):

You we're not a we're not, uh, we're not on a, uh, accrual basis. We're on a cash basis. So Yeah, when it comes out of the account, that's when we realize it on our books. We, we owe it to her. I get that. But that's an accrual. And, and tax wise or accounting wise, we just don't do that.

Speaker 2 ([02:11:18](#)):

She's not, accounting wise, this is always tougher wise. So I want to know.

Speaker 6 ([02:11:22](#)):

Yeah, I I think I understand two,

Speaker 8 ([02:11:25](#)):

Seven \$50.

Speaker 6 ([02:11:27](#)):

I only commissioner I have,

Speaker 2 ([02:11:29](#)):

I asked the question, Ms. Formal, let her answer. Thank you.

Speaker 6 ([02:11:34](#)):

So I I think in, you know, in a county you have cash basis and you have accrual basis. So cash basis is gonna reflect what did we actually pay that month? What did we actually write a check for? And I think what Commissioner Tucker is asking is, okay, I understand we didn't pay anything, but what, what we do, what were the expenses we incurred for the month, but, but maybe we didn't pay it. And so, um, those expenses would be, we gonna be out, ma'am, we're gonna be out. If it were on an accrual basis, it, it would mean that I would've shown the seven 50 owed to me and whatever was owed to Perplex and you know, any other bills. So, um, so that's the difference. But this is on a cash basis, but for the month of April, um, what we actually incurred, even though we didn't pay it was seven 50 to Michelle Diaz, CPA, roughly a hundred dollars for Perplex.

([02:12:32](#)):

Um, and we would've had the utility bills. But again, we just stop that. Yeah. They, they've told me, don't pay, we not to pay G and Georgia waterboard. We are just not getting a legitimate bill because of the water that's running out in the front. So, because until that's resolved, we can't pay that bill. And, um, other than that we would've, yeah, I I would say we have two other vendors that we do have to just get up to speed on. One is our lovely council. Yeah, I like that. That's all I have. We do incur her her time, you know, but I don't have, it won't even be like that. But I have been. The other one would be from

Speaker 2 ([02:13:20](#)):

Now on until we

Speaker 6 ([02:13:21](#)):

Can Okay. So you can catch up. Okay. And the, the last bill would be RP Landscaping. Again. I, I have no idea why. Mm-Hmm. <affirmative>, I've asked him over and over again. He's cutting the grass sometimes he is. Okay. You know, not all of it because of the water issue, but he has not given me a bill. I I've sent him so many text messages and so that would be, and I, I've said Rob, but you know, don't come and, and say, okay, you owed me for the past two years. You need to give me your invoice. And I don't know why he's not presenting an invoice.

Speaker 5 ([02:13:56](#)):

So on next month,

Speaker 6 ([02:13:57](#)):

What was he, what was he getting paid before though? 'cause he is free standard. He gets paid \$435 per cut. Okay. Wait, what, what? Wait, what'd you say? \$435 per, because he's, he paying acreage of, of grass. It's not just a a it's acreage. It's for he he for the month. No, no, no. He gets 4 35 per cut. So how many cuts? Well, um, because I think he's higher than the guy we had before. Huh? I, IR rp. I has been doing it as long as I can remember, but it's 4 430 \$5 per cut. There was a time when he was doing two

cuts a month, so he would very often get \$870 per month. That was very common up until about two years ago. You know, he's, he's told me he sent the invoice and find out that it went to Ivo, a former chairperson. Why? I don't know. And it it's just because she was a control freak.

Speaker 5 ([02:14:53](#)):

Uh, so next month May May's financial statement will show this, which would normally have gone out this month.

Speaker 6 ([02:15:00](#)):

Yes. Plus it'll be double plus.

Speaker 5 ([02:15:01](#)):

Yeah. So it'll be double.

Speaker 6 ([02:15:03](#)):

Well, but it's gonna show that you were paid. Yeah. So, so may, may, which we actually just got those checks signed today will show two months for Michelle Diaz. Right. Two months for Perplex. Again, at this point, those are the only two vendors that are actually being paid. The utilities are on hold and I, I don't have any other invoices. It is a possibility this landscape guy can give you six months or he could gimme two years. It's been, it's been that long. And I mean, but how are we keeping up with that? But how do we know how many cuts he's doing? Right. So I've had that discussion with him because there were times when, um, chip Howard, he was up, you may know him. He works at Yeah, right across the street. Yeah. So he would call and he says, Michelle, I I, I passed.

([02:15:50](#)):

'cause he worked across the street. The grass hasn't been cut. And so at that point when he told me that, I called Robert, I said, Robert, I need you to send me a picture to my cell phone every time the grass is cut. So I have some sort of documentation that the grass has actually been cut. So he did that for a while, but, you know, I had to ask him because there was some concerns that he wasn't cutting it when he said it was. But he would always say it was, I'm cutting the grass, but I can't cut the front because of the water. My, my equipment is gonna get stuck. So Commissioner a solution to that. Yeah. Um,

Speaker 4 ([02:16:29](#)):

Let's put in front of the grass. Cut

Speaker 1 ([02:16:31](#)):

<laugh>. Mm-Hmm. <affirmative>.

Speaker 6 ([02:16:32](#)):

Okay. That,

Speaker 2 ([02:16:33](#)):

I mean, if he had it, what, what's the size of his, his equipment? If he had a tractor.

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Speaker 1 ([02:16:37](#)):

I mean, I'm not he, but he has, you know, Robin pack not, but he got drive

Speaker 8 ([02:16:45](#)):

A grass cutter of any kind through that kind of

Speaker 2 ([02:16:47](#)):

Water. He said <inaudible>.

Speaker 6 ([02:16:49](#)):

Yeah. Supposedly it's a pond. So that's what I saying.

Speaker 1 ([02:16:52](#)):

That's what I'm saying. He's saying that

Speaker 6 ([02:16:54](#)):

Whole front section. I thought it was really what you see from the street. He, he can't cut it.

Speaker 1 ([02:16:59](#)):

I thought it really was,

Speaker 3 ([02:17:02](#)):

You know what, I have a a question

Speaker 1 ([02:17:03](#)):

Fine. Like a, I

Speaker 3 ([02:17:04](#)):

Have a question. Since he's been cutting the grass for so long, does he remember when this pond formed? Because was he once cutting it? The road's about to

Speaker 1 ([02:17:12](#)):

Collapse. That's what I, the

Speaker 8 ([02:17:13](#)):

Whole old Gentilly Boulevard has got a big sinkhole in front Right

Speaker 1 ([02:17:17](#)):

Where it is.

Speaker 3 ([02:17:18](#)):

So that, that's why I really believe it's coming from the meter. From su waterboard.



Speaker 1 ([02:17:22](#)):

Well,

Speaker 8 ([02:17:22](#)):

I mean it might be,

Speaker 3 ([02:17:23](#)):

But So when, when did that form because called them,

Speaker 8 ([02:17:26](#)):

Somebody needs to call

Speaker 6 ([02:17:27](#)):

Em. I, I'll, I'll, she

Speaker 3 ([02:17:28](#)):

Has called them. She went to a hearing with them and they told her who cares you can go.

Speaker 1 ([02:17:33](#)):

They're never gonna fix your bill. Well, we're gonna have to get, that's, we're gonna have to get, we're gonna have to get our city council. It is what it

Speaker 3 ([02:17:39](#)):

Is. Yeah. Our city council member really has to help with this.

Speaker 8 ([02:17:43](#)):

Hassan. Even though I knew they had,

Speaker 2 ([02:17:45](#)):

He's, he's, he's good. I think if he was even asked to come here. He who? Hassan Kasan.

Speaker 1 ([02:17:50](#)):

Kassan Gossan. What is his last name? Gossan The

Speaker 2 ([02:17:53](#)):

Executive director.

Speaker 1 ([02:17:55](#)):

No, he's not. I mean if the clouds sneezes the streets flood. I'm sorry. And he gets two raises per year. I sewage for

Speaker 4 ([02:18:06](#)):

Short time in.

Speaker 1 ([02:18:09](#)):

It's too much. That's right. Well,

Speaker 2 ([02:18:12](#)):

Even if he did it wouldn't be. I did want to kind of bring up, just to kind of go back to

Speaker 1 ([02:18:16](#)):

Commissioner.

Speaker 2 ([02:18:17](#)):

That's okay. I kind of, if you had some questions to No go. I just wanted, 'cause I think at the finance committee we did bring this up about when we do the assessment and that with the furniture all missing that it might behoove us also to potentially put in a police report just to have as a record nothing that you know, where it would go. But just to have it on public record because ERs don't have grow legs and walk out just as the assessor goes to have some type of report. I mean, nothing that moving today. I'm just putting that on everybody's, I

Speaker 4 ([02:18:53](#)):

Can also check with the state procurement to see how they do depreciation on furniture.

Speaker 6 ([02:19:02](#)):

So this is not about depreciation. Depreciation is really just an accounting, uh, process.

Speaker 1 ([02:19:07](#)):

Okay. So it's just what they do about missing for

Speaker 6 ([02:19:09](#)):

<laugh>. Yeah. So missing you have to actually, I mean there's acquisitions and disposals. So acquisitions when you buy disposals, when you remove about, this is a, a, I would say involuntary disposal because we didn't sell it. We didn't give it away. It got

Speaker 1 ([02:19:25](#)):

Stolen it. But it is a,

Speaker 5 ([02:19:27](#)):

There's a record of all the furniture that was bought.

Speaker 6 ([02:19:29](#)):

It was, I mean this has been on the, for, for many, many. It's

Speaker 2 ([02:19:35](#)):

Vice we'll be required to file an insurance claim.

Speaker 6 ([02:19:38](#)):

I I No, no, no, we don't, we don't have to. I mean we can't file an insurance claim at this point. And I think he's just saying file a police report just so it's on record that. But as a

Speaker 2 ([02:19:48](#)):

Fiduciary, we have no idea when it was stolen as a fiduciary, we have insurance on that. We are, we are required to at least file it so we can replace. Right. Or we say, oh, there's a police report it was

Speaker 6 ([02:20:00](#)):

Done. I mean No, I'm with you. I mean, we, we can,

Speaker 2 ([02:20:02](#)):

That's what we got. Insurance

Speaker 6 ([02:20:03](#)):

Pay. We could ask, we could ask, we could ask. We don't know when. But

Speaker 5 ([02:20:09](#)):

You don't have any evidence of when you purchased how much you paid for. You don't have any of that because the insurance company are gonna ask those

Speaker 2 ([02:20:15](#)):

Questions. My evidence is my police report.

Speaker 5 ([02:20:17](#)):

No. Yeah, but you but on your report you still can't tell them what you

Speaker 1 ([02:20:21](#)):

Had. You have, you know what we have. Yeah. We could tell 'em what we dunno

Speaker 5 ([02:20:25](#)):

What you had.

Speaker 2 ([02:20:26](#)):

We

Speaker 1 ([02:20:27](#)):

Don't have an accurate list

Speaker 6 ([02:20:28](#)):

Of what we had. There's no accurate list of what

Speaker 1 ([02:20:29](#)):

You said. There's no

Speaker 6 ([02:20:30](#)):

Accurate list.

Speaker 2 ([02:20:31](#)):

You have some pictures though.

Speaker 6 ([02:20:33](#)):

We were

Speaker 5 ([02:20:34](#)):

Not. No,

Speaker 2 ([02:20:36](#)):

No. Y'all, I don't,

Speaker 1 ([02:20:37](#)):

All our stuff is missing. All our stuff is gone. Some of

Speaker 5 ([02:20:40](#)):

The files may be gone

Speaker 6 ([02:20:41](#)):

Too. I mean honestly, our, you know, and we'll get into this next, but our best hope of any records may grasp with Bruno and Vallon. That's the cpa. A firm that we're actually Well, how

Speaker 2 ([02:20:54](#)):

In

Speaker 6 ([02:20:55](#)):

Your bank account? Yeah. We haven't even gone purchased. Right. Yeah. So so what's there? That was before. Yeah. NRBP has not purchased anything in over 10 years. So this was just all old things that than have been said than, you know, a long time. But Bruno and Vallon happened to have done accounting work many years ago. They may have a ledger that's, that inventories everything that was there. You could possibly use that. I mean, it's probably gonna get denied. But, you know,

Speaker 1 ([02:21:25](#)):

We had, we had a conference table that was a wide table, long table. Gotta be like 20 feet, huh? It was a huge conference table and Maria dishes Maria, how much we <laugh>,

Speaker 5 ([02:21:39](#)):

But it, it's kind of hard to follow a, a insurance claim and you can't identify exactly what

Speaker 6 ([02:21:47](#)):

You're, and that's why I was saying this, this list, this list from GRU on TUR on might provide you with a list of what was there. But I mean, my sentiment is that the insurance company is gonna say, I gotta go home.

Speaker 3 ([02:22:00](#)):

Yeah. Guys, we do have to go on. We're finished. No, we have to, you have

Speaker 1 ([02:22:05](#)):

To,

Speaker 6 ([02:22:05](#)):

You

Speaker 3 ([02:22:06](#)):

Guys have to accept Bruno and Tri on, if that's the recommendation.

Speaker 6 ([02:22:10](#)):

First approve the finance report that I just, uh, presented. Second.

Speaker 1 ([02:22:15](#)):

All in favor? A approve.

Speaker 3 ([02:22:18](#)):

Okay. Okay. And a consideration for the editor. Yeah. Uh, finance you. We just give you your report. Um, Mr. Tatum, uh, on the, what you guys recommend

Speaker 2 ([02:22:30](#)):

For, for Bruno or for, um, for the auditor?

Speaker 3 ([02:22:33](#)):

Auditor. For the auditor. Yeah. So we

Speaker 2 ([02:22:35](#)):

Had, uh, six, uh, we sent out the solicitation to six auditor funds. Um, out of the six we were able to get two real, um, uh, proposals of the two. Uh, one was from report, um, and the other one was Bruno Turbine. Uh, report was around 15,000, um, dollars to complete the audit. And then Bruno came back around \$9,100 I believe. Um, at the committee meeting we discussed and with the past history of Bruno Turin having good, um, records of working with the board in the past, that our recommendation would be to recommend, uh, Bruno and Turin to complete our 2022 audit. They had a really good, uh, proposal. And Michelle, is there anything I've missed or,

Speaker 6 ([02:23:25](#)):

I think that's it, but just to emphasize, they did do an accounting work here many years ago, and so we are hoping that they may have some records that may prove helpful to us.

Speaker 1 ([02:23:36](#)):

So we can So get a motion. I'll move

Speaker 2 ([02:23:38](#)):

It

Speaker 4 ([02:23:38](#)):

Second. We

Speaker 1 ([02:23:39](#)):

Need more discussion?

Speaker 3 ([02:23:41](#)):

No.

Speaker 1 ([02:23:42](#)):

All right. <laugh> All in favor? Who moved?

Speaker 3 ([02:23:46](#)):

I mean, who moved? Who moved? Moved. Bennett.

Speaker 1 ([02:23:49](#)):

Bennett and, um, uh, Tucker.

Speaker 3 ([02:23:52](#)):

Okay. Um, okay. We did a motion for adjournment. I move <laugh> and

Speaker 1 ([02:23:59](#)):

He loved it. Are we just included with

Speaker 3 ([02:24:01](#)):

Okay. And and seconded a motion. Adjourn. Adjourn.

Speaker 4 ([02:24:04](#)):

Wait. One, one question

Speaker 3 ([02:24:06](#)):

Before. Oh, we

Speaker 4 ([02:24:07](#)):

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Adjourn. I'm so sorry. We talked about having another meeting. So when, or we

Speaker 3 ([02:24:14](#)):

Gonna, we don't know. We have to chair chair. We have to talk to the chair and find out ends. June 9th. Yeah. It'll be, maybe it'll be after that, but No. And it won't be before, during, before June 6th. 'cause I'm going to Sedona you where? Sedona, Arizona before. And I will be gone from the th second through the sixth. And I'm not answering the phone. So a motion to adjourn by Ms. Jones and seconded by,

Speaker 1 ([02:24:39](#)):

Oh wait, we didn't, I didn't long for the, um, uh, our recommendation for from that. Um, what about when we were talking about getting a, a management come company and stuff? Oh,

Speaker 3 ([02:24:57](#)):

He finance committee. Finance. That's finance committee. Alright, great. Okay. Uh, it has been seconded by all of fund. All those in favor that we can go home now. A thank you is all.