

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

We can get called to order. Are you ready to call to order? Yes, go right ahead.

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

The regular meeting of the board commissions of the North Regional Business Park Friday, August 25th, 2023 is now called to order at 3:11 PM

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

Okay. Alright. Do you want me to call the role? Yes ma'am. Alrighty. And I'm Maria Zen. I'm your special counsel. Jason Hughes is not present, but I understand he's on his way. Commissioner Plummer Here. Jeanetta Bennett. Present. Commissioner Jefferson Present. Commissioner Jones. Present. Commissioner Orant? Yes. Commissioner Winthrop Present. Commissioner Tatum? Here. Commissioner Tucker Present and new Commissioner Wallace

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

Present.

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

Thank you so very much. We certainly have a quorum.

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

Welcome. Commissioner Wallace, if you want, I'll give you liberty to tell us who you are and also at the end how can I get my ticket for the

Speaker 3 ([00:01:13](#)):

Coming up? Well, Rodney Wallace, I actually live not too far from here. Sometimes I even walk around this way when I'm walking many hats. I sit on quite a few board. I sit on the Workforce Development Board for the city of New Orleans. I sit on the cold council for the state of Louisiana and I sit on the climate task force. I'm also, like she said, member the A F L C I O Executive Board Committee. I'm electrician by trade, so happy to be here. Wonderful.

Speaker 1 ([00:01:45](#)):

Good to know. Alright, thank you. We have electrical questions, so that's nice to have somebody.

Speaker 2 ([00:01:51](#)):

Okay, we like to have introduction of guests. Guests, please stand up and tell us who you're and

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

Your name and

Speaker 2 ([00:02:01](#)):

Where are you from?

Speaker 4 ([00:02:05](#)):

Wesley Pfeiffer consultant. I'm Jason CH with Husman Associates. I'm one of the principals. I'm also a senior electrical engineer.

Speaker 1 ([00:02:18](#)):

Mr. Chauvin, can you please spell the name of the company?

Speaker 4 ([00:02:21](#)):

H U as in umbrella, SS, E as in elephant, M as in mango, A as in apple N.

Speaker 1 ([00:02:31](#)):

Okay. Husman and Associates? Yes. Thank you.

Speaker 5 ([00:02:39](#)):

Omar Morales at the bottom. Mark Wally, director of operations for Gardner Doctors.

Speaker 2 ([00:02:52](#)):

Okay sir, could you just introduce yourself and I'll explain why you're here.

Speaker 4 ([00:02:57](#)):

My name is

Speaker 6 ([00:03:00](#)):

Board.

Speaker 2 ([00:03:02](#)):

Okay. And if I could take the liberty, the reason why he's here, we've had some issues with Attorney Miles Anderson. Very disruptive, very unprofessional, very unethical. For those of you who are here at the last four meeting, you heard some of the stuff outside with the unprofessional language. His approach to me, it came to a point where I thought he was going to hit me and I wasn't having it and he's been very abusive to our council on the phone, text messages with his profanity and when he approached me last, the last board meeting and I had to ask him three times if he was going to hit me. I said then I'm not going to tolerate him anymore. I'm not going to take it. I don't trust what he might do coming in this meeting because I don't want to say he's insane because I wouldn't want to give that as an excuse. But he's most unprofessional and he's most unprofessional and I wouldn't know when he goes off. I don't know where it's going to go. So I asked the what y'all, y'all changed y'all name so much? I don't know. What's y'all Company? District. Okay. They were kind of us kind to send us some security just in case. Okay.

Speaker 1 ([00:04:40](#)):

And I wanted to note that another gentleman just came in. Your name sir?

Speaker 2 ([00:04:47](#)):

Mr. Scales. Oh, I'm sorry.

Speaker 1 ([00:04:49](#)):

What is your name?

Speaker 2 ([00:04:50](#)):

Oh good, good evening. I'm Nathaniel Scales.

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

Okay, thank you. I'm sorry I've never met you before. Thank you. Thank

Speaker 2 ([00:04:59](#)):

You. Alright, I didn't know

Speaker 7 ([00:05:02](#)):

That was going on outside.

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

I appreciate that. I appreciate that. I really do. I've even reported him to, well, c e o at the time and from what I understand, I don't know how true it is, but he's no longer there and I feel bad because I think he got a bad rap. He was so upset about the incident. He and his assistant came in and they apologized to me and also to our chair for the actions of their council. And I called Mike Sherman of Sherman's Strategies, who that counselor comes from and I also reported it to Jeff Schwartz, the city of New Orleans Department of Economic Development and they didn't seem to think that it was such a bad thing to keep him away from this building. Even though it is open meeting, it's a public meeting. I just did not trust what he might do because he just recently the council also, it's not just me who I'm trying to protect, but council also our chair.

Speaker 1 ([00:06:22](#)):

And if I might say I am still very disturbed by it, after our property committee meeting where the property committee recommended and Omar Morales was present that I put in bracketed language, at least for ADV van O because you all may consider a common area maintenance fee. And I said, well, we can bracket the language so that they have an idea, but it won't be final unless and until it's approved by the board. But we'll just do that. I did warn Mr. Morales that I was pretty certain his counsel would be upset. Apparently Mr. Morales must have called his counsel right after the meeting because by the time I got home all I did was pick up the phone and was screamed at with, I could barely make it out because I was being called so many Fs. I was F this, F that F the other.

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

I was incompetent. My lease was the worst he's ever seen. I was unethical for putting in the language that my client recommended that I put in F this, F that I've worked in New York City, I went to Cornell Law School, I worked on Wall Street. I also, I went to Duke undergrad and so I've been around a bit, lived in Europe, worked with a lot of folks. Even at one point I worked in the jail system when I was very young doing release on recognizance bonds and had to go up to people and say, I'm really sorry I cannot give you a bond and go to the magistrate. Even then, all I would get was obey, please help me, please get me out of jail. I got to get out of jail, please not like you Fing, fing F whatever. You didn't fing. Get me out of jail. I'm not dealing with it anymore. I am not going to be spoken to that like that again. So since

then I have blocked the phone number so I will not be getting those phone calls That will also help your bill. I will get emails. I have not blocked email, but I am not going to tolerate being spoken to like that. So just wanted to let you all know

Speaker 2 ([00:08:19](#)):

We had another guest step then introduce yourself, where you from and you are from review the pool of the agenda.

Speaker 1 ([00:08:50](#)):

Thank you.

Speaker 2 ([00:08:51](#)):

You got

Speaker 1 ([00:08:52](#)):

That? Yes I do. Thank you. Jefferson, he speaks very low and you're nearly far away now you usually sit over here. So today you got to use your big voice for me. Okay. Okay. Movement. Jefferson and seconded By whom? Thank you so much. All in favor? A. Alright, thank you. Motion passes To approve the agenda. Council,

Speaker 2 ([00:09:14](#)):

We have the chairman's report. He hasn't made it here yet. Can we

Speaker 1 ([00:09:18](#)):

Can all in favor to move that to a later part in the agenda? Yes. Okay, so that was moved by Plumber, also seconded by Tatum and all. Everyone's in favor of that. Okay. 100%. So I don't need to roll.

Speaker 2 ([00:09:36](#)):

Our next item is the finance committee report and we have Commissioner Josh Tatum report. Thank you Commissioner Palmer. Just to, I'll hand it over to Michelle again, just a minute to go through the invoices, but just want to say that after today's finance committee and just all the work that's been done, there's a lot of, again, I want to make sure everybody is aware when you're looking at the numbers, please keep in mind that there's a lot that we had to retro fit for 2022. So the numbers might seem really big, the numbers might seem like there's a lot of cash going out, but there's a lot of work being done that's never been done before. So please keep that in mind when you're looking at these numbers because we are bringing the property back into commerce, which is going to cost and so there's a lot of bills that we are incurring, but from a standpoint of healthy of a budget, we are, I feel good standing. The finance committee feels the same. There are some invoices that we'll go through today that might seem high, but again, there's a lot of work being done and there'll be some recommendations here in just a minute, but want to hand it over. Michelle, is there anything I might have missed in that report?

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

Present the financial statements. Okay. Commissioners, I have distributed to you the financial statements of the month of July. The first page, the statement of financial position, the only direct

change was to cash. Cash went down by 15,367, which I'll detail next because in the month of July we had 15,367 of expenditures, which exceeded revenue for that month. No other changes to the balance sheet except for the fund balance sheet, which naturally changes when any other numbers change. You turn to the second page, the statement of activities. As I said, in the month of July we did have expenses which exceeded the revenue of 15,367. The revenue was 25,425, which consists of the 25,275 from my and the one 50 on the Summas matter. Those are recurring fixed payments. At this point the expenses were 27,253 was paid to Entergy as Commissioner Tatum just commented. This was about \$10,000 of it was for 2022 utility bills that had approved that had not been paid for accounting and review services.

(00:12:22):

Seven 50 paid to Michelle Diaz C P a and \$9,100 to Bruno and Turon for the annual review which was approved and that report was delivered to us last month. We have contracted services of \$3,000 paid to five CON for the construction supervision services, miscellaneous of 6 34 for board meeting refreshments and copies and website hosting of \$55, which brought our total expenses to 40,792. Again giving us a deficit for the month of 15,367. You'll turn to the next page. This is just the eagle eye view of each month for the year. It just restates the information that I reviewed just now and in prior months.

(00:13:12):

If you'll turn to the next page, it's the actual versus budget and I'll just share a few notes on it. The accounting and review, the very first column year to date total, I just want to really focus on those line items where we are going over budget, the accounting and review, \$22,100. That is because there was approximately \$7,000 of 2022 expenses that were paid to Michelle Diaz c p a at the beginning of the year for 2022. Similarly, as I just said, the utilities 27,253, roughly nine \$10,000 of that was owing for 2022 contracted services is one line item where we have gone over budget somewhat substantially and that's because we had not budgeted for those contractor services, which consisted of the appraisal, construction, supervision, c m A report. All of those items had not been included in the budget when it was formulated.

Speaker 2 (00:14:24):

One thing commissioners that we also kind of hit it on today in the financial committee that we are working to do because there's a lot that has been done and as you see there's a lot of 2022 expenses in 2023. One thing, and just to keep in mind, we can revise this budget to reflect more appropriately of what 2023 looks like because when we were making the budget back in February, we were kind of throwing darts at the wall of what could have been needed for this year. And so just something to keep in mind as we are six months left in the year, some of this can be revised through the finance committee to reflect, better reflect what a 2023 budget looks like and then also show that also 2022 versus 2023 because if you remember, there was not

Speaker 5 (00:15:19):

A 2022 budget. Madam Vice chair. Yes. When you say can, will you guys actually consider doing mid-year budget adjustments?

Speaker 2 (00:15:31):

We can. That's one thing that we also want to put out to the board is that this is something that we are wanting to do.

Speaker 5 (00:15:39):

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So

Speaker 2 ([00:15:41](#)):

I think it also is up to the board

Speaker 5 ([00:15:43](#)):

As well to vote on that Commissioner

Speaker 2 ([00:15:54](#)):

And I apologize if you're asking Commissioner, I apologize. No,

Speaker 5 ([00:15:58](#)):

No worries. I apologize. That concludes the financial report. Are there any questions?

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

Do we have a permission to approve

Speaker 5 ([00:16:23](#)):

The financial as a whole? Not the budget, the financials as a whole.

Speaker 2 ([00:16:33](#)):

So

Speaker 5 ([00:16:34](#)):

I move, I think it was, I did. It was amended. Oh, financials as a whole.

Speaker 1 ([00:16:47](#)):

So that's the financial, the pre of the finance committee report

Speaker 5 ([00:16:52](#)):

And by financials

Speaker 1 ([00:16:54](#)):

And the presentation of financials? Yes. Okay. Together. And that's Jones and Jefferson. All in favor?  
Aye. Okay.

Speaker 5 ([00:17:03](#)):

Okay.

Speaker 2 ([00:17:05](#)):

I do want to make the four six C here just to comment on the finance committee deliberated on the contract for Michelle Diaz for the C P A services today. And one recommendation to the board was that the contract would go into review once we receive a statement of services from Michelle Diaz for her

new role, additional services that would be considered and that would be sent to the executive committee for review

Speaker 5 ([00:17:40](#)):

And approval.

Speaker 2 ([00:17:41](#)):

So that was the recommendation for the finance committee to board

Speaker 5 ([00:17:45](#)):

For that

Speaker 8 ([00:17:48](#)):

Motion.

Speaker 5 ([00:17:49](#)):

Motion. Second.

Speaker 1 ([00:17:55](#)):

Okay. All in favor. Okay, great.

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

Okay.

Speaker 2 ([00:18:01](#)):

And then the last one here or the last two here it is six D and I believe this one is a round fier.

Speaker 1 ([00:18:14](#)):

Yeah, well it's actually the presentation of all the outstanding payment obligations, which you all recommended to be a paid. And then there was a recommendation that you all made with respect to Mr. Pfeiffer's invoice, which is the approved amount by the board was 5,000. The invoice is just a little bit over that for actual services rendered, but I think the approval was to go ahead and pay the excess. That was about 2 50, 200 \$50 over that 5,000. The total amount was, I'm sorry, how much was the invoice for him?

Speaker 8 ([00:18:55](#)):

This particular invoice that was presented today is 1300, which brought his total payments to 52 50 5,000 was the amount that was approved. So he succeeded that not to exceed by \$250. So the finance committee is recommending that that additional two 50 be approved?

Speaker 1 ([00:19:16](#)):

Exactly. And with the knowledge that there may be more, a little bit more that will be due in pain because he was at the property committee meeting and did go out to check on some untagged unseen wires that Woodward had connected to their trailer from our building using the inner RVPs electricity.

And of course there was no way since they were not tagged nor laying in the ground that the lawn people could have seen them. So we are very fortunate that no one was injured but they were cut and so he went out there immediately to go and turn off the electricity, make sure it was safe because Ms. Morales was at the meetings that he could not get his electrician to come out until at the earliest the next day. So we haven't gotten a bill for that. But you're assuming that you'll get at least a small bill. So the recommendation was to pay that. Do

Speaker 9 ([00:20:11](#)):

We need to up our authorization then?

Speaker 1 ([00:20:16](#)):

He had requested that I'll let him speak to that himself. But I know that Commissioner Plummer wanted to consider a different way on that. So for go

Speaker 9 ([00:20:27](#)):

Ahead and authorized payment for more than what it's authorized.

Speaker 8 ([00:20:33](#)):

The reason being

Speaker 9 ([00:20:35](#)):

I get that it's

Speaker 8 ([00:20:37](#)):

One of the reasons that it's more because we had that emergency.

Speaker 9 ([00:20:42](#)):

I get all that but I mean we authorized 5,000. The board can,

Speaker 1 ([00:20:46](#)):

The board can definitely, oh, I didn't understand your question. Yes, the board can certainly have authorized that, right? Yes, it's for approval. So the recommendation from the committee was that the board indeed did approve that and did approve well or did say that they were, you are waiting for the next bill and that he was okay to turn that in.

Speaker 2 ([00:21:09](#)):

But if I can also say it was at the property committee.

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

Property committee

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

And the chair was here, I got the phone call from Mr. Scales and Mr. Scales had me connected with Mark from Garden Doctors and Mr. Pipe was sitting put two together, but we got the emergency to him.



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We got the authorization from the chair to send him out there because it was such a hazard. It was such an emergency. So he was already approved to go and do what he did because it was such an emergency. So that brings us to where we are today.

Speaker 8 ([00:22:02](#)):

So I just want to read it into the record. The outstanding payment obligations that were approved by the finance committee today. Perplex Technologies for \$65. That's the monthly website hosting and posting of the agenda. Entergy for the month of July. The electric bill was 4,000 192 46 H and H Enterprises for \$7,500 for the emergency roof repair, which was approved by this board at last month's meeting. We shall D S C P A for \$750 for the month of July accounting.

Speaker 9 ([00:22:40](#)):

Do we know that the roof repairs were complete?

Speaker 2 ([00:22:42](#)):

I think he's going to address that.

Speaker 1 ([00:22:46](#)):

Commissioner Jefferson would know.

Speaker 9 ([00:22:48](#)):

Okay. Well I

Speaker 1 ([00:22:49](#)):

Mean Commissioner Jefferson. Yes.

Speaker 9 ([00:22:51](#)):

I'm just asking.

Speaker 2 ([00:22:53](#)):

Let's get

Speaker 9 ([00:22:53](#)):

Through point of order. Madam Chair. Okay.

Speaker 2 ([00:22:57](#)):

Yes.

Speaker 9 ([00:22:57](#)):

Can you state your name to the item? Where are we? Okay. Presentation of outstanding obligation.

Speaker 8 ([00:23:06](#)):

The invoice to find time, which we just discussed for \$1,300 Aus in and associates general counsel. Legal fee for the month of July was \$11,460 and we also have some copies reimbursement to Counsel Zen for 1 97, 14 plus \$38 and 45 cents.

Speaker 1 ([00:23:33](#)):

And those are the copies that you all have today. It's from Kinko's for the photocopies that you have today.

Speaker 8 ([00:23:43](#)):

So those are the invoices that

Speaker 2 ([00:23:44](#)):

Were recommended for approval by the finance committee today. Move

Speaker 1 ([00:23:57](#)):

Mr. Jones and seconded. Aye.

Speaker 10 ([00:23:59](#)):

I'll

Speaker 1 ([00:23:59](#)):

Second. Thank you Mr. Mr. Tucker. Alright. All in favor? Aye. Alright. So ordered and let the record reflect that the chair has arrived and it is 3 35. Thank you.

Speaker 2 ([00:24:12](#)):

And on that note, Mr. Chair, I'm turn it over to you, but before we do that, allow me to have a privilege. We've been through a lot of stuff y'all in a couple of these months of negotiating and I have to say, you all have no idea what all we've gone through and I'm proud to say that I would share, maintain himself. He navigated this. Lemme grab shift with the negotiations system, witho and all the stuff that's been going on with Evana. I thank Mr. Pfeiffer for all. He's done this consultant and bringing us on board as to what's been happening with us, but I give so much credit to our chair. He's been phenomenal. And I want to say, Mr. Chair, I thank you for your hard work and I support you. I don't want to get emotional because the stuff that we went through they will never understand, but I appreciate your support when there were times when they were just unbearable. So I just had to say that and put that on the record.

Speaker 10 ([00:25:38](#)):

Well thank you vice chair and let me first apologize for my tardiness. I'm juggling lots of things today, but the vice chair has been just an extraordinary partner and I mean that sincerely. Not just through their V piece but through all of this work. And when I tell you I've never been through a lease negotiation, I never imagined that it would be this strenuous and Myers was totally different from at van o perhaps because Myers is an existing tenant, but it's, it's been a lot and we'll leave it at that, but there's no other person I'd want to be in the foxhole with and our vice chair, she's been extraordinary and I'll leave it at that too. But it's been a lot and thank you for your partnership.

Speaker 1 ([00:26:28](#)):

We did move your chairman's report until you arrived, so you still have the floor chairman?

Speaker 10 ([00:26:33](#)):

Yeah, I'll forgo that for now. Did we finish the finance committee?

Speaker 1 ([00:26:40](#)):

Oh, update on in Alex in allocation of energy charges?

Speaker 10 ([00:26:45](#)):

Yes. All right. 16 allocation, is that you?

Speaker 1 ([00:26:49](#)):

I'm not sure that was an update on what we were doing. I guess it's more Ms. Commissioner Jefferson because he has been out there trying to figure out, just as you all may know, and for our new board member Mr. Wallace, where there was a concern that the, well, there's a lot of concerns, but one of the problems is that we discovered because we weren't told, but the accountant discovered when she looked at our energy bills that they were extremely high. And so then she discovered that all of the construction phase and all the electricity that Advo had been using, they were actually using from the meter that belongs to the N O R V P but had not, that had been I think what month was that? Was that June when you discovered when you that Yeah, but they have been using the electricity since April, so they owe us quite a bit.

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

And so then that sort of alerted us to let's find out where electricity is going and how it's being routed. There was a concern that even some of the Myers, which is one of our existing tenants has its own meter, but there was a concern that some of the Meyers operation is also using some of the main energy coming to the Ora bp. And from a legal standpoint, the issue is that under Article seven, section 14, Louisiana Constitution, we cannot give, donate anything of value to someone. So that's why we need to make sure it's straight. So Commissioner Jefferson kind of took the charge on trying to at least start to figure out this energy allocation. So I'm going to stop right now and let him, and one of the things that our C P s doing is she's going to gather the last about 12 months worth of energy bills for us so we can kind of see the difference and notice sort of what happened when, at least when Banno came in so that we can recoup at least that money. But go ahead. Oh, commissioner Jefferson.

Speaker 7 ([00:28:51](#)):

So can we kind of rope this into the property?

Speaker 1 ([00:28:54](#)):

Sure. If you want to move that to property. Well

Speaker 10 ([00:28:55](#)):

Then let's defer. This chair makes a motion to defer six key second by Chairman Jefferson. Is there any objection without objection That's deferred. Seven. A presentation of property committee report. Chairman Jefferson, a lot of you include the energy allocation of the report.

Speaker 7 ([00:29:16](#)):

Yes, so basically the past month what we've been working on is just like I say, getting the building and site under control, something manageable, something we all be proud of that involved landscaping, the figuring out the allocation of the energy. Also temporary and permanent roof repairs. We'll touch on each one once we get to it, but right now we're going to go into the electrical portion of it, which is seven B performed a sidewalk with Jason Chauvin from Husman, Mr. Hug and I can't remember electrician name from Myers. The purpose of the sidewalk was just to get Mr. Chauvin familiar with the property and see everything that was going on. Mr. Swia has been working on the property on and off for many years, so he was already familiar with everything and we asked both him to come and provide a report of their assessment and if it's ready I'd like to give Chauvin opportunity.

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

Hello everybody.

Speaker 10 ([00:30:31](#)):

Mr. Chauvin, what I'm going to ask is that you take maybe first of all state your name and affiliation for the record. I'm going to ask that maybe you take about five minutes for your presentation and then we'll open it up for questions and open discussion from the board if that's okay? Yes sir. And then we'll do the same for Mr. Sw.

Speaker 4 ([00:30:46](#)):

Okay. My name's Jason Shoman, I'm a electrical engineer, I'm a license professional engineer.

Speaker 7 ([00:30:57](#)):

I've been

Speaker 4 ([00:30:57](#)):

Doing this for 20 years, commercial building time primarily. So Greg asked me to come and take a look at the electric distribution with a focus on how the metering is done for the tenants in the building. So we did an observation and the short answer is I'll start with the Myers side. The Myers tenant has their own meter and all of the energy that they're spending is on their meter. We did ask them to do a quick check to make sure because when they moved in they disconnected power from the main meter and put it on their meter and it was just a asked to make sure there weren't any little answer alerts that might be left and they agreed which would, but generally speaking the Meyer tenant is set up correctly so that they're paying their own interest bill.

([00:32:03](#)):

There's one other meter in that billing and it covers everything else that's not the Myron tenant. So that includes the advo tenant. When I first looked at it, I requested the drawings for the advo tenant and I asked questions to their design engineer and they're setting it up so that a owner provided meter, which is usually installed by the tenant and then you're going to have to read it because you're going to have to back charge the advantage tenant based off that meter because energy is not going to segregate and they can't segregate their load from the van's load from everything else. This is not uncommon in commercial tenants. It happens a lot in high rise buildings. And so when I looked at and reviewed the drawings, they were basically setting that up. They even had in the drawings the what we call the tenant meter.

(00:33:06):

And so I advised Greg that this looks like what's going on. You need to make sure that this is all in the lease, that everybody understands that Banno should be expecting a back charge because your energy bill will go up significantly when they start operation. Also, I was there, the construction power that they're using to build the site is being billed to the main house meter and that probably explains why the meter went up when the construction, the industry bill went up when the construction started. So at this point, based on communication that came back from Banno, it looked like they were looking for what kind of meter you want to install and I have a recommendation for that. It's used commonly and the issue with the meter is you have to be set up to read it on a monthly basis so you know what Banno is spending so that way you can charge them based off a negotiated lease rate each month and usually the way that's done is you read it and then you're charging them the next month for what they charge and that's how you segregate. Basically you need another meter that is not introduced, that's read by the billing owner on a monthly basis and it's logged so that you know what to charge at Banno.

(00:34:43):

And it's usually in the month to month lease. It'll vary depending on how much energy they spend.

Speaker 10 (00:34:56):

Thank you commissioners. Are there any questions or comments from members of the commission? I have a question. Chairman Jones.

Speaker 7 (00:35:05):

Jason, did you also say that there's online way to also read the meters?

Speaker 4 (00:35:11):

Yes. We can pick a meter that will have a web interface and as long as you can get a data connection to it, then you can read it through an IP address.

Speaker 10 (00:35:26):

I'll get you counsel. Let's let Chapman Jefferson finish

Speaker 7 (00:35:29):

And this would be monitored by you by N O R V

Speaker 4 (00:35:34):

P? N R V P.

Speaker 7 (00:35:36):

Okay. And is it like a notification? We just log in monthly to check

Speaker 4 (00:35:42):

It to see. So I guess the best way I could explain this is the other landlords that they'll usually have a billing engineer or someone on their team and they might have in a high rise building, they may have 12 to 15, it'll be sub and once a month they go and they'll just go there and manually read them, write 'em down and then give it to property manager so that they can facilitate billing for it. If you don't want to

have to go to the site, you can do it with the IP address, which means someone needs to go in and log that information. That's part of, usually it's part of someone, part of the facility team that works for

Speaker 9 ([00:36:30](#)):

Mr Chairman.

Speaker 10 ([00:36:32](#)):

Hang on one second. You finished? Yes. Alright, commissioner Otis, I just

Speaker 9 ([00:36:35](#)):

Got one question. What's the probability of the MUS being misread or miscalculated during that method?

Speaker 4 ([00:36:42](#)):

So when they're first installed they have to be calibrated as part of the installation and generally speaking, as long as they're not tampered with, they stay in calibration for a long time. It's probably every three years I have to look at it. It's like every three years they recommend recalibrating it or just to check it and that's simply having an electrician go there. They do the calibration and then check to make sure that it's calibrated. But that's one of the reasons the brand that most people use is called Eon Deon and one of the reasons is that they're reliable once you, it is a lot of set. It is very much a set and forget it and then you're just checking the calibration periodically and like I said, that's usually about every three years.

Speaker 2 ([00:37:31](#)):

Mr. Chairman,

Speaker 10 ([00:37:33](#)):

Hang on one second, commissioner.

Speaker 2 ([00:37:38](#)):

So the board will have to take cost and do you have any kind of figure about how much this will cost us in order to do this?

Speaker 4 ([00:37:49](#)):

So usually, and based off the drawings I saw from Nno, the installation of the meter will be at various costs as they have it in their construction compliments. So that's set up and that is typical. It is usually the tenant that pays for and installs the meter and then the owner's responsible for reading it and I do recommend that you want as the billing owner, billing owner, you want to be the one responsible for reading it since it's a financial cost to.

Speaker 10 ([00:38:23](#)):

Thank you. Finished commissioner? Yes. Any other commissioners? Counsel?

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

Okay. First

Speaker 1 ([00:38:37](#)):

What I'm hearing from you whom I've never met and that you saw from Banno is quite disturbing because it means there've been disingenuous again in the negotiation. The lease very clearly said and has said for months it has always said that they were to install a standalone meter just as the Meyers have. That has always been the case and now you're telling me the plans never said that. Well I don't read electrical plans so I wouldn't know, but I know what I was told and I know what was represented to the board. Number two, this board does not have staff that can go out on a monthly basis and read anyone's meter. So that would be a burden on this board to do that unless Avan is going to hire someone to put for N O R B P and then pay their benefits and payroll.

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

Number two, they can't do this sort of, I don't know the way that you're saying it. They would basically be donating a little bit to them every month because you're kind of doing an estimate on the rent but you don't know what it's going to be, what the bill is actually going to be. You're going to give them sort of an estimated from the month before so you could actually be carrying a lot for the next month. Number three, number four, this board has been, and many of these board members were not here but they have been burned very badly before by tenants who sound wonderful, just wonderful on paper, I mean huge manufacturing facilities. You check them out, they're great, they're established. And then literally we had one that when they went out to check voice industries, everything was gone. They were gone, no one knew where they was.

([00:40:26](#)):

They literally packed up overnight and the N O R B P was on the hook. So what you're saying, the way that you're saying that meter would be your tenant meter, you call it Entergy would then, let's just say a fan leaves because we know that they've got a lot of high powered equipment and their bills probably will be at least 10 grand or maybe more a month for electricity is what we're talking. So let's just say something doesn't work out and they decide to move or they fold and Entergy sends us the bill for 10 grand or more. Well Entergy didn't say you're not on the hook for it. This is for your tenant. Is that how that would work? It wouldn't be an R B P

Speaker 4 ([00:41:05](#)):

So that would get down to what's in the lease

Speaker 1 ([00:41:08](#)):

Side. No, not on the lease. I'm telling you Entergy I know what's in the lease. Alright, what Entergy look to, who would Entergy look to for payment now I just want to hear from him. Who would Entergy look to for payment?

Speaker 4 ([00:41:22](#)):

Whoever the bill is assigned

Speaker 1 ([00:41:23](#)):

To and the bill would be assigned to in your scenario whom

Speaker 4 ([00:41:27](#)):

It would be N R P B?

Speaker 1 ([00:41:29](#)):

Yes, thank you. I do not believe that my client take on that risk and therefore it should be a standalone meter. Thank you.

Speaker 10 ([00:41:38](#)):

Okay. Is it Wallace? Yeah, Wallace. Commissioner

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

Wallace, you referring to CT metering? Because I've been in a situation where I've seen a situation like this where you can contact the energy company, they'll come out and put CT meters on and it will get a reading and we'll do that reading for maybe two months or something and get somewhat of like a level billing and we say this is how much energy they usually use and then through the lease we'll say okay, we are going to charge you X amount of dollars every month because this is your average energy bill and you don't have to go through a person to do write notes like you're saying.

Speaker 4 ([00:42:14](#)):

I agree. And if I

Speaker 3 ([00:42:16](#)):

Don't, but if you agree you just told us something totally different.

Speaker 4 ([00:42:19](#)):

Right. I'm telling you what I saw out there. I don't work for abandoned.

Speaker 3 ([00:42:23](#)):

I thought you gave us a recommendation.

Speaker 4 ([00:42:26](#)):

I'm telling you what Greg asked me to do is, Jason, what's going on? I need somebody that's third party what's going on? Can that system set up so that they would have their own energy meter?

Speaker 1 ([00:42:38](#)):

Absolutely. Just like Myers.

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

Absolutely. It would take a pretty major change to the electrical distribution but it would absolutely be done. Okay. And I can tell you when I'm advising a lot of the billing managers and stuff, I tell 'em on a big service like this they should absolutely have their own

Speaker 1 ([00:42:59](#)):



Absolute and well that is what has been agreed to in the lease. Thank you.

Speaker 10 ([00:43:03](#)):

Hang on, let's let Wallace this finishes line of questioning and then we'll rotate.

Speaker 3 ([00:43:11](#)):

I really don't have no more questions because I'm hearing the backtrack on the beginning he said it can't be done and this the only way it could be done. I don't have no more questions. I don't have no questions on it.

Speaker 1 ([00:43:22](#)):

I just want to say that that was the way that that is the way it's written in the lease and I understand that in December of 2022, advo did access the building and did examine the electrical system. So they have been very aware of the electrical system and how it was set up. They went in with their electrical engineers in December of 2022. I'm just shocked to hear about the plans that you read and I'm so sorry. I know you just read the plans and you're just telling me what you read. So I have no reason to believe that that's not what was in the plan. I just know that's not what has been negotiated. But it can be done standalone. It's not that it's impossible. Yes, it can be done. Thank you sir.

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

Any additional questions from members of the commission? Any additional comments? If not, thank you sir. Mr. Swan, again, we'll go ahead and give you five minutes for opening comments. Three minutes Mr. Chairman, we'll give you a two minute grace period just in case and go ahead. Open affiliation

Speaker 1 ([00:44:23](#)):

Because we don't want be paying for that

Speaker 11 ([00:44:25](#)):

Licensed electrical contractor for more than I want to remember about 30 some years, 40 years or so. And I too made a visit with the gentleman that we spoke about except Mr. Ch, Mr Mr because I don't want nobody mispronounce my name and I concur with almost everything. The engineer said that he's a whole lot smarter than me. That's why I'm not an engineer, I'm an electrician. However, the Myers meter is a CT meter, not holistically totally off of their own meeting, set aside meetings. It's still on the same bridge. But as we were sitting at the meeting, the Myers electrician said out of his mouth, well there may be some circuits that we didn't catch and that may still be on the business part. And I said, well, me being a conscientious observer, I just said, okay, that makes sense to me. It seems like I came here with an elaborate set of plans and a lot of, but I'm going to get right down to the brass tax so that everyone here can understand because myself and that gentleman have over 50 years of electrical understanding and y'all, this board is a very intelligent board but doesn't have any of the qualifications that we have.

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

Well, Mr. Wallace does. Now we have one person who's electrician. Okay, so let me make this simple. If you got a double hop and you turn off this power and that power stays on somewhere, somewhere, I don't, I don't want to spend money on his meter for my power. And if you do the same thing, you're going to find out we didn't do any testing. All we did was observe it. We didn't take our one meter, we

didn't take our 1:00 AM meter, we didn't take out one. Anything seemed like to me maybe, I don't know. It seemed like to me maybe the best way to do this is to go and turn off all the power, supplying all the accommodations to the Myers space, see what goes off. Vice versa. Now being that this is an old system and a very outdated, somewhat antiquated system, it's a lot of things can't just, I'm not just saying turn one switch off, turn off all of their accommodations and see if some stuff stays on.

(00:47:39):

That's about the easiest way I can say that it's coming from someplace else. As it relates to that, that's, and that's my Meyer's conversation as it relates to, I agree with Mr. Chauvin a hundred percent, but Iman D, if you're going to use D should be not just installed by the tenant, it should be calibrated by the owner of the building and the owner of the building should have access to that meter. Because if you allow me to come in your house and put my meter in to do what I need to do and guess what I'm going to do, it's going to go my way. That's kind of sense to me. I'm a licensed electrical contractor, but I'd like to meet my customers where they can understand because I could come in all day and see a lot of stuff with a lot of gadgets and a lot of trick nobody would understand.

(00:48:53):

But a few people in the room, my last statement and then I'm finished for the day, but my last statement is whenever you find or whoever finds how much kilowatt hours is being spent, vice versa this way or that way, I was told, and to me I was to understand that this crossover was done eight years ago, so forth. How are you going to make reparations to this board because there's been hurricane shut down. There's been some nights they stayed late, they've been great changes. I don't know, I can't answer that question. The only question I know is if we start at the beginning and the beginning is if it is only some lights in one of office that's on, I still make over eight years. That may look like 20, 30,000 bucks. I don't know. But I say, I mean the board has to start to remedy the situation and I was here as partially as the remedy. I have all the questions. Thank you Mr. Swan, your for Mr. Wan, what is your recommendation and the remedy? Partially my first recommendation is to simply go out there and we talked about it but we never did it. Simply go out there and do an isolation check, turn off our building. I say our but you don't understand what turn off our building. If something goes off over there, hey that's problem one, turn our building back on, turn off Maya's space. There's something stays on problem two. That's simple enough.

Speaker 2 (00:51:03):

But how do we get to the point where it's all separated?

Speaker 11 (00:51:07):

Well once that happens, you can't make

Speaker 2 (00:51:16):

Technical

Speaker 11 (00:51:16):

Assessment until you know what it is that is on a different meters what we call crossover that you can't make an assessment. It might be we all stood together and the electrician said yeah that pipe go all the way into that junction box. That junction box big as me that it might have some service in there. What you mean that don't make sense to me? Just didn't make sense

Speaker 2 ([00:51:43](#)):

To me. I got the assessment part. But how do we remedy the problem?

Speaker 11 ([00:51:48](#)):

But

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

Wait, wait. By separating out three PSS in R V P main building, Myers totally taking care of their own electricity and at van,

Speaker 11 ([00:52:05](#)):

I think Mr. CH said the right piece when he said I think a van should be on because I saw

Speaker 2 ([00:52:19](#)):

Is that a separate,

Speaker 11 ([00:52:23](#)):

That's an owner owned meter system, owner owned meter system. Let me say this too. With the age of that equipment, with the type of that equipment to yes it can be done but to break out an additional meter would be that at this point an astronomical cause if one of those, I'm scared of stroke one of those breakers because if they breakers usually fail when they stroke, you turn the breaker off, it turns off real easy. This don't come back on. I'm scared to touch the and brake this. So yes, but the best way to do it is leave it bracket it, leave it working, leave it intact and do the CT metering just like Myers did abandoned. But this board needs to be in charge of that. You don't leave charge a V bill then you're back charging own. Correct. I'm not sure of the lease agreement, but I'm sure at some point in time there's, if you get X amount of days, X amount a month behind the eviction notice is that way you'll pay that with the rent that way they'll always be current. My opinion

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

There some Commissioner Wallace, I don't know nothing about this stuff.

Speaker 3 ([00:54:02](#)):

I don't agree with what he's saying. You want ask

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

You because that's your thing for me and I'm just a simple in all for me to understand what is it can we do to separate out these,

Speaker 3 ([00:54:23](#)):

Add another meter to the other side of the building. But like I said, I'm saying it without looking at the building at all. But it is not that hard to do.

Speaker 11 ([00:54:31](#)):

I didn't say it was hard. Just got to be done. Got to be done.

Speaker 10 ([00:54:39](#)):

You you're done commissioner?

Speaker 2 ([00:54:40](#)):

Yeah, I think I'm okay.

Speaker 10 ([00:54:42](#)):

Chairman Jefferson.

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

So this line item was to

([00:54:50](#)):

Understand what needs to be done to determine what separates that all mys, the electric is on under Myers meter. All know RVP is on N R V P and Van O isn't there yet because they aren't up and running yet. So we don't know exactly what their is and it won't be separated until they're actually done. So the resolution that I wanted to make with this item is honestly just to get electrician in place to go and test Myers's building, I mean Myers's feed compared to N R V P to determine if Myers is on NPS Electric right now. So that's

Speaker 2 ([00:55:27](#)):

What Mr was saying, right? And I appreciate all of that. I want to get to the end. How are we going to be able to, because as long as Advo is on our bill, we are going to see some astronomical bills. So I understand that and Mr. Sw you did explain that to me before about checking it with the meter and stuff that we had with you. But y'all use, I just want to know at the end of the day, once they make the assessment, are they going to be able to separate it out? So Myers has their meter and Nel have their meter and we have our, that's the thing that I'm,

Speaker 11 ([00:56:14](#)):

If I could, it's like going to the doctor once the doctor first has to find out what your problem is I got and then he can treat whatever that problem is. I understand you first have to find out what circuits diagnoses first, whatever it is, they come up and then come up with the treatment of how we're going to reroute this that I got it, I got it. See I had to break it down to

Speaker 12 ([00:56:37](#)):

Layman's terms. So the spaces in the building fine.

Speaker 10 ([00:56:43](#)):

Are you done Vice chair, you're done. Chairman Jefferson? Yes. Commissioner Ola.

Speaker 12 ([00:56:48](#)):

So the spaces in the building were not originally segregated by tenant like this. So we didn't have a warehouse space that was for Myers and we didn't have a corner of it that was for advo and the rest of it for, so the electrical system and the building serves all of that. And whatever Myers did to separate their power off, they just took a certain number of circuits on the whole. So if the circuit serves those

three lights there that are in Meyer's space. But these three lights are in N O R B P space. Correct. All they did was take that entire circuit or not take that entire circuit. So either those three lights are on our bill or those three lights are on their bill. That's a spaghetti that you're never going to be able to untangle.

Speaker 11 ([00:57:45](#)):

Well don't want answer to that first thing you got to do. Turn off.

Speaker 12 ([00:57:57](#)):

I get

Speaker 11 ([00:57:58](#)):

That. I

Speaker 12 ([00:57:59](#)):

Understand what you're saying with

Speaker 11 ([00:58:00](#)):

That. Once you identify

Speaker 10 ([00:58:03](#)):

Wood,

Speaker 11 ([00:58:04](#)):

Wood, that's not this board's issue. That's your tenant issue to resolve that because this board was told that that was resolved already. That's really not your issue. That's the issue of the person or the party that said that they did that already to begin with. The same guy that did it said well I might've missed some. If I have did that I'd have said no, we a hundred percent isolated if I did it. So you got to go through the procedure.

Speaker 10 ([00:58:46](#)):

Alright, are there are any further questions on this up? Any further discussion on this item or for Mr. Swan should say, alright, hearing none. Thank you Mr. Sw. Alright chairman Jefferson, I am turning this OT over back to you.

Speaker 7 ([00:59:05](#)):

So to wrap it up, I would like to pose a motion to have the electricity traced to determine what is and where does it go, what's on whose bill and where does it go?

Speaker 10 ([00:59:22](#)):

Can you state that motion a little louder for

Speaker 7 ([00:59:25](#)):

Me? I would like to place a motion to have licensed electrician trace the electrical at the elevators to determine what belongs to which entity. He would not be making these repairs. It's only to trace like Mr. Swania said that would be something that's on the tenant if it's found that it is not everything isn't under their scope, under their the electrical.

Speaker 10 ([00:59:52](#)):

Alright, I think we need a little bit more clarity chairman, because you're not making it clear. You're saying a licensed electrician. Who is that person if we're not identifying that person? Who's going to choose that person?

Speaker 7 ([01:00:04](#)):

We have the property committee select the person. I guess it depends on how much it would come back to determine if we need to actually put it out to bid. I don't feel that it would be that price. So I guess I'm asking a motion to select the licensed electrician to perform the services of to trace and trac and electricity

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

Question. I was getting clarity on a motion. So in order to discuss this we'll need a second for discussion purposes. If not the motion will die for lack of a second. So is there a second? Commissioner, vice chair Plummer seconds. So Commissioner Wallace and then Commissioner Bennett.

Speaker 3 ([01:00:54](#)):

I did look, when I got this paperwork yesterday, I started looking at it a little bit and I did pull up the address to see who done electrical work and there was an electrician who done the electrical work. But it's my understanding also that woodwork was the prime on the job and more than likely we had the prime on the job. They would usually hire the electrician to do that type of work. And there was an electrician who filed a permit with the city to do that work and he didn't do a good job. And I'm going to say Woodworth is the prime that I guess we paid.

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

Mr. Chairman gentlemen will state this point. Commissioner Tucker, I need the gentleman to state Germaine to the motion. We're discussing the motion on the floor.

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

Well we talking about how we going to solve the problem.

Speaker 10 ([01:01:38](#)):

We're discussing the motion. So the chair will rule that the gentleman's comments are toma. The motion. That's the chair.

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

My point is if we hired woodwork to do the build out, it should be we

Speaker 10 ([01:02:04](#)):

Didn't

Speaker 1 ([01:02:04](#)):

Hire Oh we didn't hire him. Him, no, at Vanna hired him

Speaker 10 ([01:02:07](#)):

For the record. We did not retain woodwork at Vana was responsible for retaining their contract.

Speaker 3 ([01:02:15](#)):

Alright

Speaker 10 ([01:02:17](#)):

Commissioner that. So

Speaker 2 ([01:02:18](#)):

That's the question. So the board would be responsible for hiring a person to go in and do the inspection to trace the lines and everything. That would not be a responsibility of a van and Woodward would you really want at Van? I'm sorry. Well I'm only asking because like he said, they hire an electrician so that should be a part of their scope to making sure that all the wiring is that they're going on their meter.

Speaker 10 ([01:02:57](#)):

I think from my standpoint, I only speak from my standpoint, commissioner Dun it. I mean at the end of the day, this is our asset as a board and we're talking about now more than one tenant. We're not just talking about Banno. So I think it would probably be incumbent upon us to ensure that this is done and we've already had to retain a third party consultant to oversee the advan build out. So I would feel hesitant to start allowing tenants to retain electricians and then we have to hire third party consultants to oversee that work. Just my thoughts. Fair question though. Chairman Jefferson Commissioner,

Speaker 7 ([01:03:51](#)):

Just to be clear. So each entity is going to have their own electrician. So what you don't want is still our responsibility overall. And it's not adv Vanos job to tell us what's going on with the Myers side and vice versa. But also Advo also isn't complete yet with their electrical. So I'm concerned about their side, but more right now is on the Myers side because it means we could weeded them out and now we know it's just us against Evano as opposed to US Evano and a little bit of Myers altogether.

Speaker 10 ([01:04:25](#)):

Mr. Allon, the vice chair.

Speaker 12 ([01:04:27](#)):

Just a real quick question. Can our existing consultant Ficon do this work or do we need to go find another

Speaker 10 ([01:04:36](#)):

Consultant? Mr. Feer is not a licensed engineer electrician,

Speaker 12 ([01:04:44](#)):

I don't think the work generally requires a license. But

Speaker 10 ([01:04:49](#)):

To trace,

Speaker 12 ([01:04:50](#)):

To trace electrical

Speaker 3 ([01:04:51](#)):

Services to do any type of electrical work within the city of New Orleans, you need to be licensed. I mean everybody's doing electrical work, they're just tracing. To do any type of electrical work you need to be licensed in the city of New Orleans

Speaker 10 ([01:05:04](#)):

Commission. All the, with all due respect, my 13 year old niece is smartest person in my eye. But I wouldn't want trace him. And I'm not being facetious. I just think that we can't allow somebody to do electrical work because they're smart. These folks need to be trained because the liability will be on us at the end of the day. So in my opinion, this work absolutely has to be done by a license.

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

Any further questions from the board? So I'm having a little bit of trouble with the motion commissioner Jefferson, only because I won't say trouble, but I need to be clear. So I thought today we were going to resolve to retain somebody if we feel we're not prepared to do that. If we're remanding this back to the property committee, I just need to be clear that this is going to be delayed for a month because the property committee will only have the ability to recommend a contractor to the board with the relevant financial information. But that individual will not have the authority to begin work until it's ratified by the board. So I just want everybody to understand the ramifications of this motion. The resolution Chairman. C

Speaker 2 ([01:06:36](#)):

I definitely agree that we need a third party to come in to help divide, but just being cognizant of the budget and where we are, I do would feel comfortable to see before any services are rendered as well. But how will we get that simultaneously with the quote and to get somebody before the board meeting, the next board meeting, just a possibility that it could go to get the property committee an opportunity to give quotes and it would be sent to executive,

Speaker 1 ([01:07:29](#)):

I'm sorry if I may say you as finance, I guess you guys know where the budget is and kind of have an idea of how much money you'd like to pay. You could always, yes. You guys could delegate the authority to hire to say the property committee and you could set a not to exceed amount of money that could be spent and then they could FET candidates who are qualified, duly licensed and within that price limit. And you could do

Speaker 10 ([01:08:01](#)):



That. Have a hesitancy about that. I don't even know what a do not exceed.

Speaker 1 ([01:08:04](#)):

I have no idea either. I have no idea. That was

Speaker 2 ([01:08:06](#)):

My question. My question is how do we know what to kind of give a

Speaker 1 ([01:08:10](#)):

Dollar month? Maybe Mr. Wallace might have an idea since that's his field, that

Speaker 2 ([01:08:14](#)):

Recommendation.

Speaker 3 ([01:08:18](#)):

It is hard. I've never seen the building. I have no idea too much about the building, but I could probably talk to some guys and maybe they could come do it for free. We never know.

Speaker 2 ([01:08:28](#)):

We've already had two to do it for free. We've had Mr. Swia and mr. So we have to get to the point where we got to get somebody in there to do the job. So do you have any idea as your profession, how, how big is the building? I don't think you've seen building right?

Speaker 3 ([01:08:50](#)):

Some 13,012 people out. About

Speaker 2 ([01:08:52](#)):

118 hundred. 12,000 square feet. 112. Okay. 12. Mr. Chair, vice chair. I hope I'm not out of order, but Mr. Wann, what do you have off the top of your head? What it may cost for a tracing of a building that size?

Speaker 11 ([01:09:16](#)):

Not right now,

Speaker 2 ([01:09:19](#)):

Not a guesstimation

Speaker 11 ([01:09:25](#)):

Of days and a about 1500. But not to mud, the water. I stand up again. I'm sorry. Not to mud. The water don't, you're not a guy that ever said good, but I'll do is pro bono

Speaker 2 ([01:09:53](#)):

Because

Speaker 11 ([01:09:54](#)):

I think it needs to get done. Okay. But I've been to two meetings now and I don't know if y'all realize this, but you keep sending bills. Hey, you're going to keep on saying this, whether we get to the bottom of this or not. So I'm sorry about defendant's side. Let's not point too much on how much it's going to cost to get somebody in there. I'll do it. I'll do it. One day. We set up a time where Myers can turn off the equipment because he already asked us if you wanted us to do that. We turn off the building however long it take me, I'll give y'all how much that'll cost. There'll no charge Now going forward, how are you going to rectify whatever findings is? That's something else. If there's gentlemen is a board member, I would appreciate the fact of him being there when he's an electrician, if he so wants to do that. I

Speaker 13 ([01:11:12](#)):

Would just like to see this thing go forward.

Speaker 10 ([01:11:19](#)):

Alright, public comment period has passed but our law enforcement officer wants to say something and because you're protecting us, I am going to offer a motion to suspend the rule second by Commissioner Jones to allow our officer to speak. Is there any objection without objection? Objection. Alright. Commissioner Tucker objects. So the chair has offered a motion to which Commissioner Tucker objects. If you are in favor of suspending the rules to allow law enforcement officer to speak, you'll vote yes. If you uphold, you'll vote no. A yes vote is to allow to speak a no vote is to not. Madam Secretary, please call the vote.

Speaker 2 ([01:11:59](#)):

Commissioner Jefferson? Yes. Commissioner Jones. Commissioner O Commissioner?

Speaker 13 ([01:12:09](#)):

Yes.

Speaker 2 ([01:12:10](#)):

Commissioner Taylor? Yes. Commissioner Tucker? No. Commissioner Wallace? Yes. Commissioner Benning? Yes. Vice chair Plumber? Yes. Chairman?

Speaker 10 ([01:12:23](#)):

Yes. Nine yays one day rules are suspended. I'll let our law enforcement officer speak if you'd like to approach the podium.

Speaker 13 ([01:12:35](#)):

How you doing? My name's Eddie Freeman.

Speaker 1 ([01:12:39](#)):

Freeman. Spell your last name please. Freeman. Freeman. Okay, thank you.

Speaker 13 ([01:12:46](#)):

I'm from Alabama, world Tide. I retired Coast Guard, 23 years. Coast Guard officer was electrician. I have my master license. I got the contract. I think we need a print of the building, A print of the building. Maybe the smart guy right there. Normally the electrical engineer to write up the scope. What you guys need done. You got to be able to isolate that all the circuits. Keep an amp meter on the white out meter, make sure everything's shed off. So I'll get a print. I'll try to make sure all the circuits, all the panels are labeled but I was sitting out on a bid to have three or four electricians look at it and it was priced to make sure this building is isolated. To make sure first thing to get a building, electrical engineer, get a job. You sit down on the bed, make sure each building a building D C is isolated from each other. Trying to find out, is that what we're trying to do? Make sure y each building is isolated from each other. It's

Speaker 14 ([01:14:24](#)):

One continuous

Speaker 13 ([01:14:26](#)):

Building separated out, separated off of each tenant or what have you. So the way you want my area. My area, right. You need a print of all the electrical and that's normally running into an engineer. He would give you what we're looking at and you saw electrician there, a couple of electricians. They would give you a price on the job. That's what I do. Any questions? Commissioner Jones?

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

What the officer say, it makes a whole lot of sense and really it does. We do need all of this stuff but are we on a timeline because we need to get these meters done. I don't know how long they'll be finished with the construction but we also have to consider that we have to do something immediately to be able, because I don't know how much longer they have to work and we have to get a meter in there and we have to get them on their own meter. So how can we do this quickly to have it ready Because I don't know what the timeline is for them. Again,

Speaker 13 ([01:15:37](#)):

You say you saw the print only for Advantage. My understanding is that they don't have prints that cover. They have what?

Speaker 14 ([01:15:50](#)):

They don't have a print that cover items.

Speaker 13 ([01:15:51](#)):

Oh okay. Don't have prints chairman.

Speaker 7 ([01:15:58](#)):

Okay. So we have drawings of existing drawings of the Myers and at AI space prior to AI coming in and doing work. As far as the office building side, we do not have any drawings of the existing office building to do to provide existing drawings of the office building. It's going to take a little bit of time for one because we would have to retain someone to do it. Honestly I don't have, I can do it. I don't have the time to do it. We'll have to retain someone to do it and then they will document the first floor, the second floor where all of the electrical rooms are mechanical rooms, all that will be included in that and in the amount of time that we're trying to get this done. I agree with you that is the correct way to do it,

but in the amount of time that we have to figure this out that we're trying to stay on, I don't think it works to do that for, we're looking for right now at some point, this is something later on down the line, once we actually had abandoned into the space, I would've all recommended that as far as bringing building back into commerce, the office building portion of it. But again, right now, if it's only for what we are looking for, I don't think that necessary at this point.

Speaker 13 ([01:17:21](#)):

You mentioned you already have prints and you just did a renovation. The guy who just did the renovation, you should have, we

Speaker 7 ([01:17:30](#)):

Have the, again it's a warehouse portion. It's a huge warehouse and it's an office building. The one building the warehouse is easy. That's already done. We have that but then there's all the one electrical room. It doesn't go into the office building, which is where a bunch of lines are. Also going into the office side of the building and again, we don't have any documentation of that portion. At least I'm not aware if we do

Speaker 13 ([01:17:56](#)):

New Orleans

Speaker 10 ([01:17:58](#)):

Commissioners. I'm going to allow six more minutes for this portion. We've been on this item 37 minutes and we are at this point now going in circle. So I'm going to allow six more minutes. Vice chair, plumber, anybody else? And then I'm going to make some comments but vice chair plumber,

Speaker 2 ([01:18:14](#)):

We have someone that stood up and said they'll do it pro bono. How are we going to look something free in the face and we try and be on a timeline to get this done. How can we turn that away? Counsel, can we accept something for somebody to do for Bon?

Speaker 1 ([01:18:36](#)):

I think you can. That's not a problem. As long as you have, as Mr. Wallace said, to do anything, you have to make sure you have to just verify all the licenses and stuff like that. So we'd have to verify licenses. He

Speaker 2 ([01:18:49](#)):

Even suggested that Commissioner Wallace makes himself available when they do it.

Speaker 1 ([01:18:59](#)):

Yeah, we just have to, as I said, verify licenses and if Mr. Wallace wants to join, that's up to him.

Speaker 3 ([01:19:07](#)):

Would love to join. I just it going to have to work with my schedule. I will be out of town in the next couple of weeks.

Speaker 10 ([01:19:15](#)):

Alright Officer Freeman, thank you for your comments. Thank you for your service and I really could have used it here on Monday because I had on my Alabama shirt and I got a hard time so it would've been great to have you company with that roll

Speaker 1 ([01:19:31](#)):

Time. May I ask one question? Mr. Swania, would you able to just email a copy of your licenses to me so we have that on file? I'm sorry, I couldn't understand them. She said yes. Yes. Okay great. I'll give you my email address. All right,

Speaker 10 ([01:19:47](#)):

So first of all, let's backtrack. We have a motion on the floor, so either we need to dispose of that motion or is there a substitute motion or we withdrawing the motion?

Speaker 7 ([01:19:57](#)):

I would like to withdraw the motion.

Speaker 10 ([01:19:59](#)):

Alright, who made the second?

Speaker 2 ([01:20:02](#)):

I

Speaker 10 ([01:20:02](#)):

Did well you withdraw your second? Yes. Alright, so that motion is vice chair.

Speaker 2 ([01:20:08](#)):

I would like to make a motion that we accept Mr. Sw you's offer to do this for free. I hate to say free to get this moving and if he can coordinate, give all of his certifications and licenses to Commissioner Wallace to make sure he is certified to do all those things. And if Commissioner Wallace can get with him to get this done, that would be my mission.

Speaker 10 ([01:20:40](#)):

Second by Commissioner Jefferson. And just for clarity, vice chair, when we say what is the scope of what we're authorizing Mr. Swee to do, just so it could be on the record.

Speaker 2 ([01:20:49](#)):

Mr. Swier, what is it that you're offering pro bono to trace the trace Electricity of electric. The electrical distribution? Yeah, the electrical distribution for the building.

Speaker 11 ([01:21:05](#)):

Right now only thing, I'm sorry.

Speaker 2 ([01:21:07](#)):

I'm sorry, go ahead. Go ahead.

Speaker 11 ([01:21:09](#)):

Right now the only thing that's in is two things in question. Myers Myers, I would do isolation. It's going to take me half an hour. You don't come up with anything. It take about a half an hour Avan. It is prescribing a metering system for avan. It shouldn't take that long.

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

I'm going to honestly tell you're not going to go in and trace all the wiring traces, all the conduit because we're going to be back to join the matic of the building and the plans and the system of the building. That's going to take a lot of time for an engineer for a draftsman will take a lot of time. If I turn the switch off, the light's going to go off. I can't make it no plane in there that if I turn the switch on, something going to come on. I can't make it no plan. That's how when they pay me to separate circuitry, that's how I find out I turn this man's power off and I see what's happening. Turn that.

Speaker 10 ([01:22:39](#)):

Alright, thank you Mr. Suwane. So we have a motion on the floor by vice chair plumber to authorize Mr. Suwane to trace the electrical distribution of the New Orleans Regional Business Park building pro bono. Second by Commissioner Jefferson. Is there any questions or discussion

Speaker 2 ([01:22:58](#)):

Question?

Speaker 10 ([01:23:00](#)):

Commissioner Beck.

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

That's just from Myers, correct? Was that to my understanding that's just for Myers. You can only, no, I think he can. He said Myers and Evan's not done yet. Ivana's not done yet. I don't get an accurate assessment. Well Mr. Wan, what are you saying? Just for Myers or

Speaker 11 ([01:23:17](#)):

Myers is already already, we already know that Myers is on the ct. So just to find out if everything is isolated with fire and to give you a recommendation on CT metering,

Speaker 10 ([01:23:35](#)):

You've

Speaker 12 ([01:23:35](#)):

Got two meters. You just got to verify what's on one meter and what's on the other meter. That's what we're asking right now. It's no more complicated than that. What's on meter one? What's on meter two? I don't think we need, don't need to worry about names like Myers or Urbano or N L R B. It's just meter one and meter two

Speaker 11 ([01:23:59](#)):

B.

Speaker 2 ([01:24:05](#)):

The motion.

Speaker 10 ([01:24:08](#)):

Alright, is there any further discussion? Chairman, commissioner,

Speaker 9 ([01:24:14](#)):

I urge you to vote no for this motion. I do not believe in black contractors work for free for 30 minutes on five minutes.

Speaker 2 ([01:24:22](#)):

Oh my goodness. Sorry. I thank you.

Speaker 10 ([01:24:27](#)):

Hold on.

Speaker 2 ([01:24:29](#)):

Commissioner

Speaker 10 ([01:24:30](#)):

Tucker has the floor.

Speaker 2 ([01:24:31](#)):

I do.

Speaker 10 ([01:24:33](#)):

Thank you Commissioner Tucker, is there any further discussion from the members of the board? Vice chair plumber,

Speaker 2 ([01:24:41](#)):

Commissioner Tucker, I appreciate that. Do you have a not fee that you'd like to offer? Two

Speaker 9 ([01:24:49](#)):

50. We got money.

Speaker 2 ([01:24:51](#)):

\$250.

Speaker 9 ([01:24:52](#)):

Yeah, something,

Speaker 2 ([01:24:55](#)):

A trace

Speaker 9 ([01:24:56](#)):

500, whatever number you come up with. I would rather him go give us a quote and come back.

Speaker 2 ([01:25:03](#)):

What else he was going to do for free pro bono. So you don't want the pro bono? I don't want,

Speaker 9 ([01:25:11](#)):

Don't want him to work for free.

Speaker 2 ([01:25:12](#)):

Okay, well suggest not to exceed.

Speaker 9 ([01:25:15](#)):

I'm suggesting you both know

Speaker 10 ([01:25:20](#)):

Commissioner, chairman Taylor, commissioner

Speaker 2 ([01:25:26](#)):

I second Commissioner Tucker. And to that we do have policies in place for exceeding the chairman does. Chairman, he has discretion to use up to and counsel, please correct me if we're on up to \$1,500 if it does exceed that, does it make sense that we just continue to move forward with whatever the scope is? But the chairman does have discretion at 1500 I believe to utilize and if it does exceed that, then it comes to I agree. Second on chairman,

Speaker 10 ([01:26:02](#)):

Chairman commission.

Speaker 12 ([01:26:04](#)):

Just real quick. At \$75 an hour for 40 hours is 3000 bucks. I think that's about what it's worth. So that's a donation. If you're doing it pro bono, whatever it is, it'd be worth 3000 to this board.

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

Commissioner Bennett.

Speaker 2 ([01:26:28](#)):

So do that. Put us back where the property committee need to select somebody to do the

Speaker 10 ([01:26:34](#)):



Job. The chairman's going to offer a motion. The chair offers up the following motion that the following commissioners be authorized to negotiate a contract with Mr. Swania and or Mr. CH as an independent or joint venture and make a recommendation to the chair to which the chair shall have final authorization to approve the contract. Vice chair Plum Chairman Jefferson. Chairman Taylor. Commissioner Wallace. That is my motion. Is there a second? Second. Second. By Commissioner Bennett. Madam Secretary, please call the roll a yes vote is to approve the motion. A no vote is to not approve a motion. Hang on. Commissioner Jones,

Speaker 2 ([01:27:18](#)):

Just one question. Original motion. We've gotten rid of that already.

Speaker 10 ([01:27:21](#)):

I'm offering a substitute motion.

Speaker 2 ([01:27:23](#)):

Okay. All right. Thank you. I just wanted to make sure I

Speaker 10 ([01:27:27](#)):

A yes vote is to approve the motion by the chair. A no vote is to not approve. Madam Secretary, please call the roll

Speaker 2 ([01:27:33](#)):

Commissioner. Yes. Commissioner Jones. Yes. Commissioner Olivar? Yes. Commissioner Hunter? Yes. Commissioner Tatum? Yes. Commissioner Tuck? Yes. Commissioner Wa? Yes. Commissioner Bennett? Yes. Vice Chair Paul? Yes. Chairman Hughes?

Speaker 10 ([01:27:52](#)):

Yes. 10 is no Na that motion. Alright. Seven C Update on landscaping and green space Maintenance and Garden Doctors Inc. We do have the CEO of guard doctors here in the building. I'll let the vice chair offer brief opening comments and Dr. Scales I'd ask that you take the podium please. But madam vice chair you can go ahead Dr Scale, I'm going to allow vice chair, this

Speaker 2 ([01:28:29](#)):

Is Dr. Nathaniel skills on of guard doctors and this is Mark which operations? I have pictures I'm going to send out to everybody. Mark has been sending us the pictures of their progress and I take

Speaker 13 ([01:28:53](#)):

Good evening everybody. First of all, I know Mark spoke earlier as relates to progress. I just want to come say thank you. I know I was in that last meeting so I want to definitely come to this meeting and say thank you opportunity. Looking forward to completing this 99 complete. I do want to bring to you all attention. One of the concerns, excuse, I know there was some questioning as it relates to what a cocktails are that was tension or that was not at the top pond. Well based all the time based on now that we are boots on the ground, whether it was intentional or not intentional, there is some sort of pond. It's pretty deep. We are going to clean it up. We having some extra machinery that we have coming down. That's the only thing that's left I think grass down now I know cleaning it up, maning it

and we are going to bring one of our extension boom machines out of our lack at Baton Rouge office down here this week to clear off that pond.

[\(01:30:10\)](#):

Now going forward, this is something for the board to consider because of course now that we know that it is a pond, we're caught in the pond because it's holding water and even with the sun that we are having every day, that pond has not dried up. So something to consider going forward is do you all want us to propose something to dig it out and to maintain it as a pond because we would never be able to mow that properly as far as with long haul. So being that we are able to observe that now that's something consider that doesn't have to be discussed in this meeting. Just going to bring that to you all's attention. Of course again, we are going to clear it out by eliminating, by cutting the grass with a special machine that we have to reach out into the water to cut it. But going forward, would you all like to do dig it out and just keep it and maintain it as the time or we can feel it or we can feel it and plant inside on top, which is something, what is your best suggestion? It is all that. What you want is from aesthetic standpoint. We know it's in New Orleans, everything's about buy your retention pond and everything building it is personal preference to be honest. We can either all after we have it all.

Speaker 10 [\(01:31:29\)](#):

Yeah. I'm going to caution the board to first of all, thank you for the miraculous work that you've done until the vice chair sent me a text. I was at a meeting, a lunch meeting and she sends this text and I never knew there was a sign.

Speaker 13 [\(01:31:49\)](#):

I can't believe that neither did. We was just cutting. That

Speaker 10 [\(01:31:55\)](#):

Was a sign that was sort of miraculous in itself and I'm really, I'm not being funny. I'm glad nobody didn't get hurt by running into it but it actually looks good. But a little pressure washing probably could look really great. But the work that you all have done, it's just been extraordinary and Dr. Scales your reputation in the city, not only in the city but the region you've done work throughout the Gulf South have some very high profile clients in the fact that you would even agree to take this on such short notice with such a level of professionalism. Thank you. We thank you and thank the vice chair for her leadership in helping us navigate this. My recommendation would be that we don't haphazardly make a decision to your, and I know you're not making a recommendation. I appreciate that. I don't know what the history behind that was.

[\(01:32:46\)](#):

I don't know if it was intended to be upon, I don't know if it was intended to not be. I don't think we need to do our due diligence to figure that out. So I think the property committee is probably the most appropriate entity to get with guard doctors and figure out and make a recommendation on do we fill it, do we do something else with it? But really try to get a idea of how we move forward. One thing I'll ask the property committee, and this is not my area of expertise, I'm going to ask the experts to weigh in, but if we look at filling something, I know permeable equipment is really the new resilient thing to ensure that we're absorbing water right now. We're in a drought tomorrow we could be in a very wet situation and so let's just make sure that we're taking all of that into consideration as we're making recommendation. Dr.

Speaker 13 ([01:33:42](#)):

Skip, I would tell you this week after we bring our boom machine down and cleared out, we would know a lot more probably get for that advice. But that sign of what we do prior to going out, if I can just drag on the company for a little while, we do's called J ss a job site. I know we have a few contract engineers. You know what that is? Is a job site analysis form. And that's what we discovered. That was the sign, which is we had our safety crew go out, suited up because of alligator snakes, whatever could be out there and they just look for anything that could be hazardous or anything and that's when he discovered it was a sign. So that's why we didn't hit it with the machine.

Speaker 2 ([01:34:26](#)):

I'm just surprised because I always knew there was a sign, always knew there was a sign and I'm just surprised when Commissioner Jefferson has said wow, we have a sign. Because I always knew we had one. But it just shows you just how bad the property has become

Speaker 10 ([01:34:44](#)):

Chairman jobs.

Speaker 7 ([01:34:46](#)):

That was going to be my question for if they can send us some information so we can try and coordinate something with the property committee but just be quickly thinking about it. And this is not for emotion and things, just information. If it's already there, why bring in fill to add to it? You might as well maintain it as is or dig out to make it an actual pond to what Therefore we don't have worry about maintaining or putting anybody in harm's way. The only two things about that is I know our water meter is there somewhere and also the sign is there now. So if we can somehow create something access to that, I think that maintaining this as an actual pine with a small burn wall around it to stop water from going into other areas, that would be something to move forward with. But like I said, I'll engage with guard doctors committee discuss

Speaker 10 ([01:35:48](#)):

Commissioner,

Speaker 2 ([01:35:49](#)):

I may be out of order but correctly Mr. Chairman,

Speaker 10 ([01:35:53](#)):

Commissioner Tucker will raise a point of water.

Speaker 2 ([01:35:58](#)):

I just have a question. I know we did a contract for it to clean it up but did we do a contract for monthly maintenance?

Speaker 10 ([01:36:06](#)):

So the next step is going to be for, I appointed a special committee at the last meeting consisting of our vice chair Commissioner Jefferson and Commissioner Tatum to negotiate a monthly contract and make a recommendation. So that is the next step

Speaker 2 ([01:36:26](#)):

And just point of contact. I did go out to the building because I posted the agenda and it looks totally different.

Speaker 7 ([01:36:35](#)):

You passed it up? Yeah

Speaker 2 ([01:36:37](#)):

I saw it and I saw a sign. I never knew that. I didn't know there was a sign but I was excited to see the sign. I know they still have more work that they're doing out there but it looks so much better. Thank you. Yes it does. If I can say this, we did talk to, well Mr. Wiley did say they wouldn't even really know what would be maintenance until they do that. But I have to say this, our attorney said she was looking at the pictures. Oh my god. Oh my god our building looks horrible. I said let's not go and doctor spoke because all the stuff that they had taken out and she was like, it just looks so ugly. Yeah because they moved all the ugly and now you see the building. We have some issues with the building. Lot issues with the building.

Speaker 1 ([01:37:36](#)):

Well what I said was the beds look so horrible without plants and so on your proposal, if you don't mind, well you wife, we putting bedding plants. Not now it's too hot. But when if you do the monthly maintenance, would you all put bedding plants in for us? Yeah,

Speaker 10 ([01:37:52](#)):

Let's just let the special committee lead on that. I'm sorry I got to keep us on track now because the meeting

Speaker 1 ([01:37:59](#)):

Is growing absolutely

Speaker 10 ([01:38:00](#)):

Very long.

Speaker 13 ([01:38:01](#)):

Thank you all so much. As I say, we appreciate you all giving us the opportunity to begin to do this and as I said to the committee, we want to let you down. We take customer service very seriously and I know saying before we started but as you so thank you all. That's why I wanted to come say thank you. Appreciate it. Really involved working with you guys.

Speaker 10 ([01:38:21](#)):

Thank you. And did we approve the invoice?

Speaker 1 ([01:38:26](#)):

I don't think it was in that. I don't think you have the invoice to present.

Speaker 8 ([01:38:30](#)):

Yes they did. You said

Speaker 1 ([01:38:32](#)):

In finance committee. I don't think she presented it. I've heard

Speaker 8 ([01:38:34](#)):

A number but I No, we have a number. Do you have it on you because I could.

Speaker 10 ([01:38:39](#)):

Yeah, it's a \$34,000.

Speaker 8 ([01:38:42](#)):

I've heard the number but I didn't recall seeing an actual invoice and maybe I'll go look it but

Speaker 10 ([01:38:48](#)):

I'll get that circulated. But based upon the last meeting and we cross-checked this at some committee, property committee, we did have the legal authorization to do what we need to do. But we'll make sure we officially retroactively just approve the invoice but guard doctors will get paid under that emergency authorization. Alright. Alright, so now what we need to do, we have to go back for a second. Seven. A property committee report. Chairman Jefferson moves that that report be accepted second by vice chair Plum. Is there any objection without objection? So ordered the chair hereby appoints Commissioner Wallace as vice-chair of the property committee removing our esteem vice-chair of the board as vice-chair of property committee, but she will remain as a member of the property committee given her leadership committee as a member of the board. So the chair hereby points Commissioner Wallace as vice-chair of property committee. Is there any objection without objection? I'm sorry. Commissioner Tucker, you got to remove the meeting? Yes. Okay, well then I'm just going to point him as a note. Thank you. I didn't realize I thought so what are you Vice chair Finance?

Speaker 8 ([01:40:13](#)):

I thought I was a member on everybody. I'm

Speaker 10 ([01:40:15](#)):

Going off the top of my head. I'm sorry. Commissioner Tucker will remain. No I I'm just trying to balance.

Speaker 1 ([01:40:22](#)):

Yes you are the vice I think

Speaker 10 ([01:40:24](#)):

So that's fine. But the chair then will appoint Commissioner Wallace as a member of the property commission. Is there any objection? Alright, 70 recommendation of adding common area maintenance

fees to all tenant leases. Madam Council, I'm going to ask that to keep this very brief and to this point we have a long agenda. We've got to get through this.

Speaker 1 ([01:40:44](#)):

Yes, very brief. We did not have the common area maintenance fee in either one of the agendas that were presented to you at the last board meeting. We should have it in, especially now that we have landscaping that's coming in. We have already discussed it with Myers. Well the way that we came to the numbers when commissioners Tatum and Plumber went out with garden doctors to review the area, they asked garden doctors to give them an idea of what would be a fair amount to assess each of the tenants for their portion which was landscaping. After viewing the areas that they're both going to use, garden doctors recommended a fee of \$300 be added to the Myers lease for maintenance of landscaping and that I'm calling common area and 3 52 the advo lease. I spoke with Myers and they confirmed in writing that they are perfectly fine with adding that. Advo mentioned that to Omar. He said he would take it I think to his board. However, prior to getting to his board I got an absolutely hysterical and angry and FBO latent phone call from his attorney saying that they would not consider considerate and that's where we are. And then he said if they did consider it, they wanted considerations from us and they wanted us to make changes to our lease and give them some more consideration in order for them to agree to pay for the three 50. That's a succinct thing.

Speaker 10 ([01:42:24](#)):

Alright, are there any questions for members of the board?

Speaker 2 ([01:42:30](#)):

Question?

Speaker 10 ([01:42:31](#)):

Commissioner Bennett. So

Speaker 2 ([01:42:32](#)):

If they do not agree to pay then where are we with the

Speaker 10 ([01:42:36](#)):

Lease? So if the board decides to include this, this would be added to each of the leases. Okay. This board approved a lease for at VNO a month ago. As of this date at Vno has not voted that lease up or down and there's been lots of back and forth why the latest has been that they were waiting on attachments. I can insert an email into the record that I sent about three days following the vote of this board reaffirming our commitment to get this lease advertised expeditiously. To date I have not received a response to that correspondence. So we've worked in good faith. At the end of the day, this is where we are either van or is going to accept the lease and we'll get that advertised and we'll get it signed. This boy will authorize the agent to sign the lease and if the boy votes it down, we'll shake hands and move on. But that's really where we are from the point of the chair. This is August. We've been dealing with the ADV Vno lease now for many months. It has taken up too much of my time and the ball is in AOS court. Either they're going to accept the lease or reject the lease and if they reject the lease, it's no love loss. If they accept the lease, we welcome them and that's it. But I'm not engaged in any further negotiation of the lease.

Speaker 2 ([01:44:18](#)):

Mr. Chairman, aren't we going to add as three 50 and two the

Speaker 10 ([01:44:23](#)):

Lease? That would be up to the pleasure of the board, but that is on the floor for consideration. Okay. This would be a monthly maintenance fee, common area maintenance fee added to each of the tenants \$350. The proposed scope of work by garden doctors is roughly \$3,500. So you're talking about 10% of the total landscaping that they're proposing and the special committee may come back and recommend more or less, I'm not sure, but 3,500 is probably what we're

Speaker 1 ([01:44:58](#)):

Looking at. And once again it would be 300 on Myers and Myers is already written to

Speaker 10 ([01:45:03](#)):

Me 300

Speaker 1 ([01:45:04](#)):

Or 300 on Myers. Three 50 on Ivano based on Garton doctors. And I can let the two commissioner speak to that, but all I can tell you is that Myers said whatever it is, they're happy with it and they're fine.

Speaker 10 ([01:45:16](#)):

Why are we doing different amounts?

Speaker 1 ([01:45:17](#)):

I'll let them speak. I wasn't there Commission

Speaker 10 ([01:45:19](#)):

Tape.

Speaker 2 ([01:45:20](#)):

The reason why there's a \$50 difference per month is due to the opportunity with the Bono being in the front of the building that they can potentially negotiate or work with landscaping. That is a beautification to the front is what we kind of talked about. Just a \$50 difference with Myers being in the back. They're not fronting the front as well as ivano. If they have customers, they have a beautification, right? They don't have beautification to the front of the building as much and with the potential customers coming to the front with Ivano, that's why the \$50 difference and opportunity to have some more beautification to the front because there's where the beds are, the actual bedding for additional flowers and whatnot if that's what they, so that was the difference. Thank

Speaker 9 ([01:46:12](#)):

You. Mr. Chairman,

Speaker 10 ([01:46:13](#)):

Are you finished? Commissioner?

Speaker 2 ([01:46:14](#)):

I'm finished.

Speaker 10 ([01:46:15](#)):

Thank you. Commissioner. I

Speaker 9 ([01:46:16](#)):

Think we've been more than fair with Ivana. We have fought and ended on different sides of motion motions as a board and with that I'm going to move the recommendation to add the common area maintenance fees to all tents to 300

Speaker 1 ([01:46:33](#)):

For Myers Myers

Speaker 9 ([01:46:35](#)):

And three 50 for a

Speaker 1 ([01:46:36](#)):

Vinyl. Exactly.

Speaker 10 ([01:46:37](#)):

There's

Speaker 2 ([01:46:38](#)):

A second. It is a second.

Speaker 10 ([01:46:39](#)):

Second by Commissioner Jones. Is there any discussion? Any unreadiness Madam Secretary, please call the role A yes vote is to assess the area maintenance fee a noble is to not assess the common area maintenance.

Speaker 2 ([01:46:54](#)):

Commissioner Jefferson?

Speaker 7 ([01:46:55](#)):

Yes.

Speaker 2 ([01:46:56](#)):

Commissioner Jones? Yes. Commissioner Obon. Commissioner R? Yes. Commissioner Taylor? Yes. Commissioner Tucker? Yes. Commissioner? Yes. Commissioner Benning? Yes. Vice Chair Plum. Sorry. Vice chair. Vice.

Speaker 1 ([01:47:13](#)):



Vice Chair. PLU

Speaker 2 ([01:47:14](#)):

Chairman.

Speaker 10 ([01:47:15](#)):

Yes. 10 no names in that is approved.

Speaker 1 ([01:47:19](#)):

Thank you.

Speaker 10 ([01:47:22](#)):

Recommendation for total roof replacement. Chairman, I don't think we're financially ready to tackle this. Do you mind if we defer this item?

Speaker 7 ([01:47:29](#)):

I cannot

Speaker 10 ([01:47:30](#)):

Give a brief overview.

Speaker 7 ([01:47:32](#)):

Yeah, it's not, it's just worded slightly incorrectly. It was actually a recommendation of payment for temporary roofing and just to move forward with getting the specifications together for a total roof replacement. I might have relayed that wrong to council.

Speaker 2 ([01:47:51](#)):

Sorry.

Speaker 7 ([01:47:54](#)):

So again, it's just a recommendation of payment for the temporary roof repairs which was \$7,500 to H and H Enterprises, which we've already

Speaker 10 ([01:48:03](#)):

Didn't we approve?

Speaker 1 ([01:48:04](#)):

Yes you did. You approved that in finance. Okay.

Speaker 7 ([01:48:07](#)):

I'm sorry I wasn't part

Speaker 10 ([01:48:08](#)):

But I thought the board, the full board I thought approved.

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

Yes. 7,500 it was approving even before they started.

Speaker 10 ([01:48:17](#)):

Alright, so we've disposed of that. Yes. Recommendation regarding revised advan site plan.

Speaker 1 ([01:48:28](#)):

Yeah and Commissioner Jeffers can speak to that. That was just, he reviewed the plan where they moved that shed that they had put without asking the board where to put it. So they're going to move it 10 feet up towards old Gentilly so that they are not directly in front of our light and they're not too close to our cypress tree. And Commissioner Jefferson had requested that he see that plan so that he could make a recommendation on it. Correct. So I'll let you speak on that.

Speaker 7 ([01:48:54](#)):

So again, they, Nevada relocated the enclosed structure in the front closer to the Wiil road and we also recommended that they place an enclosed dumpster area at the rear of the building behind Myers towards the end of the drive to when obstruct Myers trucks when they come to make deliveries and also leaving. I take no exception of this was approved by the property committee. So unless anyone has any questions, motion to accept this lay as is

Speaker 10 ([01:49:33](#)):

Second. Second bar. Commissioner, is there any discussion? Any unreadiness? This is not a resolution so we can do a voice vote. Is there any objection without

Speaker 4 ([01:49:46](#)):

Objection? All right. Fahan is next seven G

Speaker 1 ([01:49:56](#)):

And I think he was just going to report on the work that what's the status of the work and also on what he had to do at the building to secure it because of the electrical issue. Yeah. G M H,

Speaker 4 ([01:50:09](#)):

Vice chair and the chair.

Speaker 1 ([01:50:15](#)):

Go ahead.

Speaker 4 ([01:50:16](#)):

Chair.

Speaker 1 ([01:50:18](#)):

Vice chair. You're the chair. Okay, so you can just let it give us your update.

Speaker 4 ([01:50:23](#)):

Yes. G Chairman. Seven G

Speaker 1 ([01:50:26](#)):

Is the vote. No, no, he's just going to give his report basically what's going on at the building now and also on the work that he had to do when he had to leave the property committee and to secure it. Go ahead Mr. Pfeiffer.

Speaker 4 ([01:50:40](#)):

No new updates on any garments or anything to do with the construction. The mechanical and plumbing permits are still in stasis through conversations with Mr. Morales and Mr. Gson. Those are just on hold until Lisa is executed. All the paperwork is in is ready to be executed at that point to continue the construction. At that time, even when the lease had executed the electrical issue that occurred earlier in the week prior to the start of the property committee, I was made aware of via Vice Sheriff Plummer that there was a ish wire that had been caught up during the mowing flag of guard doctors. I immediately went out, found that the fire was still active and just kind of pulled up in the water, took the liberty to go ahead and turn off the break room and feeding the temporary power off of that went back disputing that everything was rewired up and in a safe manner. My only concern is that the wiring is still laid out on the ground from a commercial property stance. It needs to be either put it the side with balls on six feet around right now, report after the meeting, but right now it's just stakes and some caution

([01:52:10](#)):

It's going to get hit again. Someone's going to step on it. If there's issues generally for temporary power, it's either suspended 12 to 14 feet above the area or a temporary pole or it's marked up six feet on either side with boards or other enclosure over the top. That way if something does roll over it, it's fully protected. I would recommend that batch should be taken by contractor to secure in a more proper manner relative to the All right.

Speaker 5 ([01:52:52](#)):

Lum, any questions from Vice

Speaker 2 ([01:52:56](#)):

Mr. Fifa? So Wiler never did go out there even after the emergency?

Speaker 4 ([01:53:02](#)):

No, they did. They went out

Speaker 2 ([01:53:04](#)):

But they didn't do the safeguards for them.

Speaker 4 ([01:53:08](#)):

The repair was made. The repair is fine as far as point A to point B from the inside the building to the trailer, those connections are proper. The issue comes in and the wiring that goes from one of the access holes cuts in front of the building, the wiring is still strewn across the ground. There are some

stakes and some tape on the sides of it, three feet, but it's not proper, it's not safe. It needs to be rectified.

Speaker 5 ([01:53:37](#)):

Wow.

Speaker 2 ([01:53:40](#)):

Thank you sir.

Speaker 5 ([01:53:42](#)):

Mr. Chairman, commissioner Tucker,

Speaker 4 ([01:53:44](#)):

What

Speaker 5 ([01:53:44](#)):

Is proper?

Speaker 4 ([01:53:45](#)):

Proper would either be for over one of two ways. They could do an overhead which is the most safe. It's usually 12 to 14 feet as the wiring is coming from overhead projection to the trailer. The simplest way would be to mark off six feet on either side and to have boards or other containment over the top of the wire. That way if someone does run over it, walk over it, step over it. Ignoring the followers or marking area. It's not directly

Speaker 5 ([01:54:16](#)):

Touching

Speaker 4 ([01:54:16](#)):

Contact with the bar.

Speaker 5 ([01:54:18](#)):

Yeah. Commissioner Wallace,

Speaker 3 ([01:54:22](#)):

You trying to say that they have wire that's not in the pipe.

Speaker 5 ([01:54:26](#)):

There's

Speaker 3 ([01:54:28](#)):

All the electricians that's actually doing the work on the drop. All they do they actually have a license through the city of New Orleans because you Well no, because outside of the city of New Orleans, the

only person that needs the license is the person who following the job. But that's not the person who's actually doing the work inside the city of New Orleans. Everybody who's actually touching those wires need to be licensed and understand how to do the work because that's an unsafe issue. You shouldn't have live wires is exposed, period. They always have to be an enclosure.

Speaker 5 ([01:55:01](#)):

The

Speaker 4 ([01:55:01](#)):

Electrician that's listed on the permit is licensed. I verified

Speaker 3 ([01:55:04](#)):

That at the beginning. All of the workers are licensed.

Speaker 4 ([01:55:06](#)):

We don't know. I am not aware of a list of workers aside from this emergency

Speaker 3 ([01:55:12](#)):

Repair or do you understand that the city of New Orleans health ordinance that says everybody that's actually putting their hands and doing electric work need to be licensed?

Speaker 2 ([01:55:21](#)):

Mr. I mean Commissioner Wallace, if I can say that's why we, I'm sorry. Thank you. That's why we hired this consultant to go and see what is really going on because we've been kept in the dog from before, the construction, during the construction and even now.

Speaker 10 ([01:55:45](#)):

Adam Collins,

Speaker 1 ([01:55:46](#)):

Just as your attorney, I would be remiss if I didn't say that this gravely concerns me. I'm gravely concerned that our property committee meeting was Monday. Monday and here we are Friday and there are still wires, life wires now that are improperly strewn across your property. I am very, very concerned. The property is open. Yes, it's not on the school route, but you have no control over who goes onto your property and what happens and there's strict liability and tort. If someone is maimed or killed, you are liable. I'm very concerned about this. We've already, we had Mr. Morales here at that meeting, he knew the importance but yet this is still not properly done and so I don't know how you guys get it properly done, but it needs to be properly done because I'm worried for you all.

Speaker 10 ([01:56:45](#)):

Mr. Feifer, you've maxed out now we've maxed out on your contract, is that right? Correct, yes. And the commitment that we were given was that this was going to be taken care of

Speaker 1 ([01:57:03](#)):

By the next day. So Tuesday the 24 hours, right? Yes. Yes.

Speaker 10 ([01:57:06](#)):

And that was put on the record anyway. Alright, any further questions for Mr. Pfeiffer? Alright, thank you sir. I am going to call Mr. Morales up.

Speaker 15 ([01:57:20](#)):

Hey, good afternoon. Thank you guys and thank you all for the efforts to get us here. I know it's been a long road but I think we feel like we made the right decision. I think we're getting there and we do appreciate all the support you guys had and all the allergies were putting in. Thank you. As far as the wire, I want to make one clarification. A live wire is different from a wire being run that the wire was properly corrected from a conduit perspective. So touching that wire would not electrolyte anybody. That situation where a grass cutter hit it, they actually penetrated the wire and cut the wire, which is why it was exposed. That has been rectified. I took note of what he suggested. We put up a method to try and shield it so we have stakes in the ground. They're about this high and there's caution tape all around there on both sides, but we'll get it corrected to address the concerns there. It's not a problem. That's all I had.

Speaker 10 ([01:58:25](#)):

Commissioner Wallace,

Speaker 3 ([01:58:26](#)):

It is a problem because whenever you have electricity inside of a wire, it need to be in an enclosure where if somebody cut it, it won't damage the wires. That's what it's about. When you damage the wire, that mean the wire wasn't properly secured and then you're saying they had water on the ground too and a pond and wet locations. That could have been a real problem.

Speaker 15 ([01:58:47](#)):

Yeah. Just to clarify, it's not a problem for us to repair it. We're going to get it fixed To what Mr said,

Speaker 10 ([01:58:55](#)):

What's the timeline on that?

Speaker 5 ([01:58:56](#)):

What

Speaker 15 ([01:58:59](#)):

Do pretty, pretty quickly. I'd have to go back to the contractor. I mean we were out there the next day when that occurred so we could do it think fairly quickly. I'd have to go back to the contractors, get exact data came from confirmation right now.

Speaker 10 ([01:59:15](#)):

Clarify

Speaker 2 ([01:59:16](#)):

Pretty quickly.

Speaker 15 ([01:59:20](#)):

So I would say pretty quick was the day after when the previous thing, the previous incident happened, we were out there the day the next day. So I would say that it would be a couple of days then the week.

Speaker 5 ([01:59:35](#)):

Yeah, this is the weekend. Today is Friday.

Speaker 10 ([01:59:41](#)):

Thank you Chairman.

Speaker 2 ([01:59:44](#)):

Is it possible within that timeline just as this is a big emergency, that there is a picture taken of what is remedy and sent to the board and that way there is a timestamp, just want to make sure that this is remedied in the board. Everybody knows through the timestamped email with pictures solidifying that something has been done that way. Our board member Wallace as a electrician also can see. We just know that there is some movement happening. I'm just curious if that can be

Speaker 5 ([02:00:22](#)):

Done.

Speaker 15 ([02:00:23](#)):

There's a request for a picture when the work is

Speaker 2 ([02:00:25](#)):

Complete. Correct.

Speaker 10 ([02:00:32](#)):

Any further questions for members of the board? Thank you. Alright, resolution, authorization of what we're construction to repair holes get placed in 13 8 0 1 utility road doing construction and prepare construction site for hurricane.

Speaker 7 ([02:01:04](#)):

So this was brought before the property committee and it's managed to prepare the entire site for possible hurricane tropical storms that may be coming through anytime soon. It's something that happens on all construction sites ahead of a storm. But seeing how work was stopped, I want to say maybe about two months from now, I don't know the full, I don't know what all has in place to prepare the site if it was to happen stone was to happen next week. So the property committee is given a recommendation for them to go ahead as of Monday to begin prepping the site and which includes filling holes that were previously poured for construction.

Speaker 1 ([02:01:54](#)):

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Those are the holes inside the building. The holes that were made in the walls of the building? Correct.

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

Is wood here?

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

Nope. Alright.

Speaker 10 ([02:02:04](#)):

Is any questions on this item or discussion? Wish your pleasure.

Speaker 7 ([02:02:16](#)):

Motion to give Woodward access to the site to prepare for possible hurricane.

Speaker 10 ([02:02:25](#)):

And what does that mean? That

Speaker 7 ([02:02:26](#)):

That means any equipment that's loose or any wires that are in the condition that from the previous item need to be moved, located, stored, and the site made safe for any of these objects to not become projected out doing high winds.

Speaker 1 ([02:02:45](#)):

And I think you're also saying to fill the holes. I'm sorry. You're also said to fill the holes in the building to also

Speaker 7 ([02:02:51](#)):

Fill in the exterior walls to not allow any water entrance.

Speaker 10 ([02:02:56](#)):

Is there a second? Second about Commissioner Tatum? Mr. Morales, can you approach the podium please? I know Woodward's not here, but I want to be clear that this resolution is only authorized in very specific things so it will not allow woodwork to go in and do other construction working repairs. If we authorize this, what's the timeline on this? When would Woodworth do this work?

Speaker 15 ([02:03:25](#)):

So I've got an estimate about six days

Speaker 10 ([02:03:29](#)):

To complete the work. Six days from, so what would be the commencement date?

Speaker 15 ([02:03:33](#)):



I believe we get approved Monday. I need to confirm that I have them tentatively lined up. I was waiting on confirmation from this meeting, but I believe we can get out there Monday. Likely it'll be around six days,

Speaker 10 ([02:03:45](#)):

So if they start Monday it'll be done by Saturday

Speaker 15 ([02:03:49](#)):

Or the following Monday. It won't work the weekend unless we saw a storm coming in.

Speaker 10 ([02:03:54](#)):

Okay, and when will you give us a hard date on the completion of this exposed wire being repaired?

Speaker 15 ([02:04:00](#)):

Once I gave with the electrical group I can give you.

Speaker 10 ([02:04:03](#)):

Okay, but you did for the record told us that Monday.

Speaker 15 ([02:04:11](#)):

Sorry, could you repeat that?

Speaker 10 ([02:04:12](#)):

I'm sorry. Could

Speaker 15 ([02:04:13](#)):

You repeat that?

Speaker 10 ([02:04:14](#)):

You told us that at the property committee meeting and then via email the next day and now we're at Friday and that wire still has not been prepared and so I'm just trying to get a firm firm date and forgive me for being a little antsy. I sit on the select committee on Homeland Security and there are communities in this state that are literally burning down as we speak. And so I'm probably not going to rest well until I know that this wire is repaired and I'm not an electrician, but until it is properly repaired it gives me grave concern and so we really need some assurance of when it's going to be done. Not any ambiguity and I'm being very respectful here, but we need to know the work is going to start this state. It's going to be completed this day

Speaker 15 ([02:05:21](#)):

So I can after this

Speaker 10 ([02:05:23](#)):

Meeting, I'll get with as can. Thank you Chairman Jefferson, I'd

Speaker 7 ([02:05:31](#)):

Like to add to the motion I knows are exhausted at this point, but possible I would also like to have Mr. Fier oversee Woodward once they get on site to start making a repair instead start preparing the site as opposed to make sure they're not doing any actual work.

Speaker 10 ([02:05:53](#)):

Yeah, I don't think that's germane to this motion. I've been sitting there thinking, chairman, how do I navigate that? I authorized the first 1500 under emergency powers and I was thinking through my head, can I authorize another 1500? I think that would probably be skirting the spirit of the rule. I had ideally like to take up the renewal of the contract at this meeting. Being that it's not on the agenda, I just think that we're probably now entering some money waters. I do think we certainly need Mr. Feiffer's contract extended to some extent, but I think the best way to do that is probably going to have to be route it through the finance committee and maybe get it done retroactively or something. But I just don't think legally we can take it up to today though I'm with you. I wish I could. And if you know Mr. Pfeiffer is willing to work with us, he might be willing to oversee it if we can come to some type of resolution as a board to do it retroactively, but I can't authorize it.

Speaker 1 ([02:07:19](#)):

He could give an idea of how much money that might make might be for him to do that and then if he'd like to do that pending possible acceptance by the board of that renewal. I do know, and I don't want to speak for him, but I do know that when he contacted me after he spoke with Michelle that he was two 50 over, he told me, look, I don't mind if they can't pay me the two 50 right now, they can just even pay me only the 5,000 or not 5,000. The 1000, 1000 and I can wait. So I would rather let Mr. Pfeiffer speak to how he feels about that.

Speaker 10 ([02:08:04](#)):

I will make commitments to try to negotiate that extension. Okay. I'd just rather do it in the spirit of the law and the rules. Thank you. Any additional questions? We do have a motion on the floor. Mr. Chairman. Commissioner, sorry, I just ask that the motion be restated? Yeah. Can you restate your motion?

Speaker 7 ([02:08:25](#)):

The motion is to give Woodward access to the site to prepare for a possible tropical storm or hurricane, which includes securing any of this equipment, conduit or debris, and also waterproofing the exterior of the building that only areas that were affected by. Aye.

Speaker 10 ([02:08:54](#)):

Alright, so it's been moved. And second, is there any objection? Well this's a resolution, so a yes vote will be to approve the motion. A no vote will be to not approve the authorization. I'm Madam Secretary please. Callwell.

Speaker 2 ([02:09:10](#)):

Commissioner Jefferson?

Speaker 10 ([02:09:11](#)):

Yes. Hang on one second. I'm sorry. Commissioner,

Speaker 2 ([02:09:15](#)):

This is at no cost to us,

Speaker 10 ([02:09:16](#)):

Right? No cost to us.

Speaker 2 ([02:09:20](#)):

Commissioner Jones? Absent. Commissioner Ola Holmes? Yes. Commissioner? Yes. Commissioner Tatum? Yes. Commissioner Tucker? Yes. Commissioner Wise? Yes. Commissioner Bennett? Yes. Vice chair here? Yes. Yes. Chairman Hughes?

Speaker 10 ([02:09:41](#)):

Yes. Nays? No Nays and that resolution is agreed to. Alright, agenda item number eight. I

Speaker 1 ([02:09:51](#)):

Think we, excuse me, that was a mistake I left eight on and it shouldn't be on so we can, yeah, that was from last month.

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

Okay, so

Speaker 1 ([02:10:02](#)):

We can go to my legal report

Speaker 10 ([02:10:05](#)):

Agenda item number eight, chair moves that that be deferred. Second by vice chair plums. Any objection without objection? Legal report? Very brief,

Speaker 1 ([02:10:14](#)):

Yes. Okay. Status of the Myers warehouse lease. Myers was questioning two things in the lease that we did approve. One of them was the little caveat that I added in there that says basically any amounts that they might be found due in owing, like for example any electrical charges or anything like that, that upon submission of substantial detailed backup evidence that they would pay those charges. They were a little concerned about that, but I told them that I don't think they should be concerned because it requires us to provide written evidence of that. The other thing that they wanted the board to consider, and I believe that the board at its may meeting may have approved this in all triple net leases. The tenant is responsible for any taxes, fees, special assessments, whatever that are assessed against the building. It's normal and it has been normal for them for many years.

([02:11:22](#)):

It had been in their leases. However, their last lease and I did not draft, took that out. And they said that they really don't want that in there. That if valorem taxes are assessed against the building or against their area because of their business activities, that they want the ability to cancel the lease without

penalty within 120 days and leave only paying whatever non cancelable taxes or fees are assessed. I strongly advise against that, although I do believe the board did in their main meeting take this up and approve that and they wanted me to get clarification on that. One of the things that the benefits for people at this building has been that this building, since it's owned by the N O R B P, the assessor has not assessed taxes against this building. So it's kind of an academic question because there's usually not an AVALOR tax bill, but I always have this in there because if there is one, then everyone should pay their fair share.

[\(02:12:31\)](#):

That being said, one of the things we used to have as a special assessment for all businesses in O R B P one day, you may have that again. I did contact Myers just to find out if they ever paid that. If they paid that at all. And they said that when they did have the special assessment in effect, they actually never paid that. And also I asked do they pay inventory taxes because a lot of people do and they verify that they also pay no inventory taxes. I would assume that's because there are at our building, the R B P, which is tax exempt and so there's no AVALOR bill going out. But basically they would like me. They are requiring, actually this is something they feel strongly about, they're requiring that I put in this lease that they would not pay any avalor taxes or I guess they didn't say special assessments. I think they mean it, but no AVALOR taxes at all. A guarantee that if they are ever assessed that they can break the lease with no penalty within 120 days notice. And I wasn't sure if the board was clear on having voted in favor of that. So I wanted to bring that up to you all again.

Speaker 10 [\(02:13:47\)](#):

So Madam Council, respectfully and I have great respect for you, but now I got to put you on the hot seat because you chose your words very carefully. You said you think the board may have taken this up and may I think we need clarity. Did the board take it up and may

Speaker 1 [\(02:14:04\)](#):

They brought it up at a meeting and I am looking through the verbatim meetings to see what happened. I know that Commissioner Plummer, you can speak to you were in favor of it and you chaired that meeting. No, no, but what

Speaker 10 [\(02:14:16\)](#):

We need to know, I chair, I chaired the May meeting.

Speaker 1 [\(02:14:20\)](#):

No, it was the one at the hospital.

Speaker 10 [\(02:14:23\)](#):

Yeah, you did chair

Speaker 1 [\(02:14:24\)](#):

Meeting. You did. I chaired, yes, because I was Yeah, it was at the hospital. Yeah,

Speaker 2 [\(02:14:29\)](#):

At the hospital.

Speaker 1 ([02:14:30](#)):

Yeah.

Speaker 10 ([02:14:30](#)):

So we just need to

Speaker 1 ([02:14:31](#)):

Clarify. Give me a second and I'll clarify. That

Speaker 10 ([02:14:33](#)):

Meeting skipped, we skipped court paper.

Speaker 1 ([02:14:39](#)):

Give me one second. I'll clarify that

Speaker 10 ([02:14:43](#)):

While you doing that.

Speaker 2 ([02:14:45](#)):

Okay. I remember that coming up at, when we were sitting out in the mosquitoes and I kept saying, why would we want to keep somebody here if they don't want to be here? They don't want to be here, they should be assessed or whatever the pro rata is while they're here before they leave. Now as far as that part never came up about the assessment and also the inventory taxes. And I know about that because my good friend who owns New Orleans, these tires, he stopped displaying the tires in the stores because Errol would charge him. So you want his tires, you go and order the tires, they deliver, he mounts. That's it. This is my first time hearing that. Now I don't know what you're talking about. When you say assessment, are you talking about the millage?

Speaker 1 ([02:15:47](#)):

The millage? I just

Speaker 2 ([02:15:50](#)):

Wanted to know if that's the same language. Yes, with the millage and I can understand and I don't have, if it is what it is, if they're in a building that's exempt, I don't know how we are going to charge them any assessments or inventory taxes. And I go back to they said that they want to out, they let 'em out because they're not going to be able to find a warehouse as big as ours, as cheap as ours to go anywhere. I think that's just a bully tactic if they're not assessed. But then later on assessed and council says she was able to argue that with the assessor, the tax commission, so that they are not assessed. The tax and stuff. It brought us down to, if they are, they don't want to pay it, they want to leave. My opinion is they can leave. And that was what the vote was as I

Speaker 1 ([02:16:58](#)):

Remember. Okay. So that was the vote. In May, it's highly unlikely that we would ever be assessed taxes. I got an ags opinion on that. It's highly unlikely. I think it's the benefit. It's a bonus, but for people renting

at the building. But it's something that I think that perhaps, I know our chairperson had mentioned this to me and that's why I asked them about the other taxes that they may have paid and that might be something that should be taken up. I think the thing is the assessor doesn't know they're there, therefore the assessor doesn't charge them. That was in connection with Royce. That was why he, that was Royce Industries. I

Speaker 2 ([02:17:38](#)):

Could promise you the assessor knows everything about everything

Speaker 1 ([02:17:41](#)):

Laying

Speaker 2 ([02:17:42](#)):

Every soil.

Speaker 1 ([02:17:44](#)):

You know him better than I, he

Speaker 2 ([02:17:46](#)):

Knows Mars is there. He knows Mars warehouses to sugar for

Speaker 1 ([02:17:51](#)):

Dominoes

Speaker 2 ([02:17:52](#)):

And stuff.

Speaker 1 ([02:17:56](#)):

So I guess, what's the pleasure? I will go back and I will verify how that vote went and if that's how the vote went, then the board is okay with me putting that language in there.

Speaker 10 ([02:18:11](#)):

I guess from my perspective, Madam Council, if the board already took up this item and if the board voted a certain way, then it's a moved issue and if the board did not take action, then we'll have to come back and take action.

Speaker 1 ([02:18:22](#)):

Okay. Alright.

Speaker 10 ([02:18:23](#)):

But we need to clarify what

Speaker 1 ([02:18:25](#)):

Happened. I'll clarify it and I just wanted to make sure you guys were clear on that of what was in there.  
But

Speaker 10 ([02:18:31](#)):

Any questions from the commission on that issue? Seeing none. Final item, were you done with

Speaker 1 ([02:18:41](#)):

That? Yes. Yes sir. Thank you. I didn't mean to

Speaker 10 ([02:18:43](#)):

Put you on the

Speaker 1 ([02:18:43](#)):

No, that's okay. That's okay.

Speaker 10 ([02:18:45](#)):

Get that clarified. Item 10 consideration of advo proposed lease amendment. Mr. Morales is not here.  
Thank you. This is out.

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

He's with the electrician he said. I think so. Do want me to try to find him?

Speaker 10 ([02:19:06](#)):

Why don't we stand? I go to the board. He's a good guy. I've known him long.

Speaker 2 ([02:19:24](#)):

He's a fighter. Lemme clarify what I was saying about the tickets for the labor picnic. I go every year. I just want to, I'm not asking any previous. I'm a commissioner. This ticket meeting with him.  
Commissioner Justice. Commissioner Jones. Commissioner Ola Here. Commissioner Randall? Here.  
Commissioner Taylor. Here. Commissioner Tucker Here. Commissioner Wise? Present. Commissioner Bennett. Present Vice Chair Palm here. Chairman Hugs

Speaker 10 ([02:20:21](#)):

Here. Nine members present and great. Alrighty Madam Council, out of 10 consideration of advo proposed lease amendments.

Speaker 1 ([02:20:30](#)):

Yes. And so Advo had presented some proposed lease amendments that they wanted in consideration of us putting the board, adding in the common area and maintenance fee. Now the board has already added that in and I don't know if the board wants to consider these amendments or not. Their attorney presented these amendments to me as a condition upon which they would accept it. They said if we don't, basically we didn't accept the amendments, they would not accept the \$350 fee. One of the amendments, and I have to pull 'em up, that he wanted was to allow them to either submeter or meter the electricity and to give them up to 60 days to do so. The lease currently requires that they separately

meter the area and I had put in there within 20 days of the commencement of the lease. And the reason was because the board had already been told on several occasions that they already had separately metered.

(02:21:51):

So I didn't realize that that would be so difficult. I thought it was just a matter of a few things left. They are now saying that that would take too long to get this whole thing straightened out and they need at least 60 days. So that was one of the amendments that they want. But they also wanted to be amended so they could decide if it was cheaper, which this gentleman already told us it would be cheaper to submeter it than they could submeter it. And again, you all know that I strongly, strongly feel against sub-metering. It should not be an option because of all the reasons I've told you. You all will then be stuck with a bill that comes in your name that will be very, very expensive that you will be responsible for and as you are right now. So that's an issue. I mean they already owe you probably at least six or 7,000 at this point on an electrical bill. The other, I'm looking for the other, I think I'll let you guys discuss that if you want while I look for the other one.

Speaker 10 (02:22:57):

Ms. Morales, did you want to say anything about this? You don't have to but it's up to you.

Speaker 15 (02:23:06):

I think

Speaker 10 (02:23:08):

You mind approaching. Yeah,

Speaker 15 (02:23:12):

I think the request there is, as you mentioned, that 20 days is fairly aggressive if you look at it from a, trying to remobilize your teams and then take it from there. I'm not actually sure how it reads on what the timing is, but it does seem like it's from execution of the lease and then you have a 14 day public comment period, which only gives us six days potentially to really do work, which is pretty tight. So that the request there is just extending the time to give us enough time to be able to do it. It's obviously very important to us. We want to have it done too. So y'all know that we're trying to get back as soon as possible. So it's not going to be hesitation on our side to give enough time do it. Contract obligation,

Speaker 1 (02:23:54):

Your request via your attorney what was not for only an extension to 60 days, it was to allow you to also decide to sub-meter it if you chose to, which I completely disagree with. So if you're saying that the request is just to extend the amount of time because it says prior to under no circumstances greater than 60 days if you guys would like to change your request, that you guys will still separately meter it for electricity, but that you will have up to 60 days. Is that what you're saying?

Speaker 15 (02:24:30):

So I can't really comment on that. I would've to look at what the original is and then what the condition is.

Speaker 10 (02:24:37):



So let's just do this. I don't know Mr. Morale. So are you in the position to comment on these amendments or not in a position to comment on these amendments? As far as the proposed amendments, are you familiar with the proposed amendments on behalf of that banner?

Speaker 15 ([02:24:52](#)):

I'm familiar with the scope work.

Speaker 10 ([02:24:56](#)):

Okay. So that wasn't one of the proposal amendments. They have to do with metering financials and other items, but if you're not prepared then yeah, not prepared on that. Alright, so why don't we do this? The chair will offer up a motion to defer items there. Second. Second by Commissioner Tucker. Is there any objection without objection? So ordered. Let me just say for the record, I know there was some email traffic earlier today that went to the entire board. I believe I was not copied it on that of the council of van. And I reached out to the council after that email was brought to my attention. I was actually pretty taken aback and appalled and shared this with the council. It stated that the vice-chair demanded that he not show up, let the record reflect that. I've made it clear publicly and privately. We do not have the authority to prevent any member of the public from attending these meetings.

([02:25:49](#)):

Only a court of law can do that. And so the vice chair did not demand that anybody not attend this meeting, nor does she instruct anybody that they could not attend this meeting. And I reiterated that anybody who wanted to attend this meeting could attend this meeting. It was stated that the council's presence at this meeting would render some uncomfortability given past behavior. So I just needed the record to reflect that. And I did have this conversation today privately as well. With that, is there any further business to come before the commission? If not commissioners, thank you for your work. I'd like before the end of the year, I think we're finally getting done with Lisa's and we really, I had love to do some strategic planning on how we move forward as a board as we look to 2024 and who may come next as leadership.

([02:26:52](#)):

So I'm starting to think about a retreat if you all have any ideas on that, kind of looking at the Water Institute in Baton Rouge. But if you have any other ideas on where you might want to retreat, please let me know and then I'll start polling. I need to look at the law, but we definitely want to do something for Christmas and I'm thinking of some type of Christmas open house where we can invite members of the community with food camaraderie just so that they can see that it's a new way at the business park. So with that, thank you for your service, my brother. Welcome to the board. You bring great expertise. And if there's no further business commissioner by Commissioner Wallace.