

Chairperson Hughes (00:00:00):

Regional Business Park. I hereby call this meeting to order at 3:11 PM I'm Madam Secretary, please call the roll.

Commissioner Bennett (00:00:09):

Chairman Jones. Commissioner Jones Present. Commissioner Jones. Present. Commissioner. Present. Commissioner Present. Commissioner Ted. Commissioner Tucker. Present. Thank you. Commissioner. What? Present Commissioner. Present Vice chair. Chairman. I got it, thanks.

Chairperson Hughes (00:00:37):

Alright, and we do have a yes.

Special Counsel Auzenne (00:00:45):

You don't want to sit with us.

Chairperson Hughes (00:00:49):

Okay. Thank you for being respectful. Okay, agenda item number three, introduction of guests and public comment. We'll just allow our guests to just state their names for the record. Wesley Pfeiffer, fire consultant. Omar Morales works again. Orleans. Alright, thank you. Review and approval of the agenda. Members of the agenda is in front of you. Are there any modifications

Special Counsel Auzenne (00:01:27):

Sir? I have one modification I did not add to it a status update by Fcon Con for anything that he's done or seen with the property. So if you guys wouldn't mind adding that at some point to the agenda it could go,

Chairperson Hughes (00:01:44):

Let's just add that

Commissioner Bennett (00:01:46):

Under eight each. Great, thank you.

Commissioner Renthrope (00:01:53):

Would like to make one modification, request add potential tenant inquiry bring up

Chairperson Hughes (00:02:10):

Are there any other modifications to the agenda? Alright, if not, do we have a motion to adopt the agenda as amended? Move by Commissioner Tucker second by Commissioner Jones. Is there any objection without objection Sole ordered

(00:02:36):

By way of the chairman's report. I'll be very brief. We have a very lengthy agenda. I think all of you know that I'd like to operate from a standpoint of transparency and I don't want you all hearing matters related to this board in private and then I start getting a lot of calls. So let me just briefly update you on

a situation dealing with a board member and then we will move on. I got a communication from Mayor Cantrell's office about a month ago. There was a request by the black chamber to replace Commissioner Rero and there were some questions about whether or not he was appointed, whether or not he was legally seated.

(00:03:28):

I read the statute top to bottom, I had the attorney review the statute and Commissioner Rethr was appointed by Mayor Cantrell and this board received a official letter of appointment and therefore he was seated. Earlier this week I got a communication from the mayor's office directed to me stating that Commissioner Renthrope had been removed by Mayor Cantrell and had been replaced. The statute is very clear, I'll have the attorney send it to everybody or I'll send it to everybody. No appointing authority has the ability to remove a commissioner that has been legally seated. If you look at state law, some boards, the appointing authority, they serve at the pleasure of the appointing authority. They can be replaced by the appointing authority, but the statute relative to the business part states that a commissioner can only be removed for costs. And if you look at our bylaws, there are some things I think dealing with excessive absences where a commission can be removed but unless a commissioner resigns, once they are appointed, they serve for a two year period and only then does the appointing authority have the flexibility to replace a commissioner.

(00:04:56):

I say all that to say I have talked to Mayor Cantrell's office, I have talked to the person that Mayor Cantrell has subsequently recommended for appointment and I've spoken to Commissioner Ro but I want everybody to know none of these conversations have been contentious so I want to put that out there. Number one, I think there was just some confusion on the law and I did just reiterate to each of those entities that this board has not called anyone's resignation and from the standpoint of the board, Commissioner Renthrope is a legally seated member and he is a member of this board and he is seated until such time that he no longer wants to be a part of this board. So just wanted you all to hear that from me. So that is no confusion. With that we will go to agenda item number six. So with that commissioner Renthrope, you can bring us some beer at the next meeting. We got it. Item number six, finance committee report. I will turn it over to Chairman Tatum and

Commissioner Tatum (00:06:14):

Thank you Chairman. I just want to first start off by saying thank you to

(00:06:21):

Michelle

(00:06:22):

For all her continued work for the finance committee and keeping us always in check and in line and keeping our checks and balances up to date and always helping us to really think through the invoices and so forth. But all in all, my report be short because I want to hand it over to Michelle to go over the year to date budget, but things do seem

(00:06:44):

Very

(00:06:44):

Well for us financially, but there are some things that we really need to consider and really continue to keep an eye on particularly hard because there are a lot of dollars going out. So just keep that in your

mind as we are coming up with three months left in the year and there's not a lot of money coming in that we had expected when we were doing the budget earlier this year, but all in all financially healthy and could not have done this

(00:07:15):

Without Michelle. So

(00:07:16):

Michelle, I hand it over to you for the here today. Thank you.

CPA Michelle Diaz (00:07:21):

I'll now review the financial statement packet that I've distributed to each commissioner starting with the statement of financial position at August 31st. The only change from the prior month was a decrease in cash because in the month of August our expenses exceeded the revenue by \$34,472. As we'll see is when we go over the income statement next. That resulted in a drop of the fund balance, which is essentially our equity of \$3 million to the amount of \$3,645,088. You turn to the second page, the statement of activities shows we had revenue of \$25,425 exactly consistent with previous months. Our expenses totaled \$59,897 which was composed of \$34,395 to garden doctors for the one-time service contract to clean the grounds. \$4,192 to Entergy \$750 to Michelle Diaz CPA \$1300 to five pound consulting, \$7,500 to h and H Roofing. That was for the emergency roof repair that was needed a call for by my year's warehouse, \$65 perplex technology for the monthly website hosting and posting of the agendas on the website. \$11,004.60 to Council Maria Auzenne for July legal services and \$235 to her for copies reimbursement total expenses were \$59,897, which again resulted in a decrease in our cash for the month of \$34,472.

(00:09:09):

If you turn to the next page, the next page is a bird's eye view of the monthly revenue and expenses. So that last column August is exactly what I've just reviewed and the other months are the historical activity for revenue and expenses for January through July. You turn to the fourth page is the actual versus budget analysis. This shows the first column is the year to date actual. So these are the totals. Year to date, January through August to each line item it shows that the total revenue received is \$203,620. Total expenses have been \$208,173 resulting in a expenditures exceeding the revenues of \$4,553. The annual budget we had formulated at the beginning of the year projected a net income for the year of \$169,025. So in the finance committee we did discuss that at the end of the year we will almost certainly not have that surplus that we had projected and that is because of principally two items. The revenue, the rent

(00:10:39):

And

(00:10:39):

Utilities reimbursement are both not tracking at the amounts that we had anticipated because we had anticipated having the advan O lease and the increase from Myers starting around June or so. So we are a few months behind in actually collecting that additional revenue and then the utilities reimbursement along with that. And then on the expenses side, our contracted services and the landscaping have both exceeded budget by over \$20,000 each. The combination of that revenue being less, the expenses being more at the end of the year will probably be pretty close to breakeven. I don't think we'll have a deficit, which is great, but we won't have that surplus that we had projected at the beginning of the year of \$169,000. That concludes my financial presentation. Any questions?

Chairperson Hughes ([00:11:40](#)):

Any questions for Ms. Diaz? ds? Lemme just say for the public's benefit, because I've stated this a I'm going to keep reiterating it just so the public can have a full understanding. For the record, I guess when we started in January, it probably looks on paper like we had a lot of cash in the bank, which in the big grand scheme of things we did and still do, but it can't ever be lost on the public that for many years cash was really not leaving the account and not only was cash not leaving the account, we were not meeting our obligations, we were not paying bills. And when I say we, I mean the board, not us and the building was just being woefully neglected.

([00:12:35](#)):

Had the right thing been done previously, the building would probably be in a lot better shape and we could probably have a lot more revenue coming in. But the bottom line is in order to get the business parked back to where it needs to be, some cash is going to have to leave the door. The days of us not meeting our obligations are over. When you have bills you have to pay them and that's just the bottom line. So I'm still very proud of the work that we have done and continue to do. And so while it may seem that cash is leaving the bank account at an alarming pace, we had a \$35,000 balance through the entity that we just had to pay. So that's that. I cannot agree more. Alright, chairman Tatum moves to accept the financials there. Second,

CPA Michelle Diaz ([00:13:33](#)):

Second,

Chairperson Hughes ([00:13:34](#)):

Second by Commissioner Jones. Is there any objection without objection? So item for

CPA Michelle Diaz ([00:13:42](#)):

This next one I was going to say if we go item C, I'll step out. I don't mind stepping out. I think that needs to be

Chairperson Hughes ([00:13:48](#)):

Pushed down to

CPA Michelle Diaz ([00:13:50](#)):

Because it's on here twice.

Commissioner Bennett ([00:13:53](#)):

Oh, I'm sorry. Alright, what do I have on here? Twice?

Chairperson Hughes ([00:13:56](#)):

Yeah, so we'll table item C. So is A and B the same?

CPA Michelle Diaz ([00:14:03](#)):

No,

Commissioner Bennett ([00:14:03](#)):

No, that's different. We have an overall that just the committee or chair just gets a chance to make which it did.

Chairperson Hughes ([00:14:09](#)):

So we need to go to B.

Commissioner Bennett ([00:14:10](#)):

So yeah,

CPA Michelle Diaz ([00:14:12](#)):

Six D, right? Six D.

Chairperson Hughes ([00:14:14](#)):

So I'm saying A and B we've already handled

CPA Michelle Diaz ([00:14:16](#)):

Yes, right. We'll skip C. Alright,

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

The chair offers a motion to table six C. Second by Commissioner Tatum. Is there any objection for without objection that will be tabled six D presentation of outstanding payment obligations and acceptance for payment including sewage award board Chairman Tatum for Mr. di.

CPA Michelle Diaz ([00:14:39](#)):

I presented these invoices to both executive committee and finance committee. They were all vetted at the finance committee meeting that was held earlier this afternoon and they are as follow Entergy 4,000 182 39 Counsel Auzenne11,000 465 25, Michelle Diaz CPA 750. Those items were approved by the finance committee subject to the full board's additional approval. The other invoice that was discussed was FCON for \$1,250. First we needed clarity on whether there has been approval to exceed the \$5,000 that was initially established by this board. So that was one matter that we don't believe had been

Commissioner Tatum ([00:15:45](#)):

Done.

CPA Michelle Diaz ([00:15:47](#)):

We needed to get clarity on that. And secondly we just have a few questions. Just wanted to know if there are any reports or any other deliverables that have been filled under this contract. We just want to make sure that N-O-R-B-P, if it's Chairman Hughes or perhaps

Chairperson Hughes ([00:16:13](#)):

Under which contract

CPA Michelle Diaz ([00:16:14](#)):

Picon have we actually received the reports in any other deliverables that we have billed for? That was the question that was raised. Michelle,

Commissioner Tatum ([00:16:23](#)):

If I can add to that, I think had stepped out as well because we had had a conversation with Wesley at that time and so just to kind of add to the report or the invoice, we had a conversation in financing with Wesley of just the line items and then in future that in the beginning we had a report that went along with the invoice and then we had just discussed for each line item if there's emails or correspondence that there's some type of report or attachment that showcases what's in the invoice. So we had discussed that. Apologize with that.

CPA Michelle Diaz ([00:17:05](#)):

Okay. There was an invoice that was presented by Perplex but there were some errors on it so we tabled that particular invoice and those all the invoices that were

Commissioner Tatum ([00:17:17](#)):

Presented.

CPA Michelle Diaz ([00:17:20](#)):

Alright, we'll discuss the water board next.

Chairperson Hughes ([00:17:24](#)):

Why don't we go, because there's one agenda. Are any questions on outstanding or the invoices? If not, why don't we go into water board?

CPA Michelle Diaz ([00:17:35](#)):

So water board for the record surgeon Water Board has presented an invoice to New Orleans Regional Business Park for 81,000 931 63. This does represent an accumulation of unpaid water bills for about the last four years. The reason that the water bills have not been paid is because this board and previous boards had directed me not to pay it because there was clearly some billing issue. One. All of the bills for the last four years or so have been based on estimated readings and those estimated readings greatly exceeded what we had been paying before the estimated readings began. So because of that, N-O-R-V-P was just very concerned that the bills were not correct. Myers's Warehouse who we have an agreement with to reimburse us for about half of the water bill, stated very clearly that they would not be reimbursing us based on estimated readings. They wanted to be presented with bills that were based on actual readings.

([00:18:51](#)):

And so because of all these factors, the bill was intentionally not paid and unfortunately it's somewhat come to a head now because Sew water board called me a few days ago and said that they will be disconnecting the water next week if payment is not made. About an hour ago following our finance committee meeting I called to and waterboard, they said that we could make a payment of one fourth of that amount, which is 20,000 482 9 1 to avert the water disconnection and the balance. They'll put on a more long-term payment plan where the subsequent bills will have an additional \$500 or so added to them until the balance is paid. Now that is all assuming that we are accepting the responsibility of the 81,000. I don't know that we're there yet,

[\(00:19:48\)](#):

But

[\(00:19:49\)](#):

It seems that at this point we should at least consider making this \$20,000 payment because we probably do owe at least that much for the last four years. So we can look at it as just payment towards the overall account and I would just urge this board to continue to fight and just get to the bottom of the billing issue. And perhaps we can get that \$60,000 that remains the part of it evaded in future days. But at this point we may need to pay this to avert water disconnection.

Chairperson Hughes [\(00:20:31\)](#):

Let

[\(00:20:31\)](#):

Me go to Chairman Jefferson. Chairman Jefferson, you can't come out to check the pipe to see if there's a leak, but they can come out and turn the water off. Part of me honestly wants to challenge them to say, yeah, come and cut the water off, but you can't cut it off. When we asked about them coming out, they said we

Commissioner Jefferson [\(00:20:47\)](#):

Can't access the meter, but now you can access it to turn it off.

CPA Michelle Diaz [\(00:20:51\)](#):

And it may be that the disconnection order, they don't know the circumstances that are out there. So they're saying they're coming to disconnect it. They may get there and say we can't disconnect it. I don't know, I'm just strongly

Commissioner Jefferson [\(00:21:04\)](#):

Disconnected community. But we figured that the bill should have been about \$500 per month. Per month and at 48 months that'd be about 25,000. So it seems like we owe, we likely owe at least that much. I agree. But then how do we resolve it? Because we're paying now then when are they going to come out again, cut it off when they said they're going to cut it off. I'm not saying it solves the problem, but at least it makes us look like the good guys and not the people that aren't paying their bill. Let me go to board council that I'm coming to you commissioner.

Commissioner Bennett [\(00:21:40\)](#):

So I was the sewer water board hearing officer for a few years. So I have perspective from that side. You do not have to pay for the water that does not go through the sewer if you can prove it. So in other words, a leak because there's a water usage portion of your bill and there's a sewer usage. If you have a water leak, you are not using their sewer, your water's not going through the sewer pipes, it's going into the ground. So you would not have to pay for that portion of the bill and it's a significant portion of the bill. So I think that what you've said as far as paying them the 20,000 whatever, I would not have an objection to that. But one of the things that they do normally and so that's fine with paying that. But also, and if you want me to go to the hearings for you or with you, they still have hearings and I have colleagues are still doing that over there.

[\(00:22:38\)](#):

But at the hearing, what the hearing officer will do or should do is write off all of the amount that would have been the calculation of what it would've been for the sewage portion for those four years. If you can prove there was a leak. Normally they ask you to bring in a plumber's repair bill or just some evidence from the third party that there's an actual leak and also require the hearing officer should order that they go out there and inspect the meter to see where is this leak and are they responsible at all. So you're correct too in that they need to come out. I would suggest again firmly that you follow up with your city council member. I don't know how Councilman Thomas is. I know that Councilman DSO is on it and he actually sends his office to attend each and every hearing for his constituents. So that's why Yes, go ahead. No, I'm finished. Yep, go ahead.

Commissioner Jefferson ([00:23:36](#)):

I don't want to speak out of order with any commissioner. Yeah, let's go to,

CPA Michelle Diaz ([00:23:42](#)):

I think the council pretty much

Commissioner Tatum ([00:23:44](#)):

Answered my question because my concern was the leak. Is that our responsibility or is that ING water board who's going to finally come out and let us know who's responsibility is that? Are we responsible for getting a plumber or sewing water board need to come out and let us know? Well one clue is that our water

Chairperson Hughes ([00:24:04](#)):

Bill

Commissioner Tatum ([00:24:04](#)):

Spiked about four years ago. So that would indicate that the leaks on our side,

Commissioner Bennett ([00:24:12](#)):

No that does not indicate that it's on your side. Very often there are leaks that are on the so water side and it's still spiked. So no, they have to actually come out and inspect it themselves to make sure it is very likely from the pictures I've seen it is on our side. But they would have to tell us that.

Chairperson Hughes ([00:24:29](#)):

Alright. I did not allow for public comment when I should have. And so Jeff, I'm going to allow you to comment if you want to comment to the podium.

Commissioner Tatum ([00:24:40](#)):

Yeah, I'll be very brief. I would be happy to reach out if the city is obviously not this origin water board, but we'd be happy to reach out to the customer service head, Mr. Renee Gonzalez at Origin Water Board to try to get them to be in a proactive posture relative to the board situation with this. So just wanted to note that on the record and have to follow up with whoever on that. It's high past time you actually get out to the site.

Chairperson Hughes ([00:25:07](#)):



Thank you.

Commissioner Bennett ([00:25:07](#)):

Thank you.

Chairperson Hughes ([00:25:08](#)):

We appreciate that.

Commissioner Bennett ([00:25:09](#)):

I don't want to say that I do appreciate that because one of the things that Susan Water Board does sometimes give you an issue with is if it's passed like a year or two and we need to go back four years, they may say, well we don't want to go back that far. But they can but they have to take it to a higher level to go back that far. So we may actually need some participation in this at a level that the city can access for us.

Commissioner Tatum ([00:25:31](#)):

Ready point of contact work with Maria on that. Yep

Commissioner Bennett ([00:25:36](#)):

And I'll work with Michelle. Alright, thank you.

Chairperson Hughes ([00:25:41](#)):

Let's just make sure any email correspondence related to this. Let's make sure Maria and Michelle are on it together.

Commissioner Bennett ([00:25:53](#)):

Yes, let

Chairperson Hughes ([00:25:53](#)):

A copy to me and the vice chair.

Commissioner Bennett ([00:25:57](#)):

Thank you. But yeah, overall I don't think it's a bad idea to pay the 20,000 as you said, it's probably something that we will owe out of four years.

Chairperson Hughes ([00:26:06](#)):

Yeah, so here's my thoughts. I mean there's been an issue that has predated us obviously for many years that has gone unaddressed and some onus of that is on us as well. And obviously when we started the comprehensive landscape and stuff there's some type of issue but this organization has paid nothing for many years and so do we owe \$80,000? Probably not. But we do owe something. So in an effort of good faith we probably need to say, hey, we're willing to be a good faith partner but we have to accept our responsibility on our end as well. So anyway, members, is there any further discussion on this matter? If not, what is your pleasure? Go ahead, vice chair.

CPA Michelle Diaz ([00:27:08](#)):

I was going to make the motion that we work with Mr. Schwartz to get this matter on the table so we can get

Chairperson Hughes ([00:27:20](#)):

Okay. Alright. Is there a second? I'll

Commissioner Bennett ([00:27:28](#)):

Second for the

Chairperson Hughes ([00:27:28](#)):

Purpose of discussion. Alright, second by Commissioner Tucker, is there any discussion? Commissioner Tucker?

Commissioner Bennett ([00:27:37](#)):

I think that motion should be amen to add.

Chairperson Hughes ([00:27:42](#)):

We got to

Commissioner Bennett ([00:27:42](#)):

Address because next week it's going to get

Chairperson Hughes ([00:27:44](#)):

Cut off

Commissioner Bennett ([00:27:46](#)):

Maybe. Maybe

CPA Michelle Diaz ([00:27:47](#)):

They're saying they will it be we don't

Chairperson Hughes ([00:27:53](#)):

Turn off meeting. Yeah, show

Commissioner Bennett ([00:27:57](#)):

Up in a row robot. Turn it off. Yeah, I kind of think they're not really going to be able

Chairperson Hughes ([00:28:02](#)):

To do it. Challenge

Commissioner Bennett ([00:28:03](#)):

They could put pumps out there and get it clean if

Chairperson Hughes ([00:28:05](#)):

They got to.

CPA Michelle Diaz ([00:28:06](#)):

We can actually forward to Mr. Schwartz the video and pictures and we had also the chair I invited the plumber who went out there at no charge to try to get to the bottom of what our issue was and I hope he comes so he can tell us exactly. And as you all know, when garden doctors saw and garden doctors took pictures and garden doctors was hip high when the farmer went out it was waist high and I told them get up out of there because I knew they had snakes but I was fearful that there may be an alligator hiding under right original. So hopefully he's going to make it here to explain some stuff.

Chairperson Hughes ([00:28:58](#)):

So on the 20,000 482 91, I guess two questions. Do we want to go ahead and take care of that or do we at least want to give me the authorization that as these conversations takes place with Mr. Schwartz and the powers that be, if they're saying look, we're willing to work with you all but you got to pay this. If we didn't have a tenant in there, I wouldn't mind playing Russian roulette. But I just don't want to put a tenant in a horrible situation where Sew and water Board cuts off the water and it's like we're done in a crisis standpoint. Commissioner Jones and then I'll come to Commissioner Waley.

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

I'd like to amend the motion to add to the motion that we pay the 20,000 4 8 2 9 1 because we do owe 'em some money. So in good faith I think we need to go it on and pay that amount of money and then the rest of it can be negotiated and worked on to whatever, but four years of not paying the bill, we know we owe money.

Chairperson Hughes ([00:30:10](#)):

Alright, so Commissioner Jones is offering a friendly amendment Vice chair. You accept the I accept. Alright, so the friendly amendment is accepted. Commissioner Wallace, I'll second that. Okay, so the friendly amendment was accepted so that will become part of the motion. Is there any further discussion on this item? Commissioner? I think we're still missing the fact that we request a hearing

Speaker 10 ([00:30:33](#)):

So

Chairperson Hughes ([00:30:33](#)):

We can put that on pause and then we can go forward with the remainder of all your motions. So we give you the right to request a hearing so we can pause, pause everything. So if they don't accept and we make the money and then there's no deadline. If we give 'em 20, they might ask for 20 next month, right?

CPA Michelle Diaz ([00:30:54](#)):

No, no, no. What they do is they spread the balance out over like three years. So

Chairperson Hughes ([00:31:00](#)):

Does that mean we accept the four 80? If we accept the payment?

CPA Michelle Diaz ([00:31:06](#)):

I would say no because you could still have your hearing and any other appeals process and it can still credit that balance. So you still get the benefit of any adjustment that

Speaker 9 ([00:31:16](#)):

They agree to make.

CPA Michelle Diaz ([00:31:19](#)):

You could stop paying next month and they'd let you back on a plan two months later.

Speaker 10 ([00:31:24](#)):

They're very

CPA Michelle Diaz ([00:31:25](#)):

Accommodating as far as that goes. This doesn't force you to, for the 80,000,

Chairperson Hughes ([00:31:33](#)):

Jeff's activity wouldn't be an official hearing. He'll just call Renee or assigned stop any proceedings relative to shut off and get a direct line of communication recorded there. Step step one is getting somebody from sewage and waterboard out to the site what Jeff is offering to at least help try and facilitate getting somebody out there as quick as possible and then it will be incumbent upon the board to try to figure things out for second. I do. Thank you. So we have a motion on the floor to remit a payment of 20,000 4 82 91 to Sewage and Water Board and at the same time Mr. Schwartz will coordinate with Thank you Mr. Schwartz will coordinate with attorney Oozine, CPA A and me and the vice chair. With that I don't have a secretary but I'm going to need a roll COBOL on this. I

Commissioner Bennett ([00:32:39](#)):

Can do that. Alrighty. Significant. Okay. Commissioner Plummer? Yes. Alright. Commissioner Bennett. Stepped away. Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner Oliphant? Yes. Commissioner Rethr? Yes. Commissioner Tatum? Yes. Commissioner Tucker? Yes. Commissioner Wallace?

Chairperson Hughes ([00:33:04](#)):

Yes.

Commissioner Bennett ([00:33:05](#)):

And Chairman Hughes?

Chairperson Hughes ([00:33:06](#)):

Yes.

Commissioner Bennett ([00:33:07](#)):

Alright, thank you. This passes

Chairperson Hughes (00:33:09):

No MAs and item passes. Thank you. Commers six E update on allocation of entity charge.

Commissioner Tatum (00:33:18):

I think this was also an item that we had discussed at last board meeting.

Chairperson Hughes (00:33:25):

Are there any updates on

Commissioner Bennett (00:33:27):

I don't have any updates as far as I haven't heard. And Commissioner Jefferson these step out?

Commissioner Tatum (00:33:35):

He joking

Commissioner Bennett (00:33:35):

At that. Okay. Because he was really the point person on that, on talking to the electrical engineer and I don't know. And while it's still very important because we kind of need to go back, one of my concerns has been prior to ADV Vana coming in and doing demo, the electrical was set up a different way and we know for example that at some point Myers had gone into an area that for which they were not paying rent, that they did not have technically the right to access, but they did access it and they put in two huge new panels with some new LED lighting. And when Omar Morales went in and he looked at it because he is an electrical engineer, he said that they were actually use the ur. Right. Mechanical, mechanical engineers. Sorry. He said that they were one of those engineers, they're all the same to me, they're all engineers now I'm teasing.

(00:34:39):

But they were using the electrical draw Myers was for the entire back of the warehouse, the entire back half of that warehouse. So where Advano is as well as where Myers is remaining, all of that was on the main meter, not on Myers' meter. Now when Ivano went in, they disassembled some of that. So if you look at it now today it may not look like it, it may not be on the same type of draw as it was earlier. The fact is that there is something that we were paying that they should have been paying and that's I think what we were trying to answer on that. But they were asking about if we had made any progress on that electrical issue with respect to Myers versus N-O-R-B-F. Commissioner Jefferson. I had not been that close to it lately,

Chairperson Hughes (00:35:36):

But hang on Commissioner. So right now we're talking about allocation of entity charges.

Commissioner Bennett (00:35:42):

Yes. Oh and there's also the other allocation would be the allocation for to decide how much it is that Advanta owes us, which is very important because they're going to be signing that lease soon and we do want them to pay what they owe us but prior to at least together with giving us their first rent check. So

I'm going to have to defer to Ms. Diaz on that because I don't handle that part. Have we done an allocation of how much at Van O owes

Commissioner Tatum ([00:36:12](#)):

For the last few months?

Commissioner Bennett ([00:36:13](#)):

For the last few months from when they began until now

Commissioner Tatum ([00:36:15](#)):

I can do that quickly. It's about 25, 2700 per month

Commissioner Bennett ([00:36:20](#)):

That it's

Commissioner Tatum ([00:36:21](#)):

Increased.

Commissioner Bennett ([00:36:21](#)):

Okay. So we just need to do that little quick math so you guys can at least let them know so that when they give us their check their first month's rent, they also give us that check.

Chairperson Hughes ([00:36:32](#)):

I'll work with Mr. Sherman and

Commissioner Bennett ([00:36:34](#)):

Cool.

Chairperson Hughes ([00:36:34](#)):

Everybody on

Commissioner Bennett ([00:36:35](#)):

That. Okay cool.

Chairperson Hughes ([00:36:37](#)):

So in terms of entity charges, I mean we settled outstanding balance, we now have a monthly bill so I don't think there's any discrepancy

Commissioner Tatum ([00:36:45](#)):

There. Right, right. So

Chairperson Hughes ([00:36:47](#)):

I think we can probably move on from

Commissioner Bennett ([00:36:49](#)):

Sure. For now. Yeah.

Chairperson Hughes ([00:36:50](#)):

60. Alright. Six recommendation regarding N-O-R-B-P employee job descriptions.

Commissioner Tatum ([00:36:58](#)):

Yes. And so just to kind, we've talked about this at finance committee and we've been kind of in discussions that it would be

Chairperson Hughes ([00:37:05](#)):

Beneficial

Commissioner Tatum ([00:37:06](#)):

For the board to have an executive assistant that can help with scheduling help with a lot of administrative work, keeping minutes and getting us updated on those matters of administrative issues or not issues but administrative needs of the board moving forward as we're continuing to going to different areas. And so we have discussed creating a job description in the finance committee that would be recommended to the executive committee and chairman, correct me if I'm wrong on that but I believe that the executive committee has talked about conducting that job or conducting that candidate search and putting that out. So really I don't know if there's really a recommendation today. I wanted to get the job description out to everybody but I have it done but I haven't sent it out to everybody to review. But it's a very typical job description, nothing out of the ordinary but did want to have everybody's eyes on that as well that would be recommended to use in the executive police search. So that's really, I don't think there's a full recommendation to the board today, but I will be sending it out what we discussed in finance committee for everybody to review at the next committee. That's appropriate even if we have to

([00:38:35](#)):

For

Speaker 11 ([00:38:35](#)):

Job description as such. Okay.

Chairperson Hughes ([00:38:39](#)):

Any questions on the board? Alright. Seven. Okay. Seven. Seven. A recommendation of scope of work and compensation increase for Ms. Michelle Diaz. Hang on one second. I am going to move that we go to executive session on agenda item six A to discuss the competency and qualifications of Ms. Ds

Speaker 11 ([00:39:23](#)):

Second.

Chairperson Hughes ([00:39:24](#)):

Second by Commissioner Tucker. Madam President, please call the role

Speaker 11 ([00:39:34](#)):

Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner? Yes. Commissioner runoff? Yes. Commissioner T? Yes. Commissioner Tucker? Yes. Commissioner Wise?

Chairperson Hughes ([00:39:46](#)):

Yes.

Speaker 11 ([00:39:46](#)):

Commissioner Bennett? Yes. Vice chair Clunk. Yes. Chairman hug?

Chairperson Hughes ([00:39:52](#)):

Yes. Motion carried unanimously. Pursuant to Louisiana Law, please let the record reflect that no votes will be taken in executive session. I will ask members of the public to step up. Ms. Di s. It's up to you if you want to say or not. No,

Speaker 11 ([00:40:05](#)):

I'll step out. Okay.

Chairperson Hughes ([00:40:12](#)):

And Ms. Bennett, the board counsel is legally allowed to be in executive session. Every board I've served on, I've always wanted our lawyer.

Speaker 12 ([00:40:32](#)):

Alright, we're back on the record.

Chairperson Hughes ([00:40:34](#)):

Alright, it's 3:59 PM and Commissioner Wallace has moved that we come out of executive session and resumed back to public session Second by Commissioner Tucker. Madam Secretary, please call the role

Speaker 11 ([00:40:50](#)):

Commissioner Jefferson? Yes. Commissioner Jones? Yes. Commissioner? Yes. Commissioner? Yes. Commissioner Taylor? Yes. Commissioner Tucker? Yes ma'am. Commissioner Wa?

Chairperson Hughes ([00:41:03](#)):

Yes.

Speaker 11 ([00:41:03](#)):

Commissioner Bennett? Yes. Vice Chair Plummer? Yes. Chairman Hughes?

Chairperson Hughes ([00:41:09](#)):

Yes. Alright. That voltage in general and please let the record reflect that no votes were taken while in executive session. So on item A, I'm sorry, item seven A, the chair will offer a motion to adopt the



recommendation of the compensation increase for Ms. Michelle Diaz, which effective October 1st will be \$1,500 per month with a one-time payment of \$7,500. In

Commissioner Bennett ([00:41:43](#)):

Addition to that, with the one caveat that I will double check that the one-time payment is not prohibited at all by law, I'll verify that I know that you feel strongly it is not, but I'll just verify it for you all

Chairperson Hughes ([00:41:57](#)):

Whether it's bonus or retroactive. I know it's done all the time

Commissioner Bennett ([00:42:00](#)):

In

Chairperson Hughes ([00:42:01](#)):

State government because I've seen it, but absolutely

Commissioner Bennett ([00:42:03](#)):

Please. Thank you. Check it. Okay,

Chairperson Hughes ([00:42:05](#)):

So chair off of that motion. I'll second it. Second by Commissioner Tucker, is there any discussion Madam Secretary, please call the roll.

Speaker 11 ([00:42:14](#)):

Commissioner Jefferson? Yes ma'am. Commissioner Jones? Yes. Commissioner Olivar? Yes. Commissioner Ronco? Yes. Commissioner Tatum? Yes. Commissioner Tucker? Yes ma'am. Commissioner Wallace? Yes. Commissioner Bennett? Yes. Vice chair plumber. AB state Chairman. Hugs? Yes.

Chairperson Hughes ([00:42:42](#)):

So that's AEAs and two Abstentions and that motional cap. All right. Seven B Recommendation regarding Garden dock's landscaping contract. It is the recommendation of the executive committee that the proposal that Garden dock submitted, which amounts to \$3,444 per month. We had previously presented this to the board a couple months back, be adopted with the caveat that we will go and renegotiate with garden doctors given that there's a portion of the land that's currently underwater that they cannot access. So that we will have them prorate the amount until that's resolved so that the fee is less because they can't access the entire property right now. So that is the recommendation of the executive committee. The chair will offer up that motion. They're saying second by Commissioner Jones. Is there any objection without objection That will be adopted And item seven C It is the recommendation of the executive committee that Mr. Pfeiffer's contract be extended as we continue to navigate the Advan O construction and it'd be capped at \$5,000. That is the recommendation of the executive committee. The chair will offer up that motion. Is there a second? Second by Chairman Jefferson, is there any discussion? I would like to know if the construction still going on at Ivano because I went there yesterday and someone said it was shut down. It's still on pause but it'll be resuming.

Speaker 11 ([00:44:32](#)):

I think Ms. Omar was some part of

Chairperson Hughes ([00:44:33](#)):

Issues and things, but I think we're close to getting everything

CPA Michelle Diaz ([00:44:37](#)):

Back on track.

Speaker 11 ([00:44:39](#)):

I'm sorry,

CPA Michelle Diaz ([00:44:40](#)):

Just to be clear, this is an additional 5,000?

Chairperson Hughes ([00:44:42](#)):

Yes, this is an extension.

CPA Michelle Diaz ([00:44:44](#)):

The five plus five. Okay. Yes.

Chairperson Hughes ([00:44:47](#)):

The previous five had already been maxed out so we put his word on pause. Okay.

CPA Michelle Diaz ([00:44:53](#)):

But you know still did have that bill

Speaker 7 ([00:44:54](#)):

For 1250.

CPA Michelle Diaz ([00:44:58](#)):

Is that going in that five?

Chairperson Hughes ([00:45:02](#)):

We didn't pay that 12. Well

CPA Michelle Diaz ([00:45:04](#)):

I was actually not clear. That's one of the checks that we have. The 1250 that he presented. That I emailed yesterday. Okay. So this is approved that will go towards

Chairperson Hughes ([00:45:16](#)):

Mr. Pfeiffer. Can you step to the podium for a second? I'm going to go back and cross check all of this, but did we max out on,

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

CPA Michelle Diaz ([00:45:28](#)):

So the last invoice that we paid last month, it was about \$300 over the 5,000. We did pay that. Okay, so this 1250 will,

Chairperson Hughes ([00:45:39](#)):

That will go to the new right cap then And the 300 that exceeded the previous cap.

CPA Michelle Diaz ([00:45:46](#)):

Right. So we probably had about 50

Chairperson Hughes ([00:45:47](#)):

Would hundred

CPA Michelle Diaz ([00:45:49](#)):

Of the new 5,000. Okay,

Chairperson Hughes ([00:45:51](#)):

Got it. I'm good. Thank you. Alright, we do, is there any further discussion on this item? We do have a motion and a second on the floor out of secretary, please call will

Speaker 11 ([00:46:06](#)):

Commissioner Jefferson?

Speaker 7 ([00:46:07](#)):

Yes.

Speaker 11 ([00:46:09](#)):

Commissioner Jones?

CPA Michelle Diaz ([00:46:10](#)):

Yes. Commissioner?

Chairperson Hughes ([00:46:13](#)):

Yes.

Speaker 11 ([00:46:14](#)):

Commissioner Rand. Commissioner Taylor? Yes. Commissioner Tubman? Yes. Commissioner Wallace? Yes. Commissioner? Yes. Vice chair. Former?

CPA Michelle Diaz ([00:46:27](#)):

No.

Speaker 11 ([00:46:29](#)):

Chairman Hughes?

Chairperson Hughes (00:46:30):

Yes. AEAs one, eight. And that motion will be adopted? Eight. A property committee. Chairman Jefferson, I'll turn it over to you.

Speaker 7 (00:46:41):

Alright, I can be brief. I already kind of touched on everything. We kind of touched on some of these items already, which are plumbing, electrical, landscaping, maintenance. One thing we don't have on the agenda, which doesn't need to be here because we did not have a property committee. Property committee meeting, which I'll take responsibility for this month, is to address the reroofing of the entire building. We'll take that up next month. Property committee meeting, hopefully have recommendation move forward on that item. The next thing I guess we just go straight. Oh actually can I call that we remove item DAD from the list? Spoke about that? Yeah, when we get through it I'll, okay, we'll move. Can we go to eight C right now and come back to ab? We're waiting on to ask about pull up in a few minutes. Yeah,

Speaker 13 (00:47:48):

I'll offer a motion to table

Speaker 7 (00:47:51):

Eight B second by chairman Jeff is any objection without objection AD will be tabled. So eight C eight C electrical issues. So my understanding in the last meeting, I know Commissioner Wallace was supposed to, if you had a chance to lower everything with Myers specific, able to access way work.

Speaker 13 (00:48:14):

I did go out there and looked at the whole situation. Now with a high degree of confidence, I'm going to say we have no fees going into the AL

Commissioner Bennett (00:48:23):

Section

Speaker 13 (00:48:24):

From the Maya section. So I feel pretty good about that. It is a warehouse and pretty much all of the distribution for the electrical is going up over the ceiling. So if you got a wall on the Maya side and a wall on the van side where they, she and I have no pipes going through there to feed the side. High degree of confidence that we're not getting electric from my side to the family side.

Commissioner Bennett (00:48:50):

Yeah, I think the construction, their concern was from Meyers feeding off still of anything for the office building off of the main meter. Correct? Correct. That's

Speaker 13 (00:49:02):

The

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

Commissioner Bennett ([00:49:03](#)):

Not the Nono definitely separated themselves completely

Speaker 13 ([00:49:07](#)):

And that's

Commissioner Bennett ([00:49:07](#)):

Well from Myers I think because Myers has their own meter, so they're not related AOS on the nbps meter. AOS not on Myers meter, but Myers may still be partially on the N-O-R-B-P meter. That's the concern of my

Speaker 7 ([00:49:28](#)):

So Commissioner Wes, that

Speaker 13 ([00:49:30](#)):

Wasn't checked. That wasn't, no, I can take a ride back out the other weekend and look at it. Yeah, that was issue

Speaker 7 ([00:49:37](#)):

That Myers was still feeding off of NORP. Alright, so as far

Speaker 13 ([00:49:48](#)):

As

Speaker 7 ([00:49:50](#)):

A recommendation on a second professional, I mean at this point, if it's just doing what you already did to see if they switch or whatever, if you're qualified to handle that, take it, that's perfectly fine. I have no issue with that. But if it comes down to where we go from that point, then I would recommend that we go with an electrician, a licensed electrician to, well I guess it depends on your,

Speaker 13 ([00:50:21](#)):

If we have to start disconnecting stuff, that's a different story. But if you just going to go out there, I can take it.

Speaker 7 ([00:50:25](#)):

Not a problem. And I guess we'll move on from there after

Speaker 14 ([00:50:28](#)):

We did

Speaker 15 ([00:50:31](#)):

That,

Commissioner Bennett ([00:50:38](#)):

May I remind you of something, there was an issue about changing the locks on the building and securing your office from completely 100% from Myers because there was a problem. Myers is able to freely walk in and out of the office building and one of the times that Mr. Pfeiffer went out to the building when everything should have been off, he went in because he and I think commissioner, I think you had gone out and turned every light off in the building and he'll have to speak to that. I wasn't involved and when he came back, when he came back, when he came to check on the building, all the lights were on in the building. So unless we have a ghost that turns on lights, somebody went into the building. So there was a question about it being not secure and maybe I can just let him because I thought you were going to address that. No, I won't. Okay. The building needs to have locks changed again. Could you just let them know that part because I should have been under your report. Yes. Good. Please. Okay, go ahead please. Mr. Pfeiffer, he called me and maybe I only spoke to the chairman. I thought I spoke to you too. So I thought it would be under your report

Speaker 14 ([00:51:59](#)):

A few weeks ago when I went to the building to double check on all the closures of the excess holes that were open and concerns about hurricane and water penetration, I did notice that an abundance of lights were all on the main side of the building. I had relayed this to Ms. Anne and Chairman Hughes and went in the building and walked through both the first and second floor of the office turning off. I'd say 80% of the lights were on at that point. And during the walkthrough I found that there was a double door fire door bleeding into the buyer side that had a spot for a padlock but had been busted open and the doors at this point were hanging off the hinges so it's not able to be fully secured

Commissioner Bennett ([00:52:46](#)):

Hanging off the hinges

Speaker 15 ([00:52:47](#)):

Chairman. What do you mean bust? They don't,

Speaker 14 ([00:52:53](#)):

So where the padlock would go across the double doors, the handles were broken and so it's two metal doors that were closed and there was a fight where somebody had put in just a regular padlock across and that latch was busted and hanging and at this point the doors are now hanging in where it's difficult and I wasn't able to get them fully closed, secure.

Speaker 15 ([00:53:16](#)):

So busted open from my side or from our side. So an intrusion into our side,

Chairperson Hughes ([00:53:30](#)):

The fire rod, you can't come through. It has to because it's the ramps. So that activity filing activity of busting do that happened from our side into Myers. Right. But it doesn't make sense because there's a panic bar. There should be a panic bar coming from

Speaker 13 ([00:53:56](#)):

When I went out to the side yesterday, I didn't see nobody in the van or I did see guys in Myers, but I pretty much had access to the whole building. Like you said, you got a lot of padlocks. Not necessarily door's not locking, but the padlocks, none of 'em were locked. That's just

Commissioner Bennett ([00:54:09](#)):

How did you get in?

Speaker 13 ([00:54:10](#)):

Walked through the front door.

Commissioner Bennett ([00:54:12](#)):

So the front door was not locked.

Speaker 13 ([00:54:14](#)):

The door that I walked through wasn't locked.

Commissioner Bennett ([00:54:16](#)):

The front door to the building was not locked.

Speaker 16 ([00:54:18](#)):

It's two front doors,

Commissioner Bennett ([00:54:19](#)):

Neither door.

Speaker 13 ([00:54:20](#)):

I walked through one of the front doors. It looked like it was a vinyl, but I was able to walk.

Commissioner Bennett ([00:54:26](#)):

So someone's leaving the door and I don't know, that's why the keys locks need to be changed. There is no access to the executive building from Van's side? No, there isn't From

Speaker 13 ([00:54:36](#)):

Higher side.

Commissioner Bennett ([00:54:37](#)):

Right. So if he walked into the front door, someone's not locking the front door, the executive building or someone's unlocking it.

Chairperson Hughes ([00:54:45](#)):

Sorry. Hang on guys. We're on eight C, right? Okay.

Commissioner Bennett ([00:54:54](#)):

So right

Chairperson Hughes ([00:54:54](#)):

Now we're talking about electrical only. We are not going to vet property committee issues here. Dealing with

Commissioner Bennett ([00:55:03](#)):

The doors. No, I'm sorry talking. I thought it was going to be under his report for you all to lock the building. That's why I thought it was under Greg's report to lock to secure the building. That was all.

Chairperson Hughes ([00:55:13](#)):

But right now we're on eight seats. That is true.

Commissioner Bennett ([00:55:16](#)):

Sorry

Chairperson Hughes ([00:55:17](#)):

About that. We're dealing only with the electrical piece at this time. So I'm sorry, I just want to keep us on task, but we can definitely need to address that. But right now we need to state, remain to the agenda. So where are we on this? We left off with Commissioner Wallace Going to effective double check over the weekend. I don't get the distribution from the

Speaker 13 ([00:55:43](#)):

Vandal to the Maya side. I need to do it from the business part from the Maya side. I'll do that over the weekend or I'll

Chairperson Hughes ([00:55:52](#)):

Make a connection. Get together and do it. Yes. Alright. So is there any action that we need to take on eight C at this time? Okay. All right, chairman Jefferson moves to table eight D second goodbye to chair. Is there any objection without objection? That will be tabled. Chairman Jefferson moves the call off the table. Item eight B second by vice chair plumber. Is there any objection without objection? Eight b update on plumbing issues at 13 8 0 1 old Gentilly roll recommendation on selection of plumbing professional to assess and rectify issues with plumbing chairman

CPA Michelle Diaz ([00:56:52](#)):

To the board. When we were vacillating back and forth, we saw the problems that we were having and like I said, I was fearful for what I saw from garden doctors and I knew we had a problem was getting worse. So I took it upon myself to get in touch with a plumber and I was telling him what was going on. I asked him if he could just come take a look. He came to take a look. No pain. I know you don't like that commissioner Tucker, but I thought we were at a dire emergency to try to find out what's going on with that meal. So I talked to Mr. Jennings and I asked him as a favor to me if he could come out, take a look. He came out and I told him, I said, you can't charge us anything. He said, I can't charge you anything if I want to because I can't diagnose the problem. He was telling me the things that will have to be done because this is horrible. But I'll let Mr. Jennings tell us what he saw and what he thinks he can bring to



the table about this problem that we have. Like I said, he can't even diagnose it because he can't even get to the problem.

Speaker 17 ([00:58:14](#)):

Good afternoon everyone. Question. Okay. It is a lake out there due to the leak. So the guys, when they did discover it, they were like in wasting water. So the grass cut is when I spoke with them. So I got my guys out there so we could try to see what's going on, but they saw a gator and just freaked out.

CPA Michelle Diaz ([00:58:36](#)):

So you did see a gator?

Speaker 17 ([00:58:37](#)):

Yeah, one of 'em did see a gator freaked out. I mean we still out that city. So I reached out to a guy and sew waterboard that I to see if they could go at least locate the meter. And I also put in a locate request. We board, nobody got the yet, so once we could locate the meter, we could shut it off. Once you shut the meter off, then we got to to get in there and either pump it all out and then give it some time to drive. Once that happens, because we're going to have to get in there with the equipment lift excavator to dig it up. Excuse. Once we get in there with the excavator and dig it up, then you can see the problem. But it's so mushy it would have to dry it out and bring some dirt just to try to get a path to work on. So that's in a nutshell, that's what's going on.

Chairperson Hughes ([00:59:24](#)):

So lemme ask a couple questions and first of all, thank you for being here today and some of my questions may seem very elementary, but this is a little bit outside of a wheelhouse, but I want to make sure I'm having a thorough understanding. Alright, so if we shut off the meter, that will shut off all water to the building. Correct. Alright, so we're going to have to coordinate at some point with the tenants because they're going to be impacted. How long do you think the water would need to be shut off?

Speaker 17 ([00:59:52](#)):

Oh, I guess, oh how? Because it's like it's a lake. So once you shed it off, you still got to get the water out of it. Even the grass cutter he was for when it was cutting the grass, it was actually cutting in water at that point before we showed weed

Speaker 18 ([01:00:12](#)):

And

Speaker 17 ([01:00:13](#)):

Weed. So once

Speaker 18 ([01:00:15](#)):

That sounds dangerous.

Commissioner Jefferson ([01:00:16](#)):

So that's drainage along the whole gently right there. That side is a drainage ditch. You could pump the water out of the yard, but I don't know if that drainage ditch likely the culverts under the two driveways are lone C clogged. So the water's probably not moving past the yard, but we might be able to try to pump it to the other side of the driveway. I guess you're going to have to pump it out. You can't leave the

Speaker 17 ([01:00:48](#)):

Water off. We pump that because like you say, even though it's ditches there, there's water on that side

Commissioner Jefferson ([01:00:52](#)):

Too. You can't leave the water, you have to shut it off to pump it but pump it, you're going to have to pump it and try to get it done in a day or two.

Chairperson Hughes ([01:01:01](#)):

Alright, let me go back to my line of question if y'all don't mind. Alright, so you're saying possibly a week. So I know Myers doesn't use a lot of water, but they're still going to be impacted. So there definitely would need to be coordination with Myers. Alright.

Commissioner Jefferson ([01:01:20](#)):

I think we'd have to provide court bodies is what we'd end up

Chairperson Hughes ([01:01:24](#)):

To. I mean, yeah, we'd have to sit down with them and come up with a unified plan. And you're saying your company is capable of pumping the water up?

Speaker 17 ([01:01:40](#)):

Yeah, we have to get some big enough pumps in there to generators and just powder set the generators in the just

Chairperson Hughes ([01:01:49](#)):

So pumping the water out is one that's step one. We got to get the water out.

Speaker 17 ([01:01:54](#)):

Correct.

Chairperson Hughes ([01:01:54](#)):

That still ain't, then we got to identify the actual problem.

Speaker 17 ([01:01:57](#)):

Correct.

Chairperson Hughes ([01:02:01](#)):

And there's an alligator in there. So Mr. Schwartz, we need to give sewage and water boarder heads up. I just want them to have a heads up. I'm sure they're used to it, but

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

Speaker 17 ([01:02:18](#)):

They weren't scared of snakes you're going to have. They weren't concerned about that when you,

CPA Michelle Diaz ([01:02:24](#)):

But that's why I was afraid even with our doctors picture, get out of there.

Speaker 17 ([01:02:31](#)):

We see something

CPA Michelle Diaz ([01:02:35](#)):

Alligator media ready to jump out all the time.

Chairperson Hughes ([01:02:43](#)):

So do you have a proposal of

Commissioner Bennett ([01:02:47](#)):

The cost

Chairperson Hughes ([01:02:48](#)):

To pump the water out

Speaker 17 ([01:02:50](#)):

Getting into just all fall figure you looking at, I was looking at probably around 3,500 somewhere in there just to get in that pump and possibly if we got to get sand brought just to get a solid bottle and kind to help because the machine be, you got to, so it still has to be kind. Build up this dug out again. But that's just to try to say, okay, this is a problem. This would've caused a fix problem.

CPA Michelle Diaz ([01:03:29](#)):

Commissioners any questions? Vice your He made me nervous for one second. I thought he was supposed to say 35,000 thousand.

Speaker 17 ([01:03:42](#)):

5,000. No,

CPA Michelle Diaz ([01:03:44](#)):

You didn't. You did not. Okay, so Mr. Jens, so that 35,000 is just hundred

Speaker 17 ([01:03:56](#)):

To get to the problem and

CPA Michelle Diaz ([01:03:58](#)):

Then diagnose because you can't diagnose it until you get to it. Okay. Right. Well give me acceptance. I know it might be hypothetical, but what do you think The problem is that the meter's broken and a busted pipe with all that water that's been,

Speaker 17 ([01:04:22](#)):

It's just a busted pipe. It is just a busted pipe. The meter is closer to the road from what it looked like. That was more to the middle of the field. So it could be a joint came loose, one of the joints up underneath the ground because you don't have good team run a pipe from that meter all the way through the field. So they have connection up underneath.

CPA Michelle Diaz ([01:04:41](#)):

Okay. So it's definitely the problem is on our side of the serv. Oh,

Commissioner Bennett ([01:04:51](#)):

How does that happen? Is it just maybe the movement or the ground, like the ground sinks and then it disconnects? Or how would that have occurred? Any ideas?

Speaker 17 ([01:04:59](#)):

It could be that or if it's copper, which more than likely it's copper. The ground eats into it. That's the common problem, especially in the east. Even the slab houses, they get leaked up underneath the slab. The soil eat into the cop over time.

Commissioner Bennett ([01:05:13](#)):

Oh, horrible.

Speaker 17 ([01:05:14](#)):

So that could be the problem,

Chairperson Hughes ([01:05:18](#)):

Mr. Uck.

Speaker 15 ([01:05:20](#)):

So it's a possibility with that you're saying the copper, it could have ate an entire system, right? Like the pipe, not just where it's leaking that once you start digging, I mean you can expose a whole lot.

Chairperson Hughes ([01:05:34](#)):

Right?

Speaker 17 ([01:05:35](#)):

Right. Because say if they do have several leaks and that's the big one, of course that one's going to show. So if you fix that one then you might see a small,

Speaker 15 ([01:05:43](#)):

But you may not be able to fix it with the same type of pipes that's discontinued. You would have to come in there with

Speaker 17 ([01:05:50](#)):

Copper's are still around.

Speaker 15 ([01:05:51](#)):

So how do you repair copper?

Speaker 17 ([01:05:53](#)):

Oh, you cut out a big long length section, then get in there and saw it, get some fitting in there, lic into it.

Speaker 15 ([01:06:00](#)):

I'm trying to get to the point that the cost can spike.

Speaker 17 ([01:06:02](#)):

Yes.

Speaker 15 ([01:06:03](#)):

Greatly.

Speaker 17 ([01:06:04](#)):

Copper.

Chairperson Hughes ([01:06:05](#)):

We don't even know if it's copper. Right,

Speaker 17 ([01:06:07](#)):

Right. I know it's copper. We just use that. But

Chairperson Hughes ([01:06:11](#)):

I'm

Speaker 17 ([01:06:11](#)):

Going to lean towards copper just because I don't think they put galvanize in there.

Chairperson Hughes ([01:06:16](#)):

How big is the supply? They've got fire protection system. It's got to be more than two inch.

Speaker 17 ([01:06:22](#)):

That could be a two inch line, a

Chairperson Hughes ([01:06:23](#)):

Three inch line. It could be four. If it's four, it's not copper. It doesn't know it. The waterboard, it shows that it's a four inch because it's got the sprinkler system in the building

Speaker 15 ([01:06:37](#)):

Chair. Master got floor

Chairperson Hughes ([01:06:39](#)):

Sprinkler. It doesn't have a second meter. Hang on. Commissioner Tucker still has the floor. So let's let Commissioner Tucker finish his line of question.

Speaker 15 ([01:06:48](#)):

My line of question is not to get your numbers, is to determine if we have to go through a process, a certain process or procedure. If it's going to be a five figure, six figure number, then how do we procure the services properly? I know I appreciate all of the work and the Rolodex that our vice chair had and call and get somebody out there immediately, but it's just been a series of contractors coming by way of relation or phone calls. So I just don't understand the procedure. If that can be explained to me or if there's a written procedure I can review, I'm fine, but I just want to make sure we're doing things properly.

Chairperson Hughes ([01:07:41](#)):

Mr. Jefferson, are you finished?

Speaker 15 ([01:07:43](#)):

Yes sir.

Speaker 17 ([01:07:44](#)):

My understanding will fall underneath an emergency repair. Correct.

Speaker 15 ([01:07:48](#)):

You can't continue to do that.

Speaker 17 ([01:07:50](#)):

I know, but I mean as far as

Chairperson Hughes ([01:07:51](#)):

Providing water, supplying water to a building where tenants

Speaker 17 ([01:07:53](#)):

Are occupying emergency repair.

Chairperson Hughes ([01:08:06](#)):

Thank you. Any further questions? Remind me the name of your company. Alright, look, we really appreciate you being here today. Have any further questions from the commission? Thank you sir. Appreciate it. Alright. Floor is open for discussion

Speaker 13 ([01:08:35](#)):

Mr. Chairman. I guess we're still just at a standstill still until we go from waterboard. So I mean really can't do anything right now

CPA Michelle Diaz ([01:08:46](#)):

At this point until we park that bridge. Su waterboard can't do anything until we get it open and stuff. So they can come and determine I know what I'm saying they have to turn meat off. How are they going to turn the meat off? They can't get to,

Chairperson Hughes ([01:09:09](#)):

I think we're going to have to get to the commissioner, shut it off and do the repair and then deal with the sewers and water board. Unfortunately that gives them access to it, but they will be able to cut off the water. But what if sewage and water board is willing to drain the water? I don't know if they do that or not, but if they have experience with alligators. This is not their first rodeo. We're getting in deep water.

CPA Michelle Diaz ([01:09:33](#)):

Well that's why I asked chair where was

Chairperson Hughes ([01:09:37](#)):

The Yeah, I don't know. Hypothetical.

CPA Michelle Diaz ([01:09:39](#)):

Where was the fail? Was the fail on our side or Susan Waterproof side. So clearly if it's on our side, SU

Speaker 13 ([01:09:48](#)):

Water's,

Chairperson Hughes ([01:09:49](#)):

Commissioner Wallace.

Speaker 13 ([01:09:52](#)):

I just heard the plumber said the meter was closer to the road. When you say it's closer to the road, it's not necessarily in the water. Am I correct? Right. From the measurements they were giving me, it was kind of like in the ditch area, but trying to look for a meter over broke. So the request I'm put was to at least come locate, locate meter measurements. They got the dig for it. That's the dig. But behind that then I did tell them once they located, do not turn it off because somebody else is

Speaker 19 ([01:10:37](#)):

Call one and just do a get the utility report construction job and come out. And I did that. You did that? Yes. And they didn't. Everyone else came out with five. Why am I not surprised

Chairperson Hughes ([01:10:59](#)):

Commissioner?

CPA Michelle Diaz ([01:11:00](#)):

The reality of it is we have to get this fixed and the chicken come before the egg. The leak has to be fixed before soup I worked at too. They're going to put the blame on us. It's going to be the leak on our side. We're going to be responsible. Okay. They're going to come out, read the meter. We going be probably responsible for most of that too because it was a leak on our side unfortunately. But they will negotiate

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

But we don't know that. Right. I think we have a good argument about the sewage portion. There you

CPA Michelle Diaz ([01:11:39](#)):

Go. Negotiating. Exactly.

Chairperson Hughes ([01:11:41](#)):

But I'm saying the leap being on our side, we don't know that yet. Right. Somebody the professional has to get in there and diagnose the issue.

CPA Michelle Diaz ([01:11:48](#)):

That's why they have to diagnose it.

Chairperson Hughes ([01:11:50](#)):

Right.

CPA Michelle Diaz ([01:11:51](#)):

Our people have to diagnose it not sew water. The

Chairperson Hughes ([01:11:54](#)):

Signature water board isn't professionals.

CPA Michelle Diaz ([01:11:57](#)):

Right.

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

They're not the right people to be doing that because their answer's going to be self-serving always. They're not on our side. They're

CPA Michelle Diaz ([01:12:10](#)):

Not. They're not. They're, I've been dealing with this at rental properties. Well



Chairperson Hughes ([01:12:22](#)):

I was going to say something on the record.

CPA Michelle Diaz ([01:12:30](#)):

Can I make a recommendation because we are going to go a whole nother month and do anything. That's why I called. Excuse me. I'd like to make a motion to, because he said he doesn't even know that either that it's going to be only 3,500. It may be more. Maybe we need to cap him at a certain amount so he can do what he needs to do so we can diagnose the issue and then we have to come back. If it's going to be very expensive, we've got to put that bid in to cover the law. We do that then. But we are going to keep going month after month after month and we are not going to get this done. So I'm putting that motion on for, I didn't call MR and if he was a shy that he could have said, I'm going to come out there and send y'all a bill.

([01:13:25](#)):

He and his people were out there for a week or so and kept calling me and telling me, just say, okay, don't do anything. Don't do anything. I got to bring it back to my board. He didn't have to go do that. So this is not somebody looking for work. He's very busy and I had to beg him to come. So I would like to put the motion out that he come and does what he needs to do. However, he said he needed to do it with the heavy equipment to dig it up, open it up, let it dry out or what have you. If we got to put the porta potties for and they have some luxury porta potties for Myers, they don't

Speaker 20 ([01:14:11](#)):

Need

Speaker 21 ([01:14:11](#)):

Luxury

CPA Michelle Diaz ([01:14:12](#)):

Done. And then once it's all opened and diagnosed, then we know how to tackle the big problem.

Chairperson Hughes ([01:14:19](#)):

Alright, so hang on. So I'm going to ask the vice chair if you could be just a little bit more specific.

CPA Michelle Diaz ([01:14:24](#)):

I don't know how to make specific y'all. Y'all fix it up from me, but that's what I'm suggesting. Instead of keep kicking this can down the road because I do believe there's even water on the other side when we No, no, no, no. You go down the main driveway. That was wet too. Oh yes. That was wet too with the lilies and stuff coming up.

Chairperson Hughes ([01:14:52](#)):

Mr. Jens, can you come back? Has your company drained water like this before y'all? Is this

Speaker 17 ([01:15:00](#)):

Not until that magnitude but I mean a pump is a pump. It's just pumping the water, pumping out, swimming pool, pumping out every, decide the pump going do what it's going do. But we have big

enough pumps, not some handheld commercial talking about pumps like the size of big generators. So just trying to get it set up where you pump over here, pump there, pump here, just getting the water out and then it's not just like a pool of water. You got the dreads and everything else growing up in it. So it's like somebody have to babysit, make sure it's not getting clogged up with whatever.

Speaker 21 ([01:15:40](#)):

You have to shut the water off first

Speaker 17 ([01:15:42](#)):

Or you just pump shut the water off.

CPA Michelle Diaz ([01:15:45](#)):

Where's the shut off

Speaker 17 ([01:15:46](#)):

The meter at the meter.

CPA Michelle Diaz ([01:15:48](#)):

So you got to the meter

Speaker 17 ([01:15:51](#)):

Meter first.

Chairperson Hughes ([01:15:52](#)):

The meter is about, I mean step one is getting the water drained. No one can get to the meter until the water is drained and we'll never be able to diagnose the issue until the water is drained and the alligators will never go away until the water is drained. So I mean draining the water is just step one for everything that has to come next

Speaker 17 ([01:16:13](#)):

Once we turn water off.

Chairperson Hughes ([01:16:16](#)):

But here's the thing guys, I agree this has to be taken care of. Unfortunately there's a lot of, it's a couple steps that have to go along with it. I'm going to have to go or the attorney or somebody, we are going to have to go first, sit down with Myers and come up with a contingency plan and come up with a date on when we can do this and I have no clue how much border parties cost, which we have not budgeted for. So we have to get that cost together and get all of that planned out because when the water is drained, I'm assuming it has to be shut off immediately.

Speaker 17 ([01:17:07](#)):

The meter.

Chairperson Hughes ([01:17:08](#)):

The

Speaker 17 ([01:17:08](#)):

Meter. That's first step

Chairperson Hughes ([01:17:09](#)):

Before we do anything. That's step ones and then we have no idea how long the repair is going to take because we don't even know what needs to be repaired. Correct Repair. Commissioner Wallace,

Speaker 13 ([01:17:22](#)):

I just want to give the board some insight. The bathrooms at Myers Warehouse is not working right now as it is the water been

Chairperson Hughes ([01:17:28](#)):

Set at off water Mr.

Commissioner Bennett ([01:17:29](#)):

Chairman?

Chairperson Hughes ([01:17:30](#)):

Huh? We have a motion. It is never been properly stated or second.

CPA Michelle Diaz ([01:17:37](#)):

Hasn't been second yet. It hasn't been seconded.

Chairperson Hughes ([01:17:39](#)):

You said it and then you say y'all.

CPA Michelle Diaz ([01:17:42](#)):

No, but nobody's seconded because the chair is asking me to be

Chairperson Hughes ([01:17:45](#)):

Specific so we should be asking for a second. My

CPA Michelle Diaz ([01:17:48](#)):

Motion was not.

Chairperson Hughes ([01:17:50](#)):

So you don't have a motion? No, we have to add some specificity it up. We're going to go back. Fair enough. There just needs to be some specificity and I think this discussion is going to kind of help guide what we need to do next. I think we're kind of walking through it out loud, the various things that have to happen so that we can make sure when this trigger is pulled everything falls into place properly. That's all. Okay.

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

Just trying to inform the board. Myers have not been able to use their toilets properly for at least probably a

Chairperson Hughes ([01:18:24](#)):

Month right now. They

Speaker 13 ([01:18:25](#)):

Did flush me with five gallon buckets because the water's not working inside the bathroom.

Commissioner Bennett ([01:18:29](#)):

They never mentioned anything.

Speaker 13 ([01:18:31](#)):

Something dealing with the construction issue.

Commissioner Bennett ([01:18:33](#)):

With the construction.

Chairperson Hughes ([01:18:35](#)):

They

Speaker 13 ([01:18:35](#)):

Turned off some kind of water, cut some type of pipe during the construction and

Commissioner Bennett ([01:18:39](#)):

The bathrooms

Speaker 13 ([01:18:40](#)):

Haven't been working since then.

Chairperson Hughes ([01:18:42](#)):

Amaya has never reported,

Commissioner Bennett ([01:18:44](#)):

Not once. They told

Speaker 13 ([01:18:45](#)):

Me yesterday

Commissioner Bennett ([01:18:45](#)):

Their attorney calls me for all kinds of things and they've never mentioned that and they certainly never said during construction something happened

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

Speaker 13 ([01:18:53](#)):

To their, they supposed to work it out with the contractor where they're going to get Well

Commissioner Bennett ([01:18:55](#)):

This is the problem that Myers

Speaker 13 ([01:18:58](#)):

Alright, just let the board understand that about the port of Johns. It might not be that big of an issue for 'em right now.

Chairperson Hughes ([01:19:03](#)):

No, I appreciate that context. Sure. I just want to make sure we're not violating any penny lease provisions. That's all. I always like operating out of an abundance of caution. Mr. Jennings,

CPA Michelle Diaz ([01:19:18](#)):

Small

Commissioner Bennett ([01:19:18](#)):

Note, if you do go to route with the Port-a-potties, make

CPA Michelle Diaz ([01:19:22](#)):

Sure it's the one that doesn't need water to feed.

Chairperson Hughes ([01:19:25](#)):

Good point. Thank you. Alright Chairman Jones. Two things.

Commissioner Bennett ([01:19:33](#)):

One, so if we do go to port of that route, I would think we want to get this

CPA Michelle Diaz ([01:19:38](#)):

Done as soon as possible

Commissioner Bennett ([01:19:39](#)):

Because so many vans going to

CPA Michelle Diaz ([01:19:40](#)):

Be in there. So then the additional report that

Commissioner Bennett ([01:19:42](#)):

We have to provide for their use also. But if we

CPA Michelle Diaz ([01:19:47](#)):

Decide

Commissioner Bennett ([01:19:48](#)):

To go after we meet with Switch motor board and Myers

CPA Michelle Diaz ([01:19:52](#)):

And we do

Commissioner Bennett ([01:19:53](#)):

Decide to go with Mr. Jen or whoever it is, he threw the number out 3,500. If we can agree to not

CPA Michelle Diaz ([01:20:00](#)):

To

Commissioner Bennett ([01:20:00](#)):

Exceed 3,500 and then

CPA Michelle Diaz ([01:20:02](#)):

Everything after

Commissioner Bennett ([01:20:02](#)):

That provide invoices or

Speaker 7 ([01:20:07](#)):

Daily work orders or something like that that we can account for how much it's actually going to cost, I think that'd be something that we could possibly work out.

Chairperson Hughes ([01:20:14](#)):

My fear and please push back. Don't, okay, I'm just telling you my brain works. This is y'all will house, particularly you and Commissioner Tucker and Commissioner Plum because she's been in real estate and Commissioner Wallace. But it is one thing to put a cap on a professional services contract dealing with reporting. I have major heartburn putting a cap on this type of contract because if you're saving on cap of that 3,500 they start and then they need more equipment and it's 5,000, what do you do deposit it until we reconvene. I mean

Speaker 7 ([01:20:56](#)):

So that's what I'm saying though. We're going 3,500, you most definitely get 3,500 bucks but everything after that, if it comes to \$7,200, we need invoices from equipment and like I said daily log work logs that would account for you having, are you asking for this amount of fee? Additional fee. That's how you quantify that

Chairperson Hughes ([01:21:20](#)):

In terms of the water drainage there should I realize we can't get a estimate on the issue. We don't know what the issue is. We should be able to get a finite amount. We know that the water needs to be drained and needs to be pumped out. I'd like to know this. Is the cost to pump the water period? No.

Coming back. It is this amount today. I mean it should be a fixed cost to pump the water out in my opinion.

Speaker 7 ([01:21:53](#)):

I would push back because I don't know that it's an unforeseen condition. I don't know what happened. I pumped this water out, everything's working fine all of a sudden. What if further down the line there's another burst in the pipe and now more water coming

CPA Michelle Diaz ([01:22:07](#)):

Out That's past the point where we exposed to make the diagnosis.

Chairperson Hughes ([01:22:12](#)):

The whole point of pumping the water out is to turn the meter off so there should be no more water after it's pumped out. Right. That's

Speaker 7 ([01:22:19](#)):

What I'm saying. I don't know that until we may be able to turn the water off

CPA Michelle Diaz ([01:22:25](#)):

First.

Speaker 7 ([01:22:26](#)):

Yeah, that's the first thing. The water's going to be turned off.

Chairperson Hughes ([01:22:29](#)):

We aren't going to be able to pump it down. Commissioner Jefferson, you're thinking about a Sea Mall turn the water off, right? Yeah.

Speaker 7 ([01:22:36](#)):

Well yes

Chairperson Hughes ([01:22:37](#)):

And that's hard because we can't manage and catch his change orders and keep him going, keep him on track of his schedule.

Speaker 7 ([01:22:47](#)):

Agreed. So with that in mind,

Chairperson Hughes ([01:22:50](#)):

We

Speaker 7 ([01:22:50](#)):

Are already paying for basically what Weston job is to project manage program manager.

Chairperson Hughes ([01:22:58](#)):

Chairman,

CPA Michelle Diaz ([01:22:58](#)):

I have no problem giving him five but

Chairperson Hughes ([01:23:00](#)):

His budget is not for that

CPA Michelle Diaz ([01:23:01](#)):

Activity. Right? Authorized

Commissioner Jefferson ([01:23:06](#)):

Should we authorize a larger amount? That's not what that was. So between you and the chairman of the property committee could decide later if expansion of the amount of money is required. So in other words we think it's going to be 3,500 but we authorized to spend up to 10 let's say and then when something else happens, so it's more water than we think it is, that sort of thing. I'm

Chairperson Hughes ([01:23:38](#)):

Just

Commissioner Jefferson ([01:23:39](#)):

Throwing out an idea

Chairperson Hughes ([01:23:42](#)):

Mr. Jennings, I'm sorry to keep calling you back on and I don't expect you to do this today, but I mean is there any way by next week you can give us a this is the amount, this is the proposal, this is what needs to be done in order to get the water drained and this is the cost. Okay,

Speaker 17 ([01:24:05](#)):

What I could do, I could do that. I'm going to go back to the job site two, look it over again and I could get a price like at worst case if say if we fixed one then got another lead, get chasing cement, I'll give you price all I could do that too. But then you'll know at worst case this would be the most you would actually be spending instead of just keep trying to chase. That's the case to basically, so I give you a cost to get the water out and then black weight fix it. But this pipe in bad shape might hit it down a lot to let's just do it that way so I could

Chairperson Hughes ([01:24:52](#)):

Thank you Chairman. Joseph,

Speaker 17 ([01:24:53](#)):

What I

Speaker 7 ([01:24:54](#)):



Think what

Speaker 17 ([01:24:54](#)):

You're asking is a cost just to

Speaker 7 ([01:24:56](#)):

Pump out the water and then from there then we'll assess

Speaker 17 ([01:24:58](#)):

And see where we go from there and then we'll determine

Chairperson Hughes ([01:25:03](#)):

What needs to be

Commissioner Jefferson ([01:25:03](#)):

Done in order

Speaker 17 ([01:25:04](#)):

Touch up associated people. But it'll always be like, okay this is what I see, this is what it costs. Okay this is what I see. Instead of just jumping and doing work. Yes,

Commissioner Jefferson ([01:25:17](#)):

I have a question

Chairperson Hughes ([01:25:18](#)):

Mr. Jones.

Commissioner Jefferson ([01:25:19](#)):

Okay, we going to pump up water out to see what the problem is, turn the water and pump it out. How long will we have to have this water turned off? Because you have to negotiate something with Myers and I know because they won't have any water in your building.

Chairperson Hughes ([01:25:36](#)):

So I think the goal is to try to get it done before adv al even gets in there and I'm actually feeling a little bit more comfortable because it sounds like May's done that water anyway, but I'll work on that. But yeah, that's what we have to go sit and really negotiate with Myers because we can't really give them a finite timeline on how long the water will be shut off until A, we drain it and correct me if I'm wrong, any of y'all A until we drain it and then B, until we diagnose the issue and then once we have the issue or issues diagnosed, then I think that's going to determine the timeline on how long it's going to take to complete it. So I mean with Myers it's only what a couple of employees?

Speaker 17 ([01:26:30](#)):

Yeah, just a handful.

Chairperson Hughes ([01:26:31](#)):

So they only need water to basically go to

Commissioner Bennett ([01:26:33](#)):

The toilet,

Chairperson Hughes ([01:26:34](#)):

Use the restroom and wash their hands. So I don't think they're washing

Speaker 17 ([01:26:38](#)):

Their hands.

Chairperson Hughes ([01:26:38](#)):

Porta potty for a month. I think they're a little bit like a truck stop though. They have trucks in and they're, they're all down off once a week and I

Commissioner Bennett ([01:26:48](#)):

Bet you those truckers

Chairperson Hughes ([01:26:49](#)):

Are using the bathroom

Speaker 17 ([01:26:50](#)):

Well they might

Chairperson Hughes ([01:26:51](#)):

Want to go

Speaker 17 ([01:26:51](#)):

Somewhere else. That's

Commissioner Bennett ([01:26:52](#)):

Their

Chairperson Hughes ([01:26:52](#)):

Problem. We only have an obligation to the tenant. So

CPA Michelle Diaz ([01:26:57](#)):

Mr. Danny's worst case scenario, what is the timeline you would think that it would take to do all of this? To pump the water out and assess it for whatever it is and fix it.

Speaker 17 ([01:27:09](#)):

Provide weather

CPA Michelle Diaz ([01:27:11](#)):

Two different things. Okay, two different things. My motion was for him to pump it all out and when he gets to the point where he can diagnose the problem, that's number one. Then when he diagnosed then he put this proposal, tell us how much it's going to cost from what he has diagnosed. Yeah, I was just asking by the timeline. I was asking by the timeline, not just

Chairperson Hughes ([01:27:38](#)):

Timeline to just pump and diagnose,

CPA Michelle Diaz ([01:27:40](#)):

Pump and diagnose. What would be the timeline for that?

Chairperson Hughes ([01:27:42](#)):

So pump and diagnosis only.

Speaker 17 ([01:27:45](#)):

I say a week it would take I guess once again pumping outward. It could be under a week, it could be two days. It it'll be three days but I don't want to say two and then it's four days. I'd rather say four and it's two.

CPA Michelle Diaz ([01:27:59](#)):

So a week. A week

Speaker 17 ([01:28:02](#)):

Hopefully at the most and provide good.

CPA Michelle Diaz ([01:28:07](#)):

Yeah.

Speaker 17 ([01:28:12](#)):

Alright. I'm sorry. The part that would take the longest is trying to diagnose it. Fixing it. That's the easier part but just trying to get to it to fix it Take I was back the time

Chairperson Hughes ([01:28:26](#)):

And I just have to ask this for the record, you're a license plumber, correct? I already know vice chair wouldn't get. Just want to put that on the record.

CPA Michelle Diaz ([01:28:35](#)):

No I wouldn't. No I wouldn't. And I know his work.

Chairperson Hughes ([01:28:39](#)):

I know his work. Any further questions from the commission? Alright, thank you. Alright commissioners, we I think have a full picture of what we're up against. What is your pleasure?

CPA Michelle Diaz ([01:28:53](#)):

One more thing sir.

Chairperson Hughes ([01:28:54](#)):

Vice chair

CPA Michelle Diaz ([01:28:54](#)):

If I can Mr. Jennings, I would rather you, are you sure 3,500 is in range? Because if you come back and say well it's really about four, 5,000. Well

Speaker 17 ([01:29:07](#)):

That's what I'm saying it is 35. I'm not saying saying that was the cap number but I don't see jumping up to, I wouldn't just come back and say oh no this over. I would tell you wait, this is bigger and getting more and more. We got to get more sand in here so we got order sand. Then I would always let you know I don't come back in a job.

CPA Michelle Diaz ([01:29:36](#)):

I just want that. Make that clear to the commission. Pleasure

Commissioner Jefferson ([01:29:57](#)):

All. I think it's important to get to the root of the problem, dig it out and dry it up, bump it out. I think we should do at least that step. Expose the pipe you including in what you were talking about doing. Are you including exposing where the pipe is broken? Because once the water's off it's a little harder to where it was coming out. Diagnosis.

Speaker 17 ([01:30:24](#)):

Yeah. That's at least get in there, dig it up and say okay, this is the problem. Okay. I can give you a price of what it's going to cost to fix the probability. At least

Commissioner Jefferson ([01:30:34](#)):

I think that's what you need to quote us is to do that. To get

Speaker 17 ([01:30:39](#)):

To the problem,

Commissioner Jefferson ([01:30:40](#)):

To the problem. Expose the problem not to fix it, but just to get to it then I think we should make a motion to do that.

Speaker 17 ([01:31:03](#)):

Mr. Johnson. I think that's impossible to do because you don't know what you need to do to fix the problem and so

Commissioner Jefferson ([01:31:09](#)):

You get the water out. I'm just saying to get the first step, which is to expose the problem.

Speaker 17 ([01:31:15](#)):

Yes.

Commissioner Jefferson ([01:31:16](#)):

Then we'll be able to devise a plan to fix it. This

CPA Michelle Diaz ([01:31:19](#)):

Is what we've been saying. All

Commissioner Jefferson ([01:31:21](#)):

That's what I was, that's I'm just talking about step one, which is to get the thing dry and exposed. Yes. And then we talk about what do we do next? Right. Chairman

CPA Michelle Diaz ([01:31:35](#)):

Tim, put a motion forward that says essentially contract diagnose, get to wear a pump, diagnose situation

Commissioner Jefferson ([01:31:49](#)):

Up to whatever,

CPA Michelle Diaz ([01:31:50](#)):

\$10,000 give a range given amount that should not exceed say 10,000

Commissioner Tatum ([01:31:59](#)):

To pump, diagnose, give what needs to be done up to diagnosis all the steps to diagnosis and give an amount that amount, those steps should not exceed that certain amount is the motion. I'm just saying how we should structure the motion. Yeah, not

Chairperson Hughes ([01:32:18](#)):

So

Commissioner Tatum ([01:32:19](#)):

The commissioner, I mean the chairman already asked for

Chairperson Hughes ([01:32:22](#)):

A quote

Commissioner Tatum ([01:32:24](#)):

To do that. So maybe we make a motion that says for whatever that quote is, you're authorized.

Chairperson Hughes ([01:32:32](#)):

So was that a motion

Commissioner Tatum ([01:32:33](#)):

That was just how we should, if we're looking at how,

Chairperson Hughes ([01:32:37](#)):

I just want to make sure we know more. So this is what I would like to do. I try to be collaborative and I'm going to be collaborative but this is an emergency situation. So I'm going to ask that I as chair be given the unilateral authority to negotiate with Mr. Jennings on the final cost to get the water pumped out and that I be authorized to execute that contract to get the water pumped out and the problem diagnosed and that I'd be authorized to pay that cost and that I'd be further authorized to coordinate with buyers and at the N-R-R-B-P on the timeline. And that once the problem is diagnosed, that the executive committee be given the authority to review and approve a contract or fixing the problem or problems. So to be clear, the only unilateral authority I will be given is to negotiate the cost of getting the water pumped out, problem diagnosed.

([01:34:04](#)):

I would not be given the authority to execute a contract for getting work fixed. The executive committee will be given the authority to review the issues and execute a contract to get things fixed. I'm trying to streamline as much of bureaucracy as possible but ensure we don't have to wait until October board meeting to try to get this fixed. Does that, I'm not making that motion yet. I'm just putting that out there to see if that works for you all. Commissioner WA and executive board going to meet by special meeting? I can call an executive committee meeting anytime.

Commissioner Tatum ([01:34:45](#)):

Can I say so moved

Chairperson Hughes ([01:34:49](#)):

Commissioner, I'll put the motion on the table since

Commissioner Tatum ([01:34:53](#)):

Alright, I second.

Chairperson Hughes ([01:34:54](#)):

Alright, any discussion Mr. Chairman, can you state the motion? Yeah, so the motion would be that the chair be authorized to enter into a contract agreement with Mr. Jennings to drain the water and diagnose the problem And then once the issue is diagnosed, the executive committee would be given the authority to review the problem and enter into a contract to fix the problem with plumb line on Mr. Jenny

Speaker 11 ([01:35:42](#)):

Plum line.

Chairperson Hughes ([01:35:44](#)):

By what do you mean with plumb line? I'm sorry.

Speaker 11 ([01:35:49](#)):

His company

Chairperson Hughes ([01:35:51](#)):

To drain the water? Yes. You're entering into a contract with

Speaker 11 ([01:35:55](#)):

Contract

Chairperson Hughes ([01:35:56](#)):

For draining the water. Okay. Is there a cost associated for draining? Yeah. Yes. We don't know what that cost is and that's why I said I have to negotiate that with them. Okay. Okay. Understand. And so he is going to work on getting us a proposal next week. Okay? Yeah. Thank you. And then the executive committee will have the ability to determine enter into a contract to fix the problem. Alright, any questions on that motion? If not, is there any objection to that? Motion? Objection. Alright. Madam Secretary, please call the role.

Speaker 11 ([01:36:50](#)):

Commissioner Jefferson?

Chairperson Hughes ([01:36:51](#)):

Yes. Commissioner

Speaker 11 ([01:36:53](#)):

Jones? Yes. Commissioner Han? Yes. Commissioner Ro? Yes. Commissioner Tatum? Yes. Commissioner Kin. Commissioner Wallace?

Chairperson Hughes ([01:37:07](#)):

Yes.

Speaker 11 ([01:37:08](#)):

Commissioner Bennett? Yes. Council chair? Yes. Chairman Hughes?

Chairperson Hughes ([01:37:16](#)):

Yes. Nine yays one day And that motion is adopted. Thank you Commissioner for that discussion. Mr. Jennings, I need to get your contact information

Commissioner Bennett ([01:37:30](#)):

And I need your name for the minutes. What's your name? Quincy j Quincy Like Quincy Davis. Okay. Quincy. And what's the last name? JNIN. gss. And your name of the company is Plum Line. P-L-U-M-B-L-I-N-E. All one word. One. Thank you.

Chairperson Hughes ([01:37:55](#)):

Alright,

Speaker 14 ([01:37:57](#)):

Item eight, E five. Update vice chair and the chair. Sorry, the chair

Commissioner Bennett ([01:38:16](#)):

Probably update, go ahead.

Speaker 22 ([01:38:18](#)):

No, we don't have,

Commissioner Bennett ([01:38:20](#)):

It was added to the agenda at the beginning of it was number E and then F was tenant inquiry.

Speaker 14 ([01:38:31](#)):

Since the last meeting, all the temporary electrical lines have been secured as well as all the open holes and other issues that were notated at the last meeting surrounding the alt on instruction

Commissioner Bennett ([01:38:48](#)):

To speak up enough so I can make sure I get you recorded.

Speaker 14 ([01:38:51](#)):

The site visit on September 2nd to ensure that everything was closed up is where I did find the issues relative to the building not being secure. After the executive meeting earlier today, I did run out to the site to ensure that no other construction had been done since the last site visit. The two front main doors on the office side were closed. The Avan door closed and secured. The Ivana door was open, there were some electrical contractors

Commissioner Bennett ([01:39:22](#)):

In there. Wait a minute, the Avanto door was opened?

Speaker 14 ([01:39:25](#)):

Yes, it was currently open due to electrical contractors who are on site in the building assessing the area and reviewing blueprints and coming with a plan. They relayed to me that they were planning on starting construction on Monday. The electrical permit is current. The mechanical permit that was outstanding is now issued by the city of New Orleans. The only outstanding permit at this point in time is the one for plumbing through silicon waterboard. And up on that was the board needs to approve that and sign off on the application as the owner build.

Commissioner Bennett ([01:40:07](#)):

Also, this I guess is where I jumped the gun. I guess you have to put in your report about, you've already repeated it, but I guess the board is going to have to take some action today on getting the building better secured. Also, I want to remind everyone that the key box that's on that building does not belong to you all. It's Eugene Green's box. So Eugene Green, I would suggest that you take your keys out of that



box. You let Mr. Green know that he can come and pick up his box. You get your own lockbox and you change the locks to your exterior doors. That's my suggestion because again, I don't know of any ghosts that go and turn on lights, but somebody went in and turned on all of your lights, your building, and they were apparently walking through your building right before Labor Day and that shouldn't have happened. So that I guess would take board action for you all to get a locksmith out to change your logs and for you guys to buy a little lockbox, they're not expensive so that you can let Mr. Green know he can pick up his,

Chairperson Hughes ([01:41:17](#)):

I think I can authorize that under no under.

Commissioner Bennett ([01:41:21](#)):

I do think so. It should be the

Chairperson Hughes ([01:41:23](#)):

Threshold that's been given to me to approve expenditures I think I can use.

Commissioner Bennett ([01:41:27](#)):

Absolutely. And I guess the next thing is to repair that door that you said was busted open.

CPA Michelle Diaz ([01:41:33](#)):

It

Chairperson Hughes ([01:41:33](#)):

May just be

CPA Michelle Diaz ([01:41:35](#)):

Damaged

Chairperson Hughes ([01:41:35](#)):

Hinges

CPA Michelle Diaz ([01:41:36](#)):

And just need to be reset and if that is the case, just a regular padlock latch to be put on

Chairperson Hughes ([01:41:42](#)):

It temporarily until it's

CPA Michelle Diaz ([01:41:44](#)):

Full service

Commissioner Bennett ([01:41:45](#)):

And do someone has to reset a hinge. I don't know how to do that. Alright.

Chairperson Hughes ([01:41:49](#)):

Okay. Thank you. Any questions for Mr. fifa? Thank you. AF tenant inquiry commissioner.

Speaker 7 ([01:42:00](#)):

Thank you. I'm going to be very brief just minutes. I did a training exercise, leadership exercise, HR staff of NFC, national Finance Center under the sba, about a thousand yards from nasa. They have a staff of about 60 that's on site. They been operate out some modules since 2017. Ive facilitate staff, I just want potential tenant, 85% all revenue

Chairperson Hughes ([01:43:16](#)):

Commissioner, vice chair,

CPA Michelle Diaz ([01:43:17](#)):

Commissioner,

Speaker 7 ([01:43:20](#)):

Retro.

CPA Michelle Diaz ([01:43:21](#)):

I agree with hundred percent. After that tornado happened, network nfc and they were looking, I suggest to Stacy ahead to offer that building for them to come to us. At that point, the building was nice, still pristine that they could have come because a lot of 'em were dispatched all everywhere. But then they decided not to do it because they was supposed to find that building on funding the old,

Chairperson Hughes ([01:43:50](#)):

Oh,

Commissioner Tatum ([01:43:54](#)):

They're supposed to buy that Bell South building.

Speaker 7 ([01:43:56](#)):

So

Commissioner Tatum ([01:43:57](#)):

That I agree with you hundred percent.

Speaker 7 ([01:43:59](#)):

And I think something that may expedite the need is there's that expansion at 200,000 square feet expansion. They're going to take over that area. It's imperative that they find the location probably in their favor. That's something that's close by

Commissioner Tatum ([01:44:17](#)):

What

Speaker 7 ([01:44:17](#)):

Bring to the attention.

Commissioner Tatum ([01:44:18](#)):

Right, because commissioner, you went to the water campus right? In Baton Rouge. Yeah, because what they're doing at the water campus, what they're supposed to be doing at the space campus, and they're supposed to be bringing housing to that campus over there at nasa. So I agree with you between that they're not

Speaker 7 ([01:44:43](#)):

Expanding where the modular trailers are though That's not a true thing. Well they aren't, but it is from my understanding in that meeting that they're going to remove those modules because they're not meant to be long term solution. They were five years. It is beyond five years now. And if I'm not mistaken, that's the second set. The first set, they fixed them up, but it's the same ones. They're molding and the first installations and people's getting sick. I just think they'll be a good, the building will have to be in tip top shape if you want those

Commissioner Tatum ([01:45:24](#)):

Tenants to be there. There better

Speaker 7 ([01:45:29](#)):

Not be one spec

Commissioner Tatum ([01:45:30](#)):

Of mold.

Speaker 7 ([01:45:31](#)):

There better not be

Commissioner Tatum ([01:45:33](#)):

Any problems.

Speaker 7 ([01:45:37](#)):

But that's chairman. So piggyback on what you're saying that comes into building and then we can start the other ions interior that needs to be handled. But that's something that can be planned and designed once we actually get a tenant on board or something like that because it doesn't have to be something that we do on our end. The only thing on our end that would need to be corrected right away would be the roofing and the restaurant because those aren't going to move as far as business occupancy spaces. Those can be, firewalls can be removed and everything. So I mean that's not an issue. And of course the building also need to have an elevator install

Commissioner Tatum ([01:46:22](#)):

Chairman if that is the case, if they're really seriously looking, I think it would be important for us to engage agencies such as Louisiana Economic Development and New Orleans Business Alliance to ensure

if that is the case, we need to make a case to retain those employees to the region and that will open up an opportunity for this board to tap into potential fundings that can help us remediate the interior. And there's a case to be made. So I just wanted to put that on the floor. They really are serious and ready to go that we make those appropriate contacts because that'll open up the door of funding. But for us as a board that we can do some stuff. Thank you. That's also the only question I have is does that meet our goal of being a new business incubator? Definitely not new business. What do you mean? Well, I mean the New Orleans Regional Business Park is meant to be an

Commissioner Bennett ([01:47:28](#)):

Incubator, not an incubator.

Chairperson Hughes ([01:47:32](#)):

Economic.

Commissioner Bennett ([01:47:33](#)):

Yeah.

Commissioner Tatum ([01:47:35](#)):

So technically they're a 50 year old agency, but they do have a component that could fit that model. That's just two years now. They got two HR agencies, one being 50 years and one being two that's operating in the same space because there could be a way to make that work to solve that solution. One of our biggest things that we always get to keep in mind is retaining business.

Commissioner Bennett ([01:47:58](#)):

That's right.

Commissioner Tatum ([01:47:58](#)):

Creating new retention of business and industry is our number one priority as an economic driver. So something to keep in mind and this being one of a huge tenant said 50 years, 16 employees lot. How many? 60? There's 60 from.

Chairperson Hughes ([01:48:16](#)):

Yeah, business retention is huge. We shouldn't have lose sight of that. I was having a conversation just this morning and I'll never forget when do this quick aside, we'll move on. But when I worked for Governor Blanco and we were prepared to offer 1.2 billion to TS and cr, we probably should offer to half billion Avondale and we still have those jobs. But anyway, just a quick aside, retention is absolutely critical. Commissioner Ro, thank you. And I'll follow up with you and see the most strategic way to proceed these conversations. Thank you for that. Really quickly, we're almost done nine A, it says eight but it's nine legal

Commissioner Bennett ([01:49:09](#)):

Report. Sorry.

Chairperson Hughes ([01:49:11](#)):

No problem.

Commissioner Bennett (01:49:12):

Okay. Okay. Legal report status update. Myers, from my perspective, MYS lease is ready to be signed. However, I received an email from Myers attorney stating that he has problems with the lease. The lease has been advertised. The we have one more thing to do with respect to both leases and that is, so let me back up and say that we have to also publish the resolution under which we authorize these leases to be done. That should be a shorter, less expensive advertisement. The ones that we have advertised so far have cost around \$440 each to advertise because there are two levels of advertisement. Avanto had agreed to pay and I told Myers was going to pay, but we had to advertise. So I think it comes out as a wash. I don't think you guys will want to charge them twice for advertising. It was because we changed our meeting date.

(01:50:22):

So the net cost to you all would be a total of about \$800 once I get those bills from the advocate. But we do have to advertise the resolution also. But that being said, their attorney now wants us to, and I can read, it's a short email that he sent, but he basically wants us to give them a 90 day notice rather than 120 day. So if you recall, these supposed to be triple net lease, but he wants us to let Meyers out of the lease Scot-free upon 90 days notice if you guys are ever assessed Avalor taxes as a result solely of Meyer's activity at the building. Now it's academic. I don't think that you ever will be assessed because you're a political subdivision, but the law could change. I mean Representative Hughes can tell you laws change all the time, especially when it comes to finance and taxes.

(01:51:41):

So it could change. And so right now what Myers wants, and let me back all the way up. I have to say this. In the years that I've drafted leases for this board, it always said that the tenant would be reliable for any avalor taxes that were charged against the building as a result solely of the tenant's activity. And Meyer signed that lease over and over again after I left the board and Eugene Green wrote a lease for you all. He took that out. So now Meyer says, well we didn't have to sign it last time so we're not signing it now. So what Myers wanted, and they negotiated with you guys back in May that they could get out and he says that it was upon 90 days written notice to the board, but Mr. Quinn said it was 120 days and I think you all were present when Mr. Quinn said that it was 120 days notice.

(01:52:36):

So he says, the lawyer says there are several concerns that are not addressed. Please look closely at the utilities. Myers is unaware of unpaid unmetered outstanding utility balances. Myers is willing to review such claim, but none has ever been presented to Myers with supporting documentation. Next, Myers believes the electrical meter is correct. Myers does not agree that there is any electricity that's being used by Myers that is not on the meter. Furthermore, section three A refers to hundreds of dollars per month for unmetered utilities. What is this? I can explain that to him. Myers must know how much money you're referring to before degrees to any of it if at any at all, finally 120 days to counsel the lease if Avalor taxes are imposed is excessive. This is not what Myers addressed with the board. Instead, Myers discussed the 90 day period corrected. Myers will not agree to be responsible for the payment of that tax even if it happens, if it ever happens unless the tax is reasonable.

(01:53:43):

But Myers will get to determine what's reasonable and that is why they want an immediate right to terminate the lease. And they reluctantly agreed to give us 90 days notice. Mine says that they have to give us 120 days notice if they want to really want to terminate the lease due to those taxes. And it also

says that if there are any taxes that are cancelable that are attributable to them, that they have to pay them. And I think he wants out of that. I am definitely not in agreement with changing anything in the lease, but I wanted to bring it to your attention so you all can discuss it and if you all want to change it, of course I'm here at your service. Alright, so

CPA Michelle Diaz ([01:54:32](#)):

This is not an action item, it's

Commissioner Bennett ([01:54:33](#)):

Just an update. It's an update and if you guys wanted to make an action on him, you could. Alright. Other than that, the lease is ready to be signed. Commissioner Plum wants to say something

CPA Michelle Diaz ([01:54:46](#)):

Mr. Chair, I don't know why we keep going back and forth with these tenants. We've decided what we are going going to do, this is our contract, this is our building. They either do as what was agreed upon or they can pack up and go somewhere else. Yeah, we can fix that. What you call 'em, the back, the warehouse for y'all to move over NFI don't know why we keep placating to these tenants. Those two tenants, they get together and double T and see what they can get out of us after they've agreed to the stuff. So as far as I'm concerned, we can just move forward. We've already posted the lease, the leases as is. They don't have Eugene Green anymore to give them what they want you representing us and that's that. Thank you. You're going to try to put in another bid for a commission that she's not

Commissioner Bennett ([01:55:44](#)):

Thank you.

CPA Michelle Diaz ([01:55:46](#)):

Eligible for.

Commissioner Bennett ([01:55:47](#)):

So with that lease is ready. Thank you with that, that lease is ready to be executed. I would like to go ahead and have the start date as October 1st so they can start increasing their rent. And so I will be happy to have that lease ready for you next Sunday. Yeah, but I like to start things on the first of the month and they're there working anyway so they can just owe us as of October 1st and they can just owe the rent starting that date because they're there 24 7 anyway.

CPA Michelle Diaz ([01:56:24](#)):

Well if they're 24 7 we should be getting paid for the 24 7.

Commissioner Bennett ([01:56:30](#)):

But for Myers, yeah, I mean Myers is there. They're 24 7 operation. I'm thinking of that. Yeah, no this is Myers. So their lease can start on the first of the month and that's just as of that date. They will owe us the money. Alright.

Chairperson Hughes ([01:56:45](#)):

From my perspective and I defer to the will of board, but I'm done with negotiations. I think the lease is final, but

Commissioner Bennett ([01:56:55](#)):

Okay, great. It's ready to be signed. As a matter of fact, I can print out that signature page if you'd like to sign that one today. Did

Chairperson Hughes ([01:57:03](#)):

They signed it?

Commissioner Bennett ([01:57:04](#)):

They have not signed it yet so I can give it to them to sign. Not signed. Okay. I'll give it to them to sign, but I will tell them the effective date is October 1st. Perfect. Alright, so that's Meyer's update. Alright,

Chairperson Hughes ([01:57:13](#)):

B.

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

Okay. And at vows update, theirs is a little bit more extensive. Their lease is ready to be signed. They have signed their lease on DocuSign. There was an update to the lease that's in your favor. Actually I updated the rent because initially when we were negotiating, miles told me that Mr. Hamilton had valued the exterior space at 50 cents a square foot. And I hadn't double checked miles on it, but when I did double check him, that wasn't true. It was 66 cents a square foot. So I increased the exterior space amount to be 66 cents a square foot. So that made rent go up about 200 bucks. I passed that by Mike Sherman and he was fine with it. And based on that, they have executed the lease. So their lease right now is ready to be executed by you guys. And I actually have it printed out right here. And that also has a start date of October 1st, which is Sunday.

([01:58:21](#)):

I looked at, I thought they should hold over until the fifth, but I think that when I reread the statute, they can't actually start on Monday if they'd like. So that would get them started on Monday. And I have this ready for execution by the board. After we talk about this, there is an amendment that is on the table that is for the sub-metering or dealing with the electricity. But we can talk about if you want me to go straight into that, I can chairperson or we can just go into the signing, whatever you want to do. But I can tell you about the amendment. There's been a problem with the electrical. So the way that this lease is written, it says that advan will get an independent standalone meter for their electrical output. And I may ask Mr. Pfeiffer to help me to explain it better Mr.

([01:59:12](#)):

Pfeiffer, because you're better at explaining this. But basically Mike Sherman contacted me and said, look, there is a problem with us getting, we have looked into it, we cannot get a separate meter as the lease requires. And for two reasons, one in order to get a separate meter. And he said that they ran it all the way up the chain and they spoke with Entergy, they would need to get some kind of certain special equipment and that equipment will not be available for one year approximately. It's backordered then even if they could order it and get it in, the equipment is very expensive and they don't think that they could fit it into their budget. He said one of the reasons that they wanted to come here was because

back in December they were shown this building and they were given a tour that Eugene Green organized and that in that tour they were told, they specifically looked at our electrical equipment and realized that we had this special equipment that is causing us to have a surcharge of 600 on all of our bills.

(02:00:25):

And that this is something that's very covetous. They really wanted because with this they can have that sort of Frankenstein type electricity coming through when they made the bride. But that's not quite what he said, but that's how it looks to me in my mind. So they need that kind of electricity for their equipment. I'm sorry, I'm sorry you haven't seen Commissioner Tucker's face, but anyway, but you gave us a good news but he wasn't looking at me like anyway, so they need that equipment and when they went to Harahan, they saw that equipment and they wanted it, but where they were said they couldn't use it, so that's why they didn't go to Harahan and that's why they came to us. So they were told in December that they could use our meter and they didn't know that it was going to be a problem.

(02:01:15):

They were told by whom apparently Eugene Green. So they didn't realize they couldn't use our equipment. So basically they were asking if they could put in a submeter under the parameters that I set forth that quite frankly Mr. Pfeiffer had helped me write, which was if they put in a submeter that had five G capacity, which is better than wireless capacity, that it would go in reporting immediately to someone's phone at the N-R-R-V-P, which I guess would be Michelle and that so that we would know how much electricity they were using and then that they would put up, I think I told them, a \$15,000 security deposit that would only be for that use for the electrical meter because if they sub-meter it, that means the meter stays in our name. So if they ever leave and they run out in the middle of the night, we would be stuck with paying their bill.

(02:02:11):

And we can't do that under Article seven, section 14. Now Ms. Diaz gave me a brilliant idea last night when we spoke and I like it and I ran it by Mike Sherman and he said that they would do it and that was, since we're not at the building right now, if we would just transfer our electrical meter to adv Vanos name and let them pay the whole meter. That would include the parking lights that would include everything because they're the ones that want this equipment and we're not using any electricity quite frankly. And he said that they would be willing to do that. That would then get us ever us meaning an RBP our name off of the bills. So energy would never come looking for us and it could always be transferred back once we're ready to use it. And we could say at that point they could put in a submeter or you guys can require 'em to buy the special equipment that they need. I I would think maybe require them to buy the equipment but go on

Chairperson Hughes (02:03:13):

Name on the bill. Would that allow them access? I mean the ability to change different things to the hub as far as electrical Ford building itself. Because Myers is also,

Commissioner Bennett (02:03:25):

Well Myers is on a separate meter, but

Chairperson Hughes (02:03:27):

Myers is under



Commissioner Bennett ([02:03:30](#)):

My Myers told me they were in the separate meter still under the same account, correct? Not that I know of.

CPA Michelle Diaz ([02:03:35](#)):

They have their own CG account. Yeah. Okay. So basically Advo would be doing the same thing having their own CG account

Chairperson Hughes ([02:03:44](#)):

And we have nothing at all and

Commissioner Bennett ([02:03:45](#)):

We would've nothing at that time until we need it. But go ahead,

CPA Michelle Diaz ([02:03:50](#)):

Answer that. One of the questions still has something to add. If Myers is on part of the board's bill, isn't that one of the questions that we still needing

Commissioner Bennett ([02:04:01](#)):

To Yeah, well then I guess it'll be on a vans bill and they can work it out.

Chairperson Hughes ([02:04:04](#)):

What do you mean? We would have nothing,

Commissioner Bennett ([02:04:06](#)):

Meaning we would not have, would not have, technically we wouldn't have electricity at the building, but we would because it's still there now you're asking could they change it? I guess they could change something. They could hire someone to come in and rewire the building, but I don't think they're going to do that. That would be very costly. I

Chairperson Hughes ([02:04:25](#)):

Just want to be clear when y'all say we won't have nothing insinuate, we won't have a bill every month.

Commissioner Bennett ([02:04:30](#)):

We would not have a bill.

CPA Michelle Diaz ([02:04:31](#)):

They would have

Commissioner Bennett ([02:04:33](#)):

The bill

CPA Michelle Diaz ([02:04:34](#)):

About us possibly reimbursing them a few hundred dollars a month if there was some ORBP

Commissioner Bennett ([02:04:41](#)):

And I actually spoke about not reimbursing them at all. That is

Commissioner Jefferson ([02:04:44](#)):

What happens if we move a tenant in to the office,

Commissioner Bennett ([02:04:48](#)):

Then at that point it'll be on us to pay for. Well no at that point. At that point it'd be for us to

Commissioner Jefferson ([02:04:54](#)):

Pay for it electrical to come from Banno to do what we wanted.

Commissioner Bennett ([02:04:57](#)):

No, at that point, if you ever get that building in any kind of shape to move humans in it, then you could go back and now require that they submeter and that they turn the meter back over to you. You could require that. But

Commissioner Jefferson ([02:05:14](#)):

I thought you just said that they could not submeter it, which his why?

Commissioner Bennett ([02:05:17](#)):

No, not, that's not what I said

([02:05:20](#)):

In my lease. I said that they needed a standalone meter. So what they're saying is that they need to either submeter it or they need to take over or they can fully take it over. Now the other option, which I'm thinking of now, and I said Mike told me he's very willing to negotiate whatever we need. If they're the ones that want this super-duper type, I don't know the name for it, Frankenstein meter, then what they can do maybe is they can pay that entire 600 multiplier and we can tell them that they're going to be responsible for that 600 multiplier and then we're only going to pay whatever our lights would be without that multiplier. I mean I think that would require some math, but right now we need to decide how we want to amend this lease. We do need to amend the lease so we can deal with this electrical issue.

CPA Michelle Diaz ([02:06:20](#)):

So just where I can understand, one of the options is we would require them to give us a deposit just in case they decide to take off and leave us with an electricity.

Commissioner Bennett ([02:06:33](#)):

If we allow them to submeter the lease, the submeter, the electrical unit, then they have to add a deposit. Okay.

CPA Michelle Diaz ([02:06:45](#)):

So right now subleasing is out of the picture at least for a year. Correct?

Commissioner Bennett ([02:06:54](#)):

Yeah.

CPA Michelle Diaz ([02:06:54](#)):

Okay.

Commissioner Bennett ([02:06:55](#)):

No, no, not Submetering. Doing an independent standalone meter is not possible according to advan for at least one year. But they're saying in reality it's never possible they can't afford it.

CPA Michelle Diaz ([02:07:11](#)):

They can't afford for the equipment to,

Commissioner Bennett ([02:07:14](#)):

Yeah,

CPA Michelle Diaz ([02:07:14](#)):

I got that. So in order for us to keep the electricity bill in the board's name, what would be required of a vno?

Commissioner Bennett ([02:07:27](#)):

Okay. If you guys wanted to keep the meter in your name, then what I would do is require Avanto to put up a separate security deposit, a new one of, I have to look at my notes. I think I told 'em 10 or 15, I think it's a 15,000 which would cover and maybe over cover, I hope one month's usage of electricity by them, number one. So they have to put up an additional security deposit that would only pertain to electrical usage. They would've to put in a separate submeter, very expensive. But that reads off of five G technology and that goes to a dedicated person at the N-O-R-B-P every month to tell them what their usage is so that that person could then calculate the bill. They would also have to pay for any additional time, employee time or maintenance time, whatever would need it to service that submeter.

([02:08:32](#)):

And they would also, I'm going to add in there that they have to be solely responsible for whatever bill results from that 600 multiplier. So I would still require that, which would, should then lower your bill for the lights. I don't know how to do that math, but somebody knows how to do that kind of math. Because my suggestion with respect to that meter was going to to try to find a way to separate from that ancient meter because it was costing you too much money. And I would like you if you could explain what that meter is, you can do it quickly because that's better than the Frankenstein meter.

Speaker 14 ([02:09:14](#)):

Short of it. Is that because the massive power that comes in, generally four 80 volts, it takes, the electricity comes through faster than a standard meter can register. So the amount of power that advo is going to use and that the building could use historically would just spike at random time whenever machinery would be engaged. And thus the six times multiplier. And so

Commissioner Bennett ([02:09:38](#)):

600,

Speaker 14 ([02:09:39](#)):

600, sorry, multiplier goes based off of that building's capabilities with the massive switch running heavy industrial, which is not necessary or needed for just the office end or parking lot lights.

Commissioner Bennett ([02:09:52](#)):

So that's something that was in when Textron was there because they did heavy industrial. The reality is that you guys, even if you had that office building fully rented both floors, you'll never need that kind of meter. So yeah, go ahead.

CPA Michelle Diaz ([02:10:10](#)):

It's just me. I'm not willing to give advantage our electricity bill. I'm just, that's just me. I don't know. They have not, they're trustworthy I think as far as I

Commissioner Bennett ([02:10:29](#)):

Understand.

CPA Michelle Diaz ([02:10:30](#)):

Yeah,

Speaker 14 ([02:10:31](#)):

That's

CPA Michelle Diaz ([02:10:31](#)):

Just my opinion.

Commissioner Bennett ([02:10:32](#)):

I understand.

CPA Michelle Diaz ([02:10:34](#)):

I just said I was not willing to give adv the electricity to put it in the, to put the electric in the you saying yeah, you are willing,

Commissioner Bennett ([02:10:46](#)):

I'm not, she said she's not put it in a's name. How do you all feel about an amendment that I would draft right away because we need to get that done. Because if this lease is getting signed today, I definitely want to get this electricity issue squared away. If we do an amendment that says they can put in the meter, they have to put up a submeter, they can put in a submeter. It has to be this submeter that reads directly goes to someone's phone. Right now the only person I know for it to go to is Michelle. I'm sorry, Michelle. That's fine. No, that's fine. Okay.

CPA Michelle Diaz ([02:11:22](#)):

I did a similar process years ago. You remember when Mr. Larry was there,

Commissioner Bennett ([02:11:26](#)):

But fabulous.

CPA Michelle Diaz ([02:11:27](#)):

It's all manual.

Commissioner Bennett ([02:11:27](#)):

Yeah, this would be much better. And that I would tell them that they have to pay the 600 time multiplier surcharge. So we would then have to calculate how much our electricity would be for the lights minus the 600 surcharge that they would then have to agree for all maintenance and that they would have to put up that security deposit of, I think it's about, it's between 10 and 15 grand, basically enough to cover what their use will be. We know right now their use might only be about two or 3000, but that's only the air conditioner, not a single human being are light on and they're going to be much more than that. So I think somewhere between 10 and 15 would be more realistic if they're already telling me they need that demand meter. So I guess that's my question is how would you all feel about that? Does someone want to offer that as a motion offer for an amendment? So how do you all feel,

Speaker 15 ([02:12:34](#)):

Chairman? So you already had a conversation with Mike Sherman an agreement?

Commissioner Bennett ([02:12:41](#)):

I had a conversation with him and told him that I would bring it to the board, that I could not agree to anything on behalf of the board, but I asked what would his client agree to and he said they would go either way.

Speaker 15 ([02:12:53](#)):

Either way.

Commissioner Bennett ([02:12:54](#)):

Yeah. Okay. They said whatever we want. They just want to make sure they get the deal done.

Speaker 15 ([02:12:59](#)):

Fire or the full transfer.

Commissioner Bennett ([02:13:02](#)):

Yeah, the submeter, the one thing I hadn't told him was the multiplier, but I mean, either way he'd be paying the multiplier. If it was a full transfer, he'd be playing the multiplier if it's not a full transfer. I want to add that multiplier now, because that multiplier doesn't really apply to what you all are doing. It only applies to what they're doing.

Speaker 15 ([02:13:31](#)):

The only

Chairperson Hughes ([02:13:31](#)):

Activity we got is Michelle needs to do the calculations,

Commissioner Bennett ([02:13:35](#)):

She needs to do the math. And quite frankly, the way that I've written it is if there's a little bit more money that's attributed towards having Michelle do that work, we could also charge the mat. So let's say no, that's not for her time. If it's \$300 of her time, no, no, no. It's okay. Okay. That's not a big deal at all. Okay. Thank

CPA Michelle Diaz ([02:14:00](#)):

You. It's not the fact that that's a big deal. We've already laid down too much for them. They shouldn't have done all the stuff that they've done and we suffer from the consequences they need to pay their way. They should have done what they said they were going to do. They should have. They lied to us and told us they had their own electricity. Wasn't using our electricity. I have. That's big problem.

Chairperson Hughes ([02:14:34](#)):

Alright, commissioners, what's your pleasure? It is almost six o'clock. Mr. Chairman, I will offer up that motion to opt into the six, the multiplier,

Commissioner Bennett ([02:14:48](#)):

The submeter plus have them take over the multiplier amount and put security deposit in. Deposit in the deposit

Chairperson Hughes ([02:14:56](#)):

At stage.

Commissioner Bennett ([02:14:57](#)):

Okay.

CPA Michelle Diaz ([02:14:57](#)):

Can I second it?

Chairperson Hughes ([02:14:59](#)):

Alright. We have a motion by Commissioner Tucker, second by Commissioner Bennett. Is there any discussion? Any objection? Well, this is a resolution. So the clerk secretary would even call,

Commissioner Bennett ([02:15:19](#)):

Been a long day. This is worse than budget hearings. Commissioner Jones? Yes. Commissioner. Commissioner. Randall. Commissioner. Oh, he just walked out. Yes. Commissioner

CPA Michelle Diaz ([02:15:32](#)):

Tuckerman. Commissioner Wallace.

Chairperson Hughes ([02:15:34](#)):

Yes. Commissioner Bennett. Yes.

CPA Michelle Diaz ([02:15:37](#)):

Vice Chair Palmer.

Chairperson Hughes ([02:15:41](#)):

Chairman Cubes? Yes. AEAs one A one absent. Demotion carries.

Commissioner Bennett ([02:15:51](#)):

Alrighty, so all we have is the signing of the lease left. Oh my God. Alright, I have the lease here. I don't know how you guys want to handle the signing, but we have to add this language. No, that's going to be an amendment, so that's going to be separate. It's going to be another because this one's already been signed, so I will draft off an amendment and I will give you all the amendment and I can give that to you over the weekend and I can make them, have them, not make them, have them sign it, sorry, not make them, have them sign it electronically and they have already signed this lease electronically,

CPA Michelle Diaz ([02:16:33](#)):

But they don't get that until you get the amendment first. Right? I'm asking,

Commissioner Bennett ([02:16:37](#)):

I would like to have them give you the amendment first, but this is signed separately. It's basically they want to get in and start working on Monday also.

CPA Michelle Diaz ([02:16:47](#)):

Did you get the financials from them?

Commissioner Bennett ([02:16:49](#)):

I just sent them to Michelle. They just sent them to me. Now if we want to give, because they waited and didn't send them to me until now, if you guys want to wait and I will put this into a DocuSign version and have you all sign, have someone sign the electronically. We can do that. I just want to make sure before we leave here that we know if anyone will sign this lease or not. But I just sent them to you, but I can't ask you to review financials on the fly. They only sent literally, oh, Omar just sent them to me like 10 minutes ago.

Chairperson Hughes ([02:17:27](#)):

Those are internal.

Commissioner Bennett ([02:17:29](#)):

Yeah. One of the requirements was for them to give me financials because I think we discussed this before because I don't have a credit report, so there was a lot of consternation and they didn't want to do that because Miles told them it would be public record, but I told them that it wouldn't, there was an exception for that. So they finally agreed with me after they talked to Mike Sherman and they just sent them to me. If you guys want to tables sign in the lease and tell then that is reasonable. The problem is just that I understand now that they actually are in the building right now and they're getting ready to

start with their electrical work and everyone on Monday. What electrical work? He went over there, he said they were in there and they're continuing of their

Chairperson Hughes ([02:18:22](#)):

Standard electrical for the They were planning or something?

CPA Michelle Diaz ([02:18:25](#)):

Yes. What planning

Chairperson Hughes ([02:18:28](#)):

They strategizing or whatever

Commissioner Bennett ([02:18:30](#)):

And they said that, he said that Woodward Omar came over and told me that Woodward was ready to start construction on Monday.

Chairperson Hughes ([02:18:42](#)):

All right, so we're done.

Commissioner Bennett ([02:18:45](#)):

Yes. And Woodward has signed an indemnity agreement.

Chairperson Hughes ([02:18:49](#)):

Alright, commissioners, thank you all for your time. There's no action that's required.

Commissioner Bennett ([02:18:54](#)):

No, just shine lease because you know they're going to be calling me and asking me do I have a signed lease in my hand because they've been texting me about that like chairman's face. Oh Lord. They've been texting me about that and

CPA Michelle Diaz ([02:19:13](#)):

First glance extremely.

Commissioner Bennett ([02:19:15](#)):

Oh God. Okay, so she just gave a first glance of the financials. I know you all were speaking, but I'll let her speak for, can you repeat what you just said?

CPA Michelle Diaz ([02:19:25](#)):

This is the balance sheet as of August 31st and their equity, which is assets minus liabilities, is a negative almost 16 million. What? Oh shit. That's why they didn't want send it. No, seriously. I mean again, I'm just, how

Speaker 15 ([02:19:43](#)):



Cash look,

CPA Michelle Diaz ([02:19:48](#)):

It says total cash of 4.8. So cash is there, but again I have it's,

Commissioner Bennett ([02:19:54](#)):

Well the rent is only 3000.

CPA Michelle Diaz ([02:19:56](#)):

It's a pretty lengthy balance sheet, but just at first blush, the fact that the liability, liability to exceed the assets by that much.

Speaker 15 ([02:20:06](#)):

If the bank calls a loan, they're in trouble. That's all that is. If they bank or they lenders or investors call their loans, they're in trouble. You could carry that man. They'll start off right. I mean they've got investors, they don't have money, not they haven't even started selling anything. They haven't walked down to the local bank. Thank you Commissioner, can I make a motion to Ajour

Commissioner Bennett ([02:20:40](#)):

Sign? Do you want to sign the lease? Everybody has to sign. Anybody here would like to sign the lease?

CPA Michelle Diaz ([02:20:49](#)):

I thought we had ready to the motion for the

Commissioner Bennett ([02:20:53](#)):

Chairman. We never made a motion for the chairman to sign the lease. Another meeting? No ma'am signed the lease. No. I must tell you, we never made an motion for the chairman to sign the lease. Okay.

CPA Michelle Diaz ([02:21:07](#)):

Do we need to make one right now at this time? We do.

Commissioner Bennett ([02:21:12](#)):

Yeah, the meeting has not been adjourned. The meeting has not adjourned yet.

CPA Michelle Diaz ([02:21:16](#)):

I would move that the chairman would sign the final lease. I second acting upon the board. Oh Lord.

Commissioner Bennett ([02:21:31](#)):

You can't force a person to sign the lease.

CPA Michelle Diaz ([02:21:33](#)):

So what's next? You need the motion. It's been seconded. So will we do that? Discuss it.

Speaker 15 ([02:21:41](#)):

Chairman, I

CPA Michelle Diaz ([02:21:42](#)):

Think we need more time honestly, just to look at least the financials for a minute. That's just a big commitment to sign on at the moment without, not, unless y'all are having, you can have a conversation with 'em to explain.

Commissioner Bennett ([02:22:00](#)):

Yeah, I wish they had sent them sooner.

CPA Michelle Diaz ([02:22:02](#)):

Yes.

Commissioner Bennett ([02:22:03](#)):

I wish they had sent them sooner.

Speaker 15 ([02:22:04](#)):

It's too late. If they bankrupt, all we did was lost out on the terms and the lease. If they already did the damage,

CPA Michelle Diaz ([02:22:11](#)):

If they don't have any money, they don't have any money for several deposits.

Speaker 15 ([02:22:15](#)):

They got

CPA Michelle Diaz ([02:22:16](#)):

Cash. They got cash, about 4 million cash. They have 4.8 cash, but just a very highly entity. A lot of debt. They don't have any revenue. The concern would be is this debt, when does it come due? Does that then cause them to deplete the cash they have because the debt is so huge and now they're out of cash. Those are the, well, they got to get their operation up and running

Chairperson Hughes ([02:22:46](#)):

So they get some revenue. This board needs to authorize somebody to sign the lease. And I'm going to be quite blunt with you all. I have exercised my duties as chair, as fair and transparent as I could possibly be. And I'm proud of myself under no circumstances, none. Especially as an elected official or my name go on that lease. I'm not signing. So we can authorize whoever wants to raise their hand and sign it, but it will not be me under any circumstances.

Commissioner Bennett ([02:23:31](#)):

And might add one more thing. You'll not

CPA Michelle Diaz ([02:23:33](#)):

Be your vice chair because I voted against. It

Commissioner Bennett ([02:23:38](#)):

Might add one other thing too. We're talking about signing. I do want you all to discuss that. But as I think about this, we don't have any money on the table. We've got lots of deposits. I don't know how you all run things, but with my leases, I don't sign the lease until I have the deposits and the checks in my hand. After that, I sign it and you're not allowed to access my property until I have your money in my hand and then I give you the key. And I think commissioner, that's essentially, I think

Chairperson Hughes ([02:24:08](#)):

It would be, we

CPA Michelle Diaz ([02:24:09](#)):

Should have something security deposit

Chairperson Hughes ([02:24:13](#)):

At least two years worth

CPA Michelle Diaz ([02:24:15](#)):

Of rent. Something in the bank

Chairperson Hughes ([02:24:19](#)):

With that

CPA Michelle Diaz ([02:24:20](#)):

Balance sheet. That's not even in the

Commissioner Bennett ([02:24:21](#)):

Lease. No, that's not a lease. But we need to have the deposits. I mean I have deposits and I cash the check. You either give me a cashier's check or we clear the check before you're able to get access to my property. So I would suggest that you do get the deposits. The problem that we have now is that as Mr. Pfeiffer said, they're in the building right now. They've been in the building? No, they haven't been before. Well they're there now. And Omar told me that they intend to start working on Monday. So that's the only issue. Alright. Okay. I'm sorry.

CPA Michelle Diaz ([02:25:01](#)):

Don't, can our attorney sign on behalf?

Commissioner Bennett ([02:25:04](#)):

Absolutely not. Absolutely not. I'm just asking. I can't sign a lease. I'm just asking. No. Okay.

Chairperson Hughes ([02:25:14](#)):

Can we have them send the deposit and maybe sign it Monday?

Commissioner Bennett ([02:25:18](#)):

I mean, yeah, I think I can get them to send the money. Absolutely. And then have someone sign it Monday I guess right now and I'll let them know we need the money asap. The question is who's going to sign it and who do I direct it to? That's all. So right now you, okay, commissioner Wallace said he'll sign the lease but I'll do it Monday. Once we get some new deposits. Once we get the deposits.

Speaker 23 ([02:25:41](#)):

You just need one person to sign.

Commissioner Bennett ([02:25:43](#)):

Yeah.

Chairperson Hughes ([02:25:45](#)):

Alright, so we need volunteer. We need a motion

Commissioner Bennett ([02:25:48](#)):

Authorized. The board has to authorize him. Exactly. We need a

Chairperson Hughes ([02:25:50](#)):

Motion authorizing. So Chairman Jefferson moves that Commissioner Wallace be authorized to sign the FAO. Lease. Is there a second? Second by Commissioner Jones is a resolution. Madam Secretary, please call the role Commissioner Jefferson? Yes. Commissioner

Speaker 23 ([02:26:08](#)):

Jones? Yes. You say commissioner? Yes. Commissioner Ron. Commissioner Taylor? Yes. Commissioner Tucker? Yes. Commissioner Wallace. Abstain. I ain't, I'm signing the lease. Y'all. Y'all. Y'all

Chairperson Hughes ([02:26:37](#)):

Vote me to do it. I'm going to stay out of that.

Speaker 23 ([02:26:38](#)):

Commissioner Bennett? Yes. Vice chair. Plum. Alain Abstain.

Chairperson Hughes ([02:26:44](#)):

Commissioner Hills? No. Can you give me the title please?

Speaker 23 ([02:26:50](#)):

Six. Yes. Three abstain.

Chairperson Hughes ([02:26:51](#)):

One. No. Alright. Six Yays. Three. Abstain one. And motion carries. Commers, thank you for your service. Vice chair adjourned. Second tuck

Commissioner Bennett ([02:27:02](#)):

Please. Ad. Alright, we will, congratulations. May I have your, I have your phone number so I can get in touch with you.

Speaker 23 ([02:27:15](#)):

5 0 4 9 1 3 4 7 2 8.

Commissioner Bennett ([02:27:21](#)):

Alright, but that is, you'll be signing it only after we get the deposits right Ms. Ms. Diaz will be in touch with me about financials. Did you have a check

Speaker 23 ([02:27:38](#)):

For me? Yeah,

Commissioner Bennett ([02:27:40](#)):

About the financials. You and I will speak about the financials over the weekend.

Speaker 23 ([02:27:44](#)):

What is that to speak about?

Commissioner Bennett ([02:27:45](#)):

Oh, you can just let me know anymore. Anything else after I hated. Oh yeah, I got wanted you to have time to look at it. Not just look at out of your phone. They don't look good

Speaker 23 ([02:27:55](#)):

Level.

Commissioner Bennett ([02:27:55](#)):

I had asked for their corporate tax returns too. Did they only give you a balance sheet?

Speaker 23 ([02:27:59](#)):

Yes. All I had was a one page balance

Commissioner Bennett ([02:28:01](#)):

Sheet. They were supposed to give me the corporate tax returns, so I will write to them and tell them that I didn't look to see what they gave me. I just forwarded it. This is

Speaker 23 ([02:28:08](#)):

All it was. It's lengthy, but bottom line, total equity negative.

Commissioner Bennett ([02:28:15](#)):

I'd asked for two years of the corporate tax returns.

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

Speaker 23 ([02:28:18](#)):

15,000,926. I'm getting cold for

Commissioner Bennett ([02:28:20](#)):

Some. Okay. That's all right. Hi Omar. I also needed the last two years of corporate tax returns. Can you forward those to me as well? Yeah, they didn't send me that. All righty. You and I will be in touch. Thank you.

Speaker 24 ([02:28:55](#)):

Somebody.

Commissioner Bennett ([02:29:02](#)):

Thank you for the blanket. Thank you for the blanket.

Speaker 24 ([02:29:12](#)):

This

Speaker 25 ([02:29:12](#)):

Was trash, correct?

Speaker 24 ([02:29:13](#)):

Any other trash?

Commissioner Bennett ([02:29:15](#)):

I don't think so. I got a cup of coffee. Oops. Sorry.