

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

Thank you Maria. Thank you everybody. Good to see everybody. Uh, today, uh, we want to start off, do call the order start at 12 eight today. Mm-Hmm. <affirmative>. Then we want to move in to,

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

Uh, I'll call the roll for you if you like. Um, uh, uh, representative Jason Hughes here. Um, commissioner Tatum. Here. Commissioner Plummer. Here. Commissioner Jones. I know that she has an excused absence. All her husband is having some medical procedure. Yeah. Alright. And Commissioner Afant? Yes. And we do have a quorum. We can begin.

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

Thank you, Maria.

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

You're welcome.

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

Yeah. And as Maria mentioned, please keep Commissioner Jones' husband and your thoughts and prayers. Uh, he had surgery. Yes. Monday this week. Session's with him today. So, uh, second, uh, our third thing here on the agenda, introduction of guests and public comment.

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

No one's here. No. Yeah. None today. Okay. Okay.

Speaker 1 ([00:01:12](#)):

Alright, moving on down. Um, if you had approval of agenda, do we have a motion to approve or any comment on the agenda? Motion affirm. Okay. Motion by qu say by following.

Speaker 2 ([00:01:31](#)):

Okay. And all those in favor?

Speaker 1 ([00:01:34](#)):

Aye.

Speaker 2 ([00:01:34](#)):

Aye. Okay. All righty.

Speaker 1 ([00:01:38](#)):

Right. Moving on down number five here. Uh, go into a review of outstanding invoices. Limited including but not limited to Energy, new Orleans, new Orleans, Georgia Water Board and RP Landscaping. Um, I think first, just to kind of cover, I know the Entergy one is a big conversation. I think if it's okay, we kind of save that till last and we'll get through the RP Landscaping and Sewage and Mortar board, which think will be a little bit easier. Mm-Hmm. <affirmative> to go through if that's okay. And then we'll save a

conversation with the inter chief glass. So, um, RP Landscaping, I believe, uh, Michelle you had sent some over as well. RP for rp

Speaker 3 ([00:02:23](#)):

No, I did not send 'em on rp. We have not received an invoice from RP in quite some time. And so the, any communication for me was basically addressing that we have not received any invoices. I'm not even certain if he's cutting the grass or not. I don't believe he is. No. Based on what I've seen. Yeah. Um, I can't speak to the last time he did cut it. He's just pretty much gone awol. Um, and I, I really just feel that the park at this point needs to engage someone else to assume those responsibilities because it's clearly not being done.

Speaker 1 ([00:02:57](#)):

You, Mr. Chair

Speaker 4 ([00:02:59](#)):

On that, um, during the property committee meeting, we've already acknowledged two, um, companies that are going to be submitting the bid.

Speaker 1 ([00:03:10](#)):

Wonderful. And, and I believe, Michelle, correct me if I'm wrong, we did notify RP and let him know that he had a cutoff date Yes. For submitting invoices. Yes. So I think we've done our due diligence of communicating with rp.

Speaker 2 ([00:03:23](#)):

Yeah. I think the only other thing we would do, and if you want me to write that to them, uh, or help you with that, I'd be happy to, is to let him know that we consider him in default under his contract and that the contract has been abandoned and that we're gonna be moving on to just solicit someone else. Just so that in the odd case, maybe we get someone and then they, he shows up to cut the grass. You know what I mean? Yeah. Just give him notification. Yep.

Speaker 4 ([00:03:52](#)):

And if I can say, um, this chair, the two companies that will be submitting one is just landscaping, but the other company does landscaping and also, uh, have, um, also do maintenance facilities maintenance. And they're with, they have present contracts with RTA, um, Corps of Engineers and the Coast Guard, you know, so those are two contracts that's gonna be coming.

Speaker 5 ([00:04:25](#)):

So let, let me ask a question. Do we need to, um, how bad is the grass currently? Do we need to execute an emergency procurement in the, in the interim to get,

Speaker 2 ([00:04:38](#)):

I went over to see the building the Grass boys? No, I went to see the building wasn't this Sunday. It was last Sunday I think before the property committee. And I sent you guys in those, that 67 pictures. Some of them were how the grass looks currently. I think it's an emergency at this point. It's extremely high.

Speaker 5 ([00:04:57](#)):

So I can, I can authorize a one time cut while these committees do their due diligence and get a permit contract. Mm-Hmm. <affirmative>. So I'll, I'll work to get that done.

Speaker 2 ([00:05:08](#)):

I think that's a great idea. It's really bad. I mean, even now they're gonna need some like forming equipment to get out there. You know, <laugh> like the hay bill High,

Speaker 1 ([00:05:20](#)):

It's gonna take a bush hog.

Speaker 2 ([00:05:22](#)):

Yes. Some of those things. Yeah. It's pretty bad.

Speaker 6 ([00:05:25](#)):

But we haven't solved the water problem in the front yard and uh,

Speaker 2 ([00:05:29](#)):

So I guess we'll just have to avoid that. Is

Speaker 6 ([00:05:31](#)):

Still not gonna be able to cut that area.

Speaker 2 ([00:05:34](#)):

Yeah. And I, the bush

Speaker 4 ([00:05:35](#)):

Hog they can, but

Speaker 6 ([00:05:37](#)):

Your tractor will go down in the, in the mud

Speaker 4 ([00:05:39](#)):

You won't. Mm-Hmm. <affirmative>. But I'm not talking about going in the mud because when we establish in our conversation, even with Mr. Myers of the property committee meeting, that was a retention plan before possibly because I remember, I remember it being water,

Speaker 1 ([00:05:57](#)):

You know. So, um,

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

Yeah, I don't remember. And my only concern is if Susan Waterboard put their cut art valve there, then at some point it had to have been dry land. Mm-Hmm. <affirmative>. So, and we would, no one would

have created a retention pond on top of a shutoff valve. Now I did notice as I was driving out there, there was a flooded area in front of the area where they used to inspect the taxis. And I was like, where's this water coming from? It didn't rain. And then I saw there was some pipe on the side of the road that's just bubbling up. So apparently Surge waterboard has issues in the area. They have broken pipes in the area. It wouldn't be unusual to think that there's the one here too. And I don't know last time they've been out there <crosstalk>, but

Speaker 1 ([00:06:45](#)):

There was a, a pond out there. Okay.

Speaker 2 ([00:06:49](#)):

Okay.

Speaker 1 ([00:06:51](#)):

Well, um, thank you chairman for, they've

Speaker 6 ([00:06:54](#)):

Been leaking for a very long time. There's that one that you're talking that the attorney is talking about.

Speaker 2 ([00:07:01](#)):

It's

Speaker 6 ([00:07:01](#)):

Been for that leak has been there for, for a year or more.

Speaker 2 ([00:07:03](#)):

It's Dear Lord.

Speaker 1 ([00:07:04](#)):

And

Speaker 6 ([00:07:05](#)):

Uh, if you live in Orleans, which I'm sure all of us too, uh, you are paying for that.

Speaker 2 ([00:07:14](#)):

Yes we are. Mm-Hmm. <affirmative> Yes, we are

Speaker 1 ([00:07:17](#)):

Think we can move that to, uh, next Sewerage and Water Board, but thank you Chairman fees for but uh, moving on that emergency for cutting. Um, I think it's up to 1500 I think is what we have for emergency. Any other questions on RP or comments? Alright, sewerage and Water board.

Speaker 2 ([00:07:43](#)):

So at the prop I'll let you speak about the bill and what it is. Property committee asked me to, um, I think you weren't there, Michelle, so very reluctantly I said that I would help you all with this, but I'd be really happy if you wanted to help. Um, because <laugh>, I, it was, it's, it is so bad that I would rather speak to Miles than, than talk to su waterboard. But the, uh, I, we need to really get on the Susan Water Board about getting out there and, um, and doing their job, which is inspecting to see if they, if they have a leak. 'cause we have apparently, Michelle, they haven't even agreed to do that. Correct? Correct. They haven't even agreed to come and see if they have a leak. That's crazy. I

Speaker 5 ([00:08:28](#)):

I know there was talks about us engaging the, the council. Mm-Hmm. <affirmative> have we reached out to Councilman Thomas?

Speaker 2 ([00:08:35](#)):

Informally. I mean I told his office when we met there with them. Um, and, and I, I, I know I spoke, I mentioned it to Wesley Bishop and I mis mentioned it to the council, but, you know, mention it is not the same as writing it. And I, I probably need to write a letter to just say we need assistance in this. So, um, I'll write a letter this week. I'll actually get a letter to them tomorrow. 'cause we need, we definitely need their help.

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

How do I get all three of 'em?

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

Yeah. The, um, JP and Helena as the at large members. Mm-Hmm. <affirmative>. I think that's a great idea. I think that's a great idea. I'll be happy to, to, I mean, as long as you don't think our council member will be insulted because I included the other ones. Do you think you would? I don't know. I mean,

Speaker 5 ([00:09:26](#)):

But they, they have jurisdiction over the area as well, so I think

Speaker 2 ([00:09:29](#)):

This Okay. So I can write a joint letter to them. Great. Absolutely. I just didn't want anyone to think that I was disrespecting their office or something. It's appropriate. Okay, cool.

Speaker 1 ([00:09:39](#)):

And just to kind of, if you know, we need to as well, and then in the past we've worked with Switch and board work, our organization to go straight to the top with some, 'cause former sit on the board. So if there needs to be with the director, happy to, but I think it's right to go through the commission or, um, council first. But if we need to,

Speaker 2 ([00:10:02](#)):

And my problem, what I,

Speaker 6 ([00:10:03](#)):

I understand the property committee's, uh, interest in this, but are we saying that, that this leak out on the street is somehow related to our excessive water

Speaker 2 ([00:10:15](#)):

Bills? We're thinking, we're thinking, we don't know, but we're thinking it because our water

Speaker 6 ([00:10:20](#)):

Bills are excessive,

Speaker 2 ([00:10:22](#)):

Very excessive. I

Speaker 6 ([00:10:23](#)):

Don't think I've, I saw a history of the electric bills, but I don't think I've seen a history of the water bills.

Speaker 3 ([00:10:29](#)):

I'll, I'll send those out. Michelle. Yes, they are excessive.

Speaker 2 ([00:10:32](#)):

How much is it right now, Michelle?

Speaker 3 ([00:10:35](#)):

I mean, the last few bills have been, you know, 2000 a month, which is very high for water. Right. Um, there, there have been some months where I got a \$10,000 bill. It,

Speaker 2 ([00:10:46](#)):

They've been Well, and especially when they have

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

To be estimates. Mm-Hmm. <affirmative>, right?

Speaker 2 ([00:10:50](#)):

Yeah. And they're estimates and especially when there's no one, Mr. Myers has sworn, he says, we use very little water. He, we don't use water with any of our products. He said, the only thing we have are a couple guys who might use the toilet, uh, during the day and, and wash their hands. That's it. True. He said. So he said, we hardly use water.

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

But you had a leaky faucet.

Speaker 2 ([00:11:13](#)):

Mm-Hmm. <affirmative>.

Speaker 6 ([00:11:15](#)):

Which was not to say it was leaking, it was running full out. Mm-Hmm. <affirmative>.

Speaker 2 ([00:11:20](#)):

That's right.

Speaker 6 ([00:11:21](#)):

And uh, and then you had, uh, you have a tenant that's using it for construction clearly.

Speaker 2 ([00:11:27](#)):

Oh yeah. But we had, they told me they are not deal, before

Speaker 3 ([00:11:31](#)):

They

Speaker 2 ([00:11:32](#)):

Started, they we did. And how are they getting

Speaker 6 ([00:11:35](#)):

Water for

Speaker 2 ([00:11:35](#)):

Their work? And Miles told me they did not use any water and that they had been bringing in a water truck. And they have, they do have outdoor lus, you know those outdoor Yeah.

Speaker 6 ([00:11:48](#)):

Just water.

Speaker 2 ([00:11:49](#)):

Yeah. And so he said that they are, he told me and he sent me a picture of it and he said we were using a water truck. And what about the electricity? I didn't talk to him about electricity yet. I was writing an email to him today, but I haven't done that. Uh, but he did tell us several times that they were not using our electricity. Clearly somebody is using it, but as far as water, he told, that's what he told me.

Speaker 1 ([00:12:15](#)):

So for, for next steps with the Sewage and Water Board, um, we'll just draft a email, is that right?

Speaker 2 ([00:12:22](#)):

A letter? A letter. I'll send it electronically. Okay. On behalf of the board to, um, the two council members at large and two council member Thomas soliciting their assistance and getting this done, getting this help, um, I can also formally write a letter to the Surgeon Water board and I will cc the council members on it, telling them that I need them to come out and, um, and inspect because we strongly suspect there is a leak and that the shutoff valve is under the water due to the leak at the

meter. And if you could just send me one of the bills for s water board so I can reference the account numbers and maybe just put that copy of the bill. Okay. Like the last bill. Put it on there.

Speaker 4 ([00:13:10](#)):

So counsel, you're gonna do that, send the letters out prior to going to see them in person.

Speaker 2 ([00:13:17](#)):

Mm-Hmm. <affirmative>. I'm gonna send a letter to, to them. I'm suspecting that I might not end up going to see them in person because you know what's funny? The, I I recently had a question about a bill that was rather complicated because Jay Arnold was involved. And when I went to see them in person, they said, we will, we will let you know we have to talk to our billing department. And then the head of their billing department ended up calling me, who happens to be my next door neighbor. Okay. And he said that whenever there's something, I said, I didn't even know what you did. I knew you worked for certain waterboard, but I had no idea what you did. He said, whenever there's something complex, he said, they kick it to me and then I have to analyze it and make decisions. So I'm thinking it's probably gonna go straight to him. As a matter of fact, I will even give him a copy of the letter tonight. I'll leave it on his door to let him know what I'm what that he's probably gonna be getting that call so he can start working on it in advance. <laugh>.

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

So, uh, 'cause I, I really do think it's something where they need to get out a full on crew. Um, and as you said that, that leak, which I've just noticed 'cause it's gotten so big now, it's starting to flood Gentilly over Gentilly Road as you know. 'cause you go to work there every day. The one that we spoke about, that's for the down the road. And I've not seen a sewer waterboard truck out there ever. So I doubt that they do regular maintenance in the area. I I just really feel that there's probably a, some kind of crack pipe or something.

Speaker 6 ([00:14:51](#)):

I think you just are calling, I think we're calling the wrong people. You have to call their engineering department.

Speaker 2 ([00:14:56](#)):

Mm-Hmm. <affirmative>.

Speaker 6 ([00:14:58](#)):

Uh, we had 'em out there a couple times in the last week to shut water valves and open water valves. Water, yeah.

Speaker 2 ([00:15:05](#)):

Mm-Hmm. <affirmative>.

Speaker 6 ([00:15:07](#)):

So, I mean, they do come

Speaker 1 ([00:15:09](#)):

Out a NASA came running.

Speaker 2 ([00:15:11](#)):

Well, I'm sure.

Speaker 6 ([00:15:12](#)):

No, I mean they, they generally don't respond unless you call them frequently. Mm-Hmm.

Speaker 1 ([00:15:19](#)):

<affirmative>, let's try this. If you'll do the letter, Maria, and then if

Speaker 2 ([00:15:23](#)):

I, I think that'll start the ball rolling

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

At the same time is We'll if you need us to, if this makes sense that we can also reach out to Yan.

Speaker 2 ([00:15:32](#)):

Yes. I I think this will start the ball just

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

To start the conversation.

Speaker 6 ([00:15:36](#)):

Reaching out all the way to the top. That's unlikely to, I mean this,

Speaker 1 ([00:15:40](#)):

Well, that's our

Speaker 6 ([00:15:40](#)):

Job. You're just gonna tell somebody, uh, you need to get like, like the head of the engineering department or whatever,

Speaker 2 ([00:15:48](#)):

Whatever. Well, I think that what'll happen is like this billing. The billing, you get a name

Speaker 6 ([00:15:51](#)):

And then once you have a name, then you can latch onto that

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

Person. Well I think what happens is the person in billing that I'm talking about, he will definitely contact the right departments and have them out.

Speaker 1 ([00:16:03](#)):

Well, yeah, let's, um, yeah, Gina, we, our organization works with <inaudible> pretty a lot. So if that doesn't work, he sits on our board and we'll make sure it's the right engineer or whoever it needs to be. Let's, if we have to go to the top or whoever it is.

Speaker 2 ([00:16:18](#)):

Absolutely.

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

I think it's good just to, sounds good. Good. Where it needs to go and get the,

Speaker 3 ([00:16:22](#)):

So with regard to Entergy, um, does this committee recommend that a payment be made on that? Um, it is. The bill is just getting higher and, um, as I see it, I don't think there is a billing issue in light of the information they provided to me, indicating that there, there's just gonna be certain fixed charges. So, I mean, at some point I think we have to, you know, just close it or, or

Speaker 2 ([00:16:51](#)):

What are the fixed charges?

Speaker 3 ([00:16:54](#)):

What are the fixed charges? Mm-Hmm. <affirmative>. Oh, we finish still waterboard first before we move. Oh yeah. I'm sorry. I thought y'all,

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

I think so. Does anybody have any questions, comments? No. Not to dig into that. Yeah. Alright, let's move on to Entergy.

Speaker 2 ([00:17:07](#)):

Go ahead. And I guess, how much is your fixed charge? Your base charge with Entergy?

Speaker 3 ([00:17:11](#)):

I, I'll have to look

Speaker 6 ([00:17:13](#)):

Further. Actually. I can I go back to s Maror? 'cause you know, what's our goal here? Are we gonna get them? We're not gonna get them to eliminate all the charges.

Speaker 2 ([00:17:26](#)):

No, but to, we're still gonna,

Speaker 1 ([00:17:28](#)):

You may

Speaker 3 ([00:17:29](#)):

Not all of 'em all, not all of them. But we, we,

Speaker 6 ([00:17:31](#)):

You're gonna owe them and, and they're completely self-serving. They're gonna come back and say, uh, there's nothing wrong with our accounting. You need to pay it all.

Speaker 2 ([00:17:42](#)):

No, that doesn't always happen. No. I used to be a hearing officer for them. What will happen is that if there's a leak, they will invest. They're supposed to, they'll investigate it. They'll, they'll repair the leak and then they'll automatically outside of

Speaker 5 ([00:17:57](#)):

The

Speaker 2 ([00:17:57](#)):

Meter. Yeah. But I doubt it. And they'll, but regardless, they'll automatically start to credit the sewer portion of the bill.

Speaker 6 ([00:18:07](#)):

We haven't paid any of that. When was the last time we paid the month, uh, made a payment to ER or water board?

Speaker 5 ([00:18:14](#)):

Uh,

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

I'm thinking maybe a year and a half. They'll also negotiate on those late fees too. So,

Speaker 6 ([00:18:20](#)):

Well fine. But I still think that, that we should probably start paying something.

Speaker 5 ([00:18:25](#)):

Well, uh,

Speaker 2 ([00:18:26](#)):

I don't know how much

Speaker 5 ([00:18:27](#)):

I'll, I'll remind the commission that a, um, this board was, um, dormant for quite some time. And so that factored into why payments have not been made. Um, and um, you know, the board is now fully operational and I do think we have an obligation that at least through our due diligence to see, Hey, is there a leak? Is it a leak on our side? Is a leak on their side. So we go through the process. We're not

trying to escape, um, paying, paying payment, but I think it would be fiscally irresponsible to just say, Hey, we have a bill. Let's just write them a check. Right. I mean, sewage and Water board, and I'll say this in front of the sign 'cause I've said it to him. Um, it's a very poorly run agency with a gross history. Mm-Hmm. <affirmative> of inaccurate bills. So no, I do not feel comfortable saying, let's just write 'em a check. Mm-Hmm. <affirmative>, I have an inaccurate bill at my own house right now.

Speaker 2 ([00:19:18](#)):

Right.

Speaker 5 ([00:19:20](#)):

\$2,000. I don't even have a pool.

Speaker 2 ([00:19:22](#)):

Right. And my thing is, I don't know, I don't know what would be a fair amount to say this is what we would expect every month, um, be I have no idea. So I don't know what, what I would ever recommend. And I agree with you. I mean, having been a hearing officer over there, I saw some of the most egregious billing. I mean that I, I, I used to often ask, that's probably why I'm not a hearing officer now. 'cause I would always ask them, I said, how did this even get out of this building and into an envelope to someone where you have a single family home with one person in it? I promise you I saw this Mm-Hmm. <affirmative> with a \$10,000 bill. I said, what did he do? Open up a car wash. How did this happen? I said, don't you all have any kind of checks and balances that says, you know, like, whoa, this person was paying 150 a month and this month it's 10,000. I I don't, and then you, and then you sent them, send them a water disconnect. Notice. I, I've never seen anything like it, so I wouldn't even know where to tell you to go with it, unlike how much to pay. So I say at this point, we're this far down the line. They've not disconnected the water because they don't know where the water shut off Valve is. I think they need to do their homework and they need to figure out where they put the water shutoff valve. I agree. Because we didn't put it in

Speaker 5 ([00:20:41](#)):

Chairman Tatum. Let's, if you agree, why don't we do this? And to Commissioner Han's point the letter, why don't we address the letter to Gaan?

Speaker 2 ([00:20:51](#)):

Okay. Put

Speaker 5 ([00:20:52](#)):

A, put a CC to Councilman Thomas. Councilman Moreno and Councilman Rell.

Speaker 2 ([00:20:57](#)):

All right. That's

Speaker 5 ([00:20:58](#)):

Perfect. And that way we have everybody in the loop. Andan can hopefully get it to the right person and council members can play interference if we need 'em to.

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

Gotcha. And that way

Speaker 5 ([00:21:11](#)):

We're communicating everybody at one

Speaker 2 ([00:21:13](#)):

Time. Okay. Absolutely. And

Speaker 5 ([00:21:15](#)):

Then, you know, the Commissioner Allons point, we do want to bring this to bed as quick as possible so that whatever we all let us pay it. Yeah. And then we can get on a regular

Speaker 6 ([00:21:25](#)):

'cause it's a liability sitting, sitting there. Sure. That's gonna screw up our books for Yeah. The foreseeable future.

Speaker 5 ([00:21:32](#)):

Yeah. We definitely want to get it

Speaker 2 ([00:21:33](#)):

Settled. I'm gonna say we don't have a reason to add him. I know

Speaker 5 ([00:21:36](#)):

Michelle wants to get his settled one.

Speaker 2 ([00:21:38](#)):

Yes. <laugh>. And we don't have a reason to add him, but it's too bad we can't add Jerusalem because apparently his office must have like a satellite office at surgery Water Board. 'cause he has to deal with them so often.

Speaker 3 ([00:21:49](#)):

<laugh> is he on the

Speaker 2 ([00:21:51](#)):

Committee? No, but his, his, the, the people in his district,

Speaker 5 ([00:21:55](#)):

Fred's on the board.

Speaker 2 ([00:21:56](#)):

Oh, okay. Freddy. The people in his district complain a lot about the S water board. So his, his office would always send representatives to the hearings with the people. Mm-Hmm. <affirmative>. That's why I'm laughing. So

Speaker 6 ([00:22:12](#)):

Say 350,000 customers think that their bills are wrong. So

Speaker 2 ([00:22:17](#)):

Yes, <laugh>

Speaker 6 ([00:22:18](#)):

Pretty sure it's not uncommon.

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

Yes.

Speaker 3 ([00:22:22](#)):

All right. So we have our, uh, path with So and Waterboard. Just Entergy. Mm-Hmm. <affirmative> is what is our plan there.

Speaker 2 ([00:22:31](#)):

And just so y'all know, Patrick Meyers did email me, text me and say that he will have his office send me, uh, whatever bills that they have, um, today. So if he does have a bill, then I'll we'll know today

Speaker 5 ([00:22:47](#)):

What's the total outstanding balance

Speaker 3 ([00:22:48](#)):

For Entergy? It's now about 27. Actually. It's, it's in this packet that I distributed 27 20 7,250.

Speaker 5 ([00:22:59](#)):

So

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

I think we, we started the year with it being what, 9,000. And it's just gone up, you know, two, three, 4,000 a month these last six months. So now it's at 27.

Speaker 5 ([00:23:14](#)):

So here's my thoughts on, and I'll start for discussion purposes. Chairman. Mm-Hmm. <affirmative>. Um, unlike Sew Waterboard, I find entity actually has a pretty stellar history of getting bills right now in terms of who's using what on the property. That's an internal investigation that I think we gonna have to figure out. But from our perspective, I don't think energy is just making up a number and charging us. So I, I just think, and, and, and number two, I mean, I think we all should be grateful that they haven't disconnected the power yet for whatever reason. So I, I just think the, the finance committee needs to

make a recommendation one way or another. But I think it's time that we put this bill to be and that we can launch our own internal investigation and figure out. But I'm just starting that for discussion purpose.

Speaker 6 ([00:24:08](#)):

Yeah. I don't think they're gonna give us a retroactive credit if we switch to a lower rate plan. That's too much time. It would've

Speaker 5 ([00:24:18](#)):

To be Yeah. Moving forward. Moving

Speaker 6 ([00:24:20](#)):

Forward. So, you know, shame on us for not adjusting the rate plan when the building became unoccupied. But it's just, uh, I think I agree with what, uh, chairman is saying we should, we should go ahead and pay them at least some of these bills. I mean, if not all of 'em, I I

Speaker 5 ([00:24:41](#)):

Agree as well. I mean the, the money's in the bank, so I don't see any reason, you know. Mm-Hmm. <affirmative>, why we just don't get it over witness start from scratch. But the band, I'll defer to the I agree. Finance committee.

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

I don't think you're gonna get the, the amount down any, they're not gonna give you a special deal. Right. And this amount's formulated from about a year, right?

Speaker 5 ([00:25:07](#)):

Yeah. A lot of this amount. Correct me, Ms. Diaz I think predates this current board.

Speaker 3 ([00:25:12](#)):

Yes. We came into the year with maybe 9,000 already owed. Mm-Hmm. <affirmative>. And the additional, what 18 has accumulated over the last six

Speaker 2 ([00:25:23](#)):

Months and when did the bills start going. So I would imagine that they've been, they should have been fairly steady for a long time. Right. Because there's no change. Right. Right. When was the first bill that you saw that change? For what month? Yep.

Speaker 3 ([00:25:39](#)):

So the email that I sent out a couple of weeks

Speaker 2 ([00:25:42](#)):

Ago, I'm sorry I didn't

Speaker 3 ([00:25:42](#)):

Showed that. Um, the bill was fairly consistent in the 1800 2000 a month range. Mm-Hmm. <affirmative>, which again is, uh, at this point we believe it's because there are certain fixed charges. Mm-Hmm. <affirmative>. Um, but in, um, April it went up May, it went up in June, it went, which is the bill that just printed yesterday that's here. It was 4,514 for the month of June.

Speaker 2 ([00:26:10](#)):

Okay. And that is very much consistent with the month. I'm sorry, those very much consistent with the month that Avanto began working, they began working there around mid to late March. Correct. So that is exactly the same timeframe,

Speaker 5 ([00:26:26](#)):

But this last billing cycle with this \$4,500 bill, that is no doubt consistent with when they were aggressively doing work at the building.

Speaker 2 ([00:26:37](#)):

So Yeah. And they have an air conditioner unit.

Speaker 5 ([00:26:39](#)):

We can only conjecture that.

Speaker 6 ([00:26:41](#)):

I think it's mostly that there's also seasonal adjustments in the cost of power.

Speaker 2 ([00:26:46](#)):

Yes.

Speaker 6 ([00:26:47](#)):

Uh, it could be that summer is more expensive for electricity, but it's, but I think most of it is obviously advan.

Speaker 5 ([00:26:55](#)):

Yeah. Had it jump from 1800 to 2,500, I could blame that on seasonal charges.

Speaker 6 ([00:27:01](#)):

Right. Exactly.

Speaker 5 ([00:27:02](#)):

But

Speaker 2 ([00:27:03](#)):

Right.

Speaker 1 ([00:27:03](#)):

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And I just pulled up, um, the invoice you sent back in I think maybe January or February. Mm-Hmm. GY and looking for last year. Um, and looking at the June and July like mm-Hmm. Graphic graph. Right. It's very low. So we compare and contrast in these two graphs is substantial. And last year, for the end of the year, total amount that was due on this invoice was \$7,000.

Speaker 2 ([00:27:32](#)):

Mm-Hmm.

Speaker 6 ([00:27:32](#)):

<affirmative>, you can see it started kicking in in May. Wow. And then June was, was double.

Speaker 5 ([00:27:38](#)):

Yeah.

Speaker 6 ([00:27:38](#)):

Yeah. And then, uh, July is more than that. So

Speaker 2 ([00:27:43](#)):

Yeah, I'm just, I I, I just find it,

Speaker 5 ([00:27:45](#)):

Counsel, you and I will need to sit down, uh, the vice chair

Speaker 2 ([00:27:48](#)):

With, uh, with Miles. We can figure

Speaker 5 ([00:27:51](#)):

This

Speaker 2 ([00:27:51](#)):

Out. But Yeah, I think we have

Speaker 5 ([00:27:52](#)):

To.

Speaker 2 ([00:27:53](#)):

Yeah. I find it disheartening because we were, once again, a different representation was made to us.

Oh

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

Absolutely. But you know, all I'm saying is,

Speaker 2 ([00:28:02](#)):

But as far as Entergy's the innocent party and all of this, right. It's not, so it's not entergy's fault. So I would have to say you guys are correct in that. I mean, it's for us to determine internally,

Speaker 1 ([00:28:13](#)):

Commissioner,

Speaker 4 ([00:28:14](#)):

But also on that note at the property committee, um, Michelle, we did say that we were going to get with institute to be able to get the three separate meters, how we can do that so we know exactly who's paying, who's responsible for what

Speaker 2 ([00:28:33](#)):

Usage. Yeah.

Speaker 6 ([00:28:34](#)):

But the chair, that would, that's stuff going forward,

Speaker 2 ([00:28:37](#)):

Forward, forward. Yeah. That's going forward. I

Speaker 6 ([00:28:38](#)):

Think right now what we should do is, uh, move to, to pay them what's due the 27, the full 27,000.

Speaker 5 ([00:28:49](#)):

What I'm saying, vice chair, I think, you know, me, you and the council and whoever else wants to join, we are gonna need to go sit down, whatever. And with these bills, <laugh>, you know, and we are gonna have to come to some type of agreement on what they're going to reimburse. 'cause it is clear that these substantial increases came from, you know, their activity. But the liability currently is on us. And what I don't want to happen is, you know, FG one day decides to just cut off power Correct. To everybody and somehow Myers is, and whoever else is impacted. So

Speaker 4 ([00:29:24](#)):

I

Speaker 2 ([00:29:25](#)):

Agree. And um, Myers just now sent me their bill so I can see where they, they pay above 1400 is what their last bill was. So, um, so they have a separate meter. They must have a separate meter. Um, I just, I just opened it and saw 1400. Um, it's, and that doesn't match what we have, so I'm about to send it to you all, but Yeah. But it says, uh, so it say,

Speaker 6 ([00:29:49](#)):

Do you have a copy

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

Of the bill? It says service address is, uh, one three? Yes. It's the bill service location 1 3 8 0 1 O Gentilly Road, suite one. So they calling, they're calling it a sweet one.

Speaker 6 ([00:30:00](#)):

So down in the meter reading Mm-Hmm. <affirmative>, uh, section Yeah. Is where our rate is. Yes. It says on ours it says neco. Mm-Hmm. <affirmative>. That's the rate plan we're on. Mm-Hmm.

Speaker 2 ([00:30:14](#)):

<affirmative> and there's his e under se. Mm-Hmm. Sam, I don't know. Sam. Cloud

Speaker 6 ([00:30:21](#)):

Enterprise instead of

Speaker 2 ([00:30:23](#)):

Large enterprise maybe. So that's what there's,

Speaker 6 ([00:30:27](#)):

They're on a, they're clearly on a different rate plan.

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

Yes. They're different definitely on a different rate plan than we are. Right.

Speaker 5 ([00:30:36](#)):

We should probably sit down with <inaudible> and figure out what's most advantageous for us moving fall in terms

Speaker 2 ([00:30:41](#)):

Of the rent plan. Mm-Hmm.

Speaker 5 ([00:30:42](#)):

<affirmative>, yes.

Speaker 6 ([00:30:43](#)):

Given the fact that the building's empty.

Speaker 2 ([00:30:46](#)):

But the other good thing, and I'm glad that he sent this to us, because also it will help us when we do sit down with advo that they can't say, well, some of that \$4,000 is because of Myers. 'cause clearly it's not. It's not. And I'm sending this to the whole board right now.

Speaker 1 ([00:31:06](#)):

I think that we're all kind of on agreement from a recommendation standpoint to recommend to the board to move forward payment of the 27th Correct sound right. With the committee for recommendation of right now

Speaker 4 ([00:31:23](#)):

I'm, I'm gonna ask the chair, is that what you were suggesting? Yeah. That we go and pay it

Speaker 5 ([00:31:27](#)):

Now. Yeah. So that we can get in good standing with Entergy, but that we have the task of going to Advan to recoup some of over the last at least two months.

Speaker 2 ([00:31:42](#)):

Absolutely. And I'm just sending you all that Bill and Michelle, I sent it to you too. Okay. Um, so that's good. And the, uh, and no, the other thing we spoke about with Susan Waterboard, the property committee was, um, installing separate water meters so that Meyers as their own meter and advo does, because it becomes very complicated now with, um, Meyers and Advu to try to dis decide how there's

Speaker 6 ([00:32:10](#)):

A whole piping issue. That's not easy.

Speaker 2 ([00:32:14](#)):

Try to, it's gonna be very difficult to, uh, to determine who's using how much water

Speaker 1 ([00:32:20](#)):

Do we need to vote on that recommendation to court?

Speaker 2 ([00:32:22](#)):

Oh yeah, go ahead, please. Yes, please do. I'm so sorry.

Speaker 1 ([00:32:25](#)):

Motion by, uh, second and second about <inaudible> to move recommendation forward to pay the energy bill at a whole at the next board meeting.

Speaker 2 ([00:32:39](#)):

Thank you.

Speaker 3 ([00:32:41](#)):

Alright. Real quickly, I'll just go through the other invoices that are here just so it can, uh, they can be discussed, approved, et cetera. So the first one is Bruno and Turbo Loan. This is the invoice for \$9,100 for their annual review, which is consistent with the engagement agreement that was signed by this board.

Speaker 5 ([00:33:01](#)):

Let me ask a question, Ms. Diaz, and I'm sorry, this is what I get confused sometimes. When we signed the engagement letter, did they have a fee listed?

Speaker 3 ([00:33:10](#)):

Yes, it was 9,100.

Speaker 5 ([00:33:12](#)):

So that's approved already? Yes. So that doesn't need to go through this committee

Speaker 3 ([00:33:17](#)):

Right. At at this point, it's just a matter of saying we are fine with the service that they rendered. We approve payment.

Speaker 5 ([00:33:24](#)):

Yeah.

Speaker 3 ([00:33:26](#)):

Okay.

Speaker 5 ([00:33:27](#)):

All right. No, I mean, I signed the letter, so, okay. In my opinion, we're on the hook for the money and we approve. Yeah, we are, we can go ahead.

Speaker 3 ([00:33:34](#)):

We are

Speaker 5 ([00:33:34](#)):

So no, on the record, I'm authorizing you.

Speaker 6 ([00:33:36](#)):

We're on the hook for the total amount in the, at the end of the day, I think what, um, Ms. Diaz is saying is that we need to, we need to vote to agree that they provided what they said they were gonna provide.

Speaker 3 ([00:33:49](#)):

Correct. Okay. And, and, and to we'll forward with payment.

Speaker 6 ([00:33:52](#)):

Everybody's happy with what they gave us. Okay. I think that's what you're saying, right?

Speaker 3 ([00:33:57](#)):

Yes, that's fine. Perplex technology, \$55, which is for their monthly web posting and posting of the agendas, which are, are being charged at flat. \$10 per posting is the last degree, seven 50 to Michelle

Diaz for monthly accounting fee for the month of June. The next two pages are the itemized receipts from Councilor Ozan for the refreshments that she had purchased from Bert and Messina. Then we have the invoice from Fcon for the construction consulting, which is, uh, three pages of itemized charges totaling the 1100. And last is the entity bill that we just discussed.

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

I have a question on the consulting. The construction consultant is, will we get one each month now moving forward that we brought them on? Or how, how long

Speaker 2 ([00:34:57](#)):

That I, I would think so. If their services provided, they were brought in for not to exceed amount of 5,000. Right. So, um, it would be my assumption until they, uh, when they, until they reach that 5,000, they'll be submitting a monthly invoice. If, um, they, they are requested to do something that will exceed that 5,000, they'll have to come back to the board to get approval, um, to do any kind of increases, giving an estimate of how much of an increase they need and what services would be provided. I know that the way I think he, they broke it down. I think it was like a pretty good rate because I think it was like a hundred dollars an hour was the rate. So Yeah. And I haven't seen the bill, so I don't know.

Speaker 5 ([00:35:40](#)):

Yeah. He hasn't, he hasn't been billing us. You know, some people will charge an hourly fee and if they do 30 minutes of work, they still charge the full hour. He's been breaking it down into like 0.25 increments. Um, at, at this rate, I don't, I don't necessarily foresee us reaching the \$5,000 cap. Um, I, I think the bulk of the work has probably been done as we finalize lease negotiations, they'll probably be a little bit more just to make sure all of our i's are dotted and t's are crossed. But, uh, you know, this, this contract was really just to get us through, um, you know, the lease and construction to ensure that we're in compliance with the

Speaker 2 ([00:36:23](#)):

Law. Now, I don't know, at the property committee, miles seemed to make some representations that they had a lot more construction work to do. I, I don't know. Did you get that feeling? And

Speaker 1 ([00:36:37](#)):

He wanted us to let him in to get it done.

Speaker 2 ([00:36:40](#)):

Oh, okay. So there may be more work that he would have to go over and and review, but I don't know how much he needs to go in

Speaker 1 ([00:36:48](#)):

And do some

Speaker 2 ([00:36:48](#)):

Measurements. Yeah. But

Speaker 5 ([00:36:50](#)):

To the, to the chairman's question, yeah, it'd be a monthly adjust invoice.

Speaker 1 ([00:36:54](#)):

No, I think it's wonderful. I mean, if we're able to have that \$5,000 buffer, and then if it's a thousand, roughly 1100 a month, that gives us a runway of say, three more months that they'll be able to help with that. That's makes me feel better that we at least have some runway with them for

Speaker 2 ([00:37:14](#)):

Yeah.

Speaker 1 ([00:37:16](#)):

Their services. And are they going out like monthly and just like

Speaker 2 ([00:37:21](#)):

<crosstalk>? Um, well, since they hadn't been, I know that he did a walkthrough with Omar at the building and I, we, I asked him to also do the REM measurements of the space. So he did the exterior. The problem is that, and I'm, that's gonna be in my email to Miles today, is that Avan o uh, put on a, uh, a new lock on the door and it's a pot lot, uh, uh, of, what do you call it? A bolted lock. The front board? Yeah. On, not on ours, but on the portion. So they separated out their space and then they put a new lock and lock and locked it. So now the no RVP does not have access to that portion of their building, which should never occur. So he wanted to get in to do some, to redo the interior measurements to make sure we were accurate.

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

But he can't without them being there. But under any, no, sir. And we've mentioned to this, this to Miles at the property committee, but he didn't respond. But we need to have a copy of the key. I mean, it just, that's just common sense. I mean, any landlord has access to their property at all times. And even more so since no one's out there right now, if there's an emergency, if something starts, I don't know, you know, fire leaking, whatever from that area, you know, we just have to tell the fireman, try to get an ax and break down the door. 'cause we don't have a key and we can't get in and yeah. It's our building, but, you know,

Speaker 1 ([00:38:46](#)):

Well, they will anyway.

Speaker 2 ([00:38:48](#)):

Yeah. <laugh>. Exactly. Even if they have the

Speaker 1 ([00:38:50](#)):

Key, they'll still break the door again.

Speaker 2 ([00:38:51](#)):

Yeah. So still we should have an access to our own building and we don't have that right now.

Speaker 1 ([00:38:58](#)):

Any other questions, comments on the other outstanding invoices besides the bru, new and turbo on which we've, uh, already we pulled with that? Do we have a motion to recommend these to the board?

Speaker 4 ([00:39:17](#)):

So,

Speaker 1 ([00:39:20](#)):

Plumber second. All in favor? A and I'm gonna move on to financial statements, the budget. Okay. Today, and I think this will be helpful too, with some of the invoices that we just talked about as well with our budget, because I think Michelle kind of looking at the budget and

Speaker 2 ([00:39:50](#)):

Some of these deals. Yeah. And I know that my, um, and I have my invoice for June. We just had to, uh, finalize it with some of these. Uh, as I said earlier, these, these, um, calls with Miles. Um, but this will be one of the largest single months. 'cause I already started to calculate the hours, um, on it. And, you know, uh, my whole year of 2020, uh, two was only about, I think, gave you the, I was like 7,000 something, 75, 25. And, and, and this month has been more than 7,000 because of everything with Miles. So, um, just so that we, we'll have that by this evening. Go ahead. I'm sorry.

Speaker 4 ([00:40:35](#)):

And on that note, um, Mr. Chair, I had, um, in our correspondence, the chair myself and counsel, because she kept going back and forth, back and forth. She's, she spent a lot of time with moms. Mm-Hmm. <affirmative>. And I even suggested on a, um, email that Advan pays for her services because it was absolutely ridiculous.

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

I mean,

Speaker 4 ([00:41:09](#)):

Like the old people say four day in the morning till late at night, constantly, she has to respond. And she would ask him for something and he would not give her what she was asking open and open over. And that's time. And I had suggested we ask Savannah to pay up those fees,

Speaker 1 ([00:41:30](#)):

If I'm not mistaken. I think chairman,

Speaker 5 ([00:41:33](#)):

He's, uh, we had kind of talked about

Speaker 2 ([00:41:36](#)):

That. Yeah. Early on, Mike Sherman had offered that. Now, Miles' re response to Commissioner Plummer was, I'm not sure if my client will wanna do that. I'll let you know, basically. So,

Speaker 3 ([00:41:49](#)):

So when that

Speaker 5 ([00:41:50](#)):

Bill comes in, I just don't want y'all to be shocked because she's been putting that much time in. But, you know, I'm, I'm gonna say this, you know, respectfully, and, um, you know, this is where I, I agree with the vice chair. The, the, the invoice is probably going to be some sticker shot. You know, in my role, I, I try to be a referee and I try not to be too heavy handed and want to, you know, dictate everything. But the board has to remember, um, you know, we have a responsibility as well to do our due diligence and, and get things in writing the council throughout that potential arrangement on the front end. But there was never any follow up from our board to say, yeah, we want to engage that. So, you know, we can try to recoup it, but at the end of the day, you know, any legitimate invoice that's submitted, we all move forward and we're just gonna need to be prepared to pay. Um, I, I know the amount of time that I've dedicated to at all mm-Hmm. And the vice chair has dedicated toal everyone

Speaker 2 ([00:43:04](#)):

And even the accountant.

Speaker 5 ([00:43:06](#)):

So I have no doubt that, um, anyway, <laugh>, it's been a, been a full time job. <laugh>.

Speaker 3 ([00:43:18](#)):

Okay. So, um, if we move along to the review of the June, 2023 financial statements, those are the next four pages that follow the, uh, entity invoice,

([00:43:31](#)):

Uh, the statement of financial position. Um, there were really only two changes from last month. One would be a, the increase in cash because of the net, uh, cash flow that was derived in the month of June, which we'll discuss on the next page. And the accounts payable. Um, we did increase the accounts payable by, uh, 7,525. That was the good faith estimate that Council Ozan provided, uh, for her legal services through 2022. Um, so we have made that journal entry to reflect, uh, that accounts payable and that number will increase further once we receive the 2023, uh, invoices from her. But no other changes to the balance sheet. The 72

Speaker 5 ([00:44:16](#)):

Does include the sewer and water board and the

Speaker 3 ([00:44:18](#)):

Two G amounts. Yes. Right. So that's \$72,010 that, that's exactly what it is. It's, it's 75 25 of legal fees. And the remaining amount is just a, you know, some allowance, if you will, for the utility bills that are owed. Those are all the accounts payable that we have.

Speaker 6 ([00:44:35](#)):

Okay.

Speaker 3 ([00:44:38](#)):

The next page is the, did you, I'm sorry.

Speaker 6 ([00:44:40](#)):

I'm sorry. Uh, no. Did you allow anything for the landscaper?

Speaker 3 ([00:44:45](#)):

I have not. Case

Speaker 6 ([00:44:45](#)):

We do have to pay it.

Speaker 3 ([00:44:47](#)):

I, I mean, it is a great question. The challenge is that at this point, I don't even know that he's done any work to Right. To put in that for 23. Yeah. If I knew he did the work, but we just haven't received the invoice, then certainly I would put in that accrual. But at this point, I have nothing to even

Speaker 6 ([00:45:05](#)):

Base

Speaker 3 ([00:45:06](#)):

It on, base it on, like Gotcha. Has he cut it? Not so, and I have asked over and over again,

Speaker 6 ([00:45:14](#)):

And without a presence, we don't have anybody independent to say he's mowed the lawn three times.

Speaker 3 ([00:45:19](#)):

Correct. I mean, I, I literally, I couldn't tell you if he hasn't mowed in the six months. I don't know.

Speaker 1 ([00:45:25](#)):

And we've given notice that if he did not provide by a certain time, that that is the end. So I,

Speaker 5 ([00:45:32](#)):

My, my gut is that I don't think he'll be coming through with any invoices. So, Mm-Hmm. I think once we send the letter, the official letter, I think that situation should be put to be,

Speaker 2 ([00:45:41](#)):

And all I can think of is, you know, maybe he has not been out there remote in a while, so he felt that there was nothing owed and that he just didn't wanna respond anymore.

Speaker 3 ([00:45:55](#)):

All right.

([00:45:59](#)):

So, all right. So, I'm sorry. I was just gonna move along to the second page, the statement of activities, uh, which is effectively our income statement. We had the rent from Mayas for 25,275, the quarterly interest on the Liberty savings account of one 15. And the \$150 that was received on the SUMS account, the expenses were contracted services of 15,950. The appraisal was 15,005. Con was paid nine 50. That was their initial invoice. The insurance for the directors and offices was 38, 37, and the website hosting was 70. Total expenses were 19,857, which, uh, yielded a positive cash flow for the month of 56 83.

Speaker 5 ([00:46:47](#)):

Um, that's okay. I'll wait till the,

Speaker 3 ([00:46:56](#)):

So those were the, the expenses that were actually paid in the month of June, we go to the next page. Um, this is just the, you know, one at one glance, look at the entire year. So the column of June just carries over what we just reviewed just to show sort of a, a running balance. And you can, you know, just look and compare month to month, but

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

Nothing new to, so to speak. It just gives you everything on one page. The next, um, is, uh, something I, uh, plan to present it, you know, from time to time, we need to just compare where we are in actuality to where we are, uh, or what the budget is. Um, because we didn't do a budget by month. I have it here, uh, presenting it as the annual budget because that's, that's the way it was, uh, formulated and adopted. So the, the last column shows what is remaining, basically the difference between the first two columns. Um, I made some notes, uh, to the far right, you know, where I thought they might be helpful. Um, the rent, um, the, the pace of, or the, the amount of the rent we expect to pick up in the second half of the year because, uh, Juan Myers will be at a higher rent than the 25,275 that they're paying. And, uh, perhaps at vandal's, uh, lease will be finalized because that was, uh, factored into the budget as well. Um, the utility reimbursements, I'm, I'm just going to the ones that have significant variances at this point. The utility reimbursements, we haven't had any, again, because the utility bills are not resolved, we have not been able to, uh, ask Mayas to provide any reimbursement on the water. And also, um, those, you know, we'll, we'll pick up the second half of the year.

([00:48:57](#)):

Um, the contracted services, this is the one line item that we have, uh, you know, somewhat significantly exceed, exceeded the budget because we simply did not, uh, budget for that. We had, uh, management services, which we've not used a 50,000, but the contract services we have used, and that had not been budgeted. That was the appraisal. The CMA that was done. The measurements that were done, the cons, construction consultant, those are all items that were, uh, approved and incurred, but just had not been budgeted. And then the, the last, uh, six or so line items, we have not incurred any of those expenses. Um, but we'll likely do so in the second half of the year.

Speaker 5 ([00:49:51](#)):

So, Mr. Do, for my, just for my clarity, um, the 72,000 in accounts payable, that's everything right now that we currently

Speaker 3 ([00:50:05](#)):

Owe? Yes. Well, um,

Speaker 5 ([00:50:07](#)):

Is that the 9,000 for Bruno and Turbo Loan included in that?

Speaker 3 ([00:50:10](#)):

No, no, that's not that, uh, uh, that's, that's \$72,000 number includes, uh, the 75 25 for legal fees. And, uh, the rest is just the allowance for the utility bills, these current, so yeah, you can look at it like the accounts payable are more or less bills that are past due, for lack of a better word. Mm-Hmm. <affirmative>. Um, but they would not include these current invoices. Um, those have not been put into accounts payable 'cause we're just anticipating paying those, but, okay.

Speaker 5 ([00:50:47](#)):

So we owe I'm just trying, so 20, I know that includes 27,000 in energy, right? Mm-Hmm.

Speaker 3 ([00:50:54](#)):

<affirmative> and the balance is the estimate for Sewage and Water Board, which,

Speaker 5 ([00:51:00](#)):

What's that card balance?

Speaker 3 ([00:51:02](#)):

That would be the remaining 72, let's see. 30,000. So,

Speaker 5 ([00:51:10](#)):

Okay. So a large portion of the 72 is sewage board?

Speaker 3 ([00:51:17](#)):

Yes. Yes.

Speaker 1 ([00:51:26](#)):

Is the, I heard that also covers the legal Yes,

Speaker 3 ([00:51:33](#)):

The legal through 2022,

Speaker 2 ([00:51:35](#)):

But that, that was, that was for the year of 2022. Okay. For the year of 2022. Not for anything else.

Speaker 3 ([00:51:55](#)):

That concludes the financial statements.

Speaker 1 ([00:51:57](#)):

We do have question on kind of the actual versus the budget. Sure. With, with knowing that the utilities were gonna be over budget there as well and probably in some of these other categories, um, that we'll

talk about, I believe, if I remember correctly, do we need to make any adjustments kind of halfway through the year to the budget and ent something to the board?

Speaker 3 ([00:52:26](#)):

Um, so you, you certainly can revise the budget. It's, it's typically only because the budget has been adopted for the year. Um, it's typically only revised midstream if there is some significant change. So, um, whether or not the utilities meets that threshold of, or is it just, you know, at the end of the year? We'll, we'll be slightly over. Um,

Speaker 1 ([00:52:57](#)):

So it'll be about 3000 over now if we just pay the interview bill.

Speaker 6 ([00:53:04](#)):

But a fair amount of that is, is really should have gone against the

Speaker 3 ([00:53:08](#)):

22 budget.

Speaker 2 ([00:53:09](#)):

Right? Right.

Speaker 3 ([00:53:11](#)):

So the, the the \$24,000, um, I know this all seems a little convoluted, but the \$24,000 we had budgeted \$2,000 per month for the, for the current year. Right. Right, right, right. So it would only be, um, of this total that's owed to enter g That's right. It would only be the 2023 portion. Right. That would go against this 24,000. Gotcha.

Speaker 1 ([00:53:34](#)):

Gotcha. Yeah. Thank you. Okay.

Speaker 5 ([00:53:40](#)):

Yeah. And, and I know, um, you know, 'cause for some board members we're, we're about to, um, have a significant amount of money leaving our account. Mm-Hmm. <affirmative> to pay bills. But I think what a lot of board members need to remember is that, you know, in 2022, we had revenue coming in every month, but we had very little mm-Hmm. <affirmative> going out. So this board is handling the transgressions of the previous board just to get us current on everything. So I think that's what everybody needs to do, just from a, is that accurate?

Speaker 1 ([00:54:23](#)):

Yes. Mm-Hmm. <affirmative>, please. Maybe at the board meeting we can just kind of start with

Speaker 5 ([00:54:27](#)):

That. Yeah, you could split that in perspective.

Speaker 1 ([00:54:29](#)):

Mm-Hmm. <affirmative>. So it's, doesn't seem like we're right.

Speaker 5 ([00:54:33](#)):

Just blow into cash.

Speaker 1 ([00:54:36](#)):

Makes sense. Do we need to adopt that? Yes. <laugh>, is there a motion or any other questions, comments on? So motion about second. Second. All in favor? Aye. Right next on the agenda, we have update on the 2023 audit. Yes.

Speaker 3 ([00:55:02](#)):

Okay. So I, I went to Bruno and Turin's office today to pick up the reports that are before you. So this is the official final review report that they submitted to the legislative auditor. Um, it's quite a lot to go through. So, um, what I would like to do is, is really just go to those specific, uh, you know, excuse me, comments. Excuse me. Did you

Speaker 1 ([00:55:25](#)):

Email it to me so I can follow along?

Speaker 3 ([00:55:28](#)):

I, I think I did Okay. Last week or maybe, sorry, days are running together. Sorry. Okay. It, it was a few days ago that emailed you, this is the same report that I had emailed. Thank you. I just asked them to give us a hard copy so that we could have it for this meeting. Of course. So, um, I will just, just go to what, what I believe are, you know, points that need to be, uh, noted, discussed, et cetera. So if you'll turn to page, uh, 11.

([00:55:59](#)):

So page 11, um, are, are the, um, part of what's called the notes to the financial statement. What I wanted to just focus on was note four, capital assets. You will note that they still have the furniture and equipment at 45,645. I know this has been, you know, of concern, so I wanted to just address it. Um, I did speak with Bruno and Turbo on about the need to, uh, reduce this because, um, we believe that there's some furniture and equipment that that's not there. That, um, you know, that this number should be reduced. And their, their thought was that we really needed to have something official, so to speak. So again, we, we really need to get someone out to the building that can do an inventory of what's there, what's not there, so that that number can be, um, you know, documented as to the amount that it's reduced, et cetera.

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

I did go out to the building myself, um, about two weeks ago. Mm-Hmm. <affirmative>. And I can say that at the conference table and, and chairs that we thought were maybe, uh, stolen or in fact in the back conference room, um, I took pictures. So we know that that's there. Um, it's in really, really bad condition, um, that the table is just turnover and, you know, water damaged, et cetera. But at least we know it's there and it hasn't been stolen. I can't speak for what about my dishes? Yeah, I can't speak for everything, but, um, I, I have asked Bruno and Turon to, um, go through their old records to see if they could give us a, uh, detailed listing of what the original assets were, because this number has been on

the books for over 10 years. Mm-Hmm. <affirmative>. So, you know, that's just gonna be a process that we have to really, uh, really, really focus on, you know, the next month or so, comparing that original list, seeing what's there, what's damaged, et cetera, so that we can have a formal, uh, conclusion as to what that number should be. Okay. Um, if we'll move to page 14, just a quick

Speaker 1 ([00:58:14](#)):

Question about the, so I know that we had talked about it going to property committee as well, like going out and assessing how do we, how do we want to,

Speaker 3 ([00:58:27](#)):

Right? I mean, you know, this, the fixed assets, it, it straddles the line between property committee and finance because it is an asset. So I would say, you know, either committee could take on the responsibility of, of making that assessment

Speaker 1 ([00:58:44](#)):

Out.

Speaker 3 ([00:58:45](#)):

Either are, do they have companie's

Speaker 6 ([00:58:47](#)):

To start with the list from the accountants?

Speaker 3 ([00:58:50](#)):

Yes. Right.

Speaker 6 ([00:58:51](#)):

And then if they know what's comprised of 45,000 mm-Hmm.

Speaker 3 ([00:58:55](#)):

<affirmative>. Right. And they, I you

Speaker 6 ([00:58:56](#)):

Just check off what's there, what's not there, right? Mm-Hmm. <affirmative> now, even if it's in horrible shape, 'cause there's no real point in depreciating anything. Um, we're not

Speaker 3 ([00:59:06](#)):

Saying we're not paying taxes. This is appreciated now.

Speaker 6 ([00:59:09](#)):

Right. So in a normal sense it would be worth zero, but yeah, we don't pay tax anyway.

Speaker 3 ([00:59:15](#)):

Right? Yeah. Right.

Speaker 2 ([00:59:17](#)):

That it would be fully depreciated for sure. Okay.

Speaker 4 ([00:59:20](#)):

My is or not, when the guys cleaned up the building and now you're saying, somebody's saying that the conference table is, is damaged and all this stuff, and that never came up in all our discussions and the fact that they went to clean up, they didn't know what was damage needed to be destroyed or what needed.

Speaker 3 ([00:59:54](#)):

All I know Commissioner Palmer, is that they were hired to go there to clean up. I, I do not know how they handled anything that they thought was damaged. He did tell Maria and I when we called that he threw away file cabinets that were basically destroyed the file cabinets themselves, but not the documents is what he, I'm

Speaker 2 ([01:00:16](#)):

Sorry. Uh, that was, we spoke with Ruben to teach who's the person, I actually was gonna say at the appropriate time that I think that, and I told him that I thought we might want to invite him to come to, uh, our board meeting so that he can himself explain what was the condition of the building, what did he find, and what did he do with anything. And that would probably be one a start. Yes. And he said he had photographs. And I am, I've asked see if he could share them. I don't know what format he has and that he could share them, but that would be great.

Speaker 4 ([01:00:47](#)):

That would be considered our photographs.

Speaker 2 ([01:00:49](#)):

Yeah. I mean, if he took them, I guess it's his whatever work. I don't know how he got paid or if he got paid for it. Okay. But he should, you know, be able to share them. So I'll try to reach out with him to him again, and I don't know. We'll, I'll work with the chair to see on which board agenda he'd like to get it. This board coming up might be a little packed, but

Speaker 5 ([01:01:10](#)):

How do we, how do we just get to a point where we, we get rid of all this crap, we inventory what we have, we get rid of all this crap and we just start over.

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

Yes, that's right. Because

Speaker 5 ([01:01:19](#)):

None of none of this stuff is worth anything. We can't use it

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

If we Right. But

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

How do we do that?

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

Um,

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

The state has methods, um, on that we, that you have of disposal of this kind of equipment. I'll look into it again and see what's been updated on it. In the state. In the state, you know, the, in the statutes. Um, but there's definitely a way to dispose of it. And I would say yes. Don't hang on to this junk. I mean, if anything else has been in there with all the mold and everything. Correct. So it's not anything that we're gonna want to use anyway.

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

Correct. It's just that, you know, because these are state assets Yeah. State records. We just have to be very careful about just removing something from the financial statement. So we simply

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

Need,

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

No, I want to do it the right

Speaker 3 ([01:02:00](#)):

Way. Right, right. Yeah. So we simply need some sort of report documentation. This is what's here that's still, uh, an asset and should remain on the books and the remaining \$40,000 should be removed. I mean, we can do that, but again, we just have to, I can't just make that entry without having the appropriate documentation that that's, that's where we are.

Speaker 5 ([01:02:23](#)):

No, and I'm, and I'm not asking you through that. Yeah. Yeah. I want you to guide me through that process so that we can start and,

Speaker 3 ([01:02:28](#)):

Right. I mean, we, we all know that what we do have is probably in horrible shape and, and of no value. We can, you know, make those adjustments. We simply need to get it, uh, documented as to what's there, what's not. I, I will say that I still have the, uh, N-O-R-B-P accounting system. Laptop, computer. Mm-Hmm. <affirmative> that was assigned to me 13 years ago. Good. It's, uh, it's, uh, cobalt. Yeah. <laugh>. It is, it is really, really an artifact. Well, and one of, but any of that, um, other than that I can't speak to.

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

And one of the things I would suggest also, and I don't wanna interrupt your report, but that the, the, the paper records that we have there, um, finance committee might wanna, at the next committee start looking about getting them digitized. So where we can take those boxes somewhere to that's safe and have them all scanned so that we can keep those files and organize them. How,

Speaker 5 ([01:03:24](#)):

How, by law, how many years do we have to maintain files?

Speaker 2 ([01:03:29](#)):

Oh, that's in the state statutes all. So now she's talking about from the Clark County standpoint. But let me look at that again. 'cause I used to know off the top of my head, but I haven't looked it up lately

Speaker 5 ([01:03:39](#)):

Because I mean, one thing the board might want to explore if we have files that, you know, exceed the statutory limit. Yeah. If we don't need them,

Speaker 2 ([01:03:48](#)):

Yeah.

Speaker 5 ([01:03:49](#)):

Let's just go ahead and get 'em shredded. But that'll be a will of the board. It might be some things we want to get digitized.

Speaker 3 ([01:03:55](#)):

I'm kind of afraid Sanford

Speaker 5 ([01:03:57](#)):

<laugh>

Speaker 3 ([01:03:58](#)):

Save stuff just in

Speaker 2 ([01:03:58](#)):

Case. Well, and that's why I said digitize it. 'cause sometimes it's nice to have historical records. Um, but y'all can think about that. We,

Speaker 5 ([01:04:06](#)):

I don't want to can, we can explore it if it's not a substantial cost and it's work getting digitized. Yeah, no problem. Okay. I just want to start eliminating Joe. Yeah. That's all.

Speaker 3 ([01:04:18](#)):

Okay. All right. So moving along with the discussion points in this report, if you will, turn to page 1414, uh, begins what's called the schedule of findings. And in the ideal world, we have zero findings, but unfortunately we had two this year, the first being, which is page 14, that the, uh, this report was not submitted by the June 30th deadline. Um, this was addressed in detail in the email that I sent out a few days ago, and it just sort of is what it is at this point.

Speaker 5 ([01:04:50](#)):

Yeah. And I, I want to put this on the record. I think, uh, I don't know if the full board said it, and I'll address it at the next board meeting. Um, you know, from my perspective, certainly I want to say this was not on you, Ms. Diaz, and I don't think you ever, from my recollection, purported to us that this would be done by June 30th or Bruno. Did. I think you worked in good faith. I think they worked in good faith. At the end of the day, we, we procured this late. And so I'm not surprised. The good news is it got filed, it was a couple days late, and that's not the end of the world. And if I have ever have to go before legislative onto that advisory, um, I think we have a pretty good, you know, case to me. So I feel Okay.

Speaker 3 ([01:05:38](#)):

Alright. Then the next page, page number 15, uh, it's, it's actually two separate findings. One is that N-O-R-B-P failed to meet regularly during the 2022 fiscal year.

Speaker 5 ([01:05:51](#)):

That's true.

Speaker 3 ([01:05:52](#)):

There's no surprise there. Uh, the second statement was that NRBP does not have comprehensive policies and procedures covering all essential operations. So my only comment there is that I did provide them with the policy policies and procedures that I did have. And they, um, along with council Ozan both feel that, that, uh, that manual needs to be, um, revisited. That it's just not robust enough to cover No. Um, everything that it

Speaker 2 ([01:06:22](#)):

Should. And I actually, after you sent it to me, I reviewed it and I mean, it even had policies in there that are counter to state law. So, I mean, it was, it's pretty bad.

Speaker 5 ([01:06:33](#)):

Yeah. So at, at the next board meeting, yeah, I'm actually going to be appointing a, um, special ad hoc committee to review the statute, to review the bylaws and to review policies and procedures. Um, my plan, um, congratulations. None of them know yet <laugh>, because I haven't called them, uh, is to appoint, uh, myself as chair, the Vice-chair as the vice chair of the committee, commissioner Tatum and Jones. Any other commissioner that wants to be a part of that committee will be welcome. But it will be the task of this committee to do just that review. Um, the statute, if you, if you ever looked at the statute, I'll be sending it to the board. Mm-Hmm. <affirmative> the statute is, is a grand mess. Um, I, I don't even know how it's a statute, but it's, it, it is so, so many conflicts and statute that we have to first get that cleaned up next session. Um, and then we really do need to get our bylaws, which are an even bigger mess. Mm-Hmm. <affirmative>. Um, and then, um, certainly our policies,

Speaker 4 ([01:07:39](#)):

Procedures, policies and

Speaker 5 ([01:07:41](#)):

Procedures manual. So yeah, that committee will be established at the July 4th.

Speaker 4 ([01:07:47](#)):

And hopefully Mr. Uh, chair, uh, when y'all go back to the legislature, <laugh>, I really, I highly recommend, like I've been bugging you for a few years now, change the name of this board back to Amen. Because nobody knows us as New Orleans Regional Business Park. And when I'm talking to people, I'll say, you know, amen. Oh yeah, yeah, I know. Amen. I think it actually gives

Speaker 1 ([01:08:15](#)):

Location and what it's about Alman to be shoot industrial district.

Speaker 5 ([01:08:21](#)):

Well, that certainly fall under the scope of this committee. So to things like that will fall under the scope of this committee.

Speaker 1 ([01:08:28](#)):

I just wanna let you know what's coming. I know.

Speaker 5 ([01:08:31](#)):

Thank you.

Speaker 3 ([01:08:32](#)):

So tho those two pages were the current year findings. And if you'll turn to page 18, you'll see at the top it's titled schedule of Prior year findings. And so what, what the CPAs do is, is basically say this was the finding from the prior year, has it been resolved. So that's what this section does. So, uh, I think the only discussion point here is on page 18, it, it repeats that, uh, NRBP did not have comprehensive PO policies and procedures as we just discussed. But it's also noted, and I think this is important because I don't know that we have still resolved this to this date. And that is that on the website, the minutes have to be posted. And I don't think that's being done. We've

Speaker 2 ([01:09:16](#)):

Been posted, we're actually, we're, they're not posted, but I'm actually working on the minutes. I just, um, have more time now as we, uh, get to the end of this panel thing. And Lisa's been, um, helping with that. Okay. So we should be able to get you some minutes. It's gonna be a while to review all of them. Right. But they do have to be posted. Now, what worries me is do we have a negotiated price with this gentleman on posting them? Because minutes are gonna be longer than an agenda. Uh

Speaker 5 ([01:09:43](#)):

Oh. I'll negotiate them.

Speaker 2 ([01:09:44](#)):

Okay, cool.

Speaker 3 ([01:09:46](#)):

So it's just, you know, just really important to know, we, we have been posting the agendas, um, which, um, on that note, we do need to actually, um, document the, uh, on, on the website. When I've looked at it, the agendas are being posted, but it seems that at a certain point in time, they, they go away. Oh, I, I don't, I don't see the agenda from the beginning of this year. Still there. Oh my. So I don't know if it's just that it can only hold so many at a time, but I'll speak with Perplex about the need to keep all of the agendas posted and then we have to start posting the, the minutes. And that concludes my comments on this report.

Speaker 5 ([01:10:28](#)):

Well done.

Speaker 1 ([01:10:30](#)):

Thank you, Michelle. We need to vote on this in any way, sir,

Speaker 5 ([01:10:39](#)):

Just to accept it and to recommend it to

Speaker 1 ([01:10:44](#)):

A recommendation or motion to recommend to the board. Seven second. Alright, a few more things here. Um, update recommendation, check checking account, and new account action plans. So I believe at the last committee meeting we talked about, um, the different accounts. And at the board we talked a little bit about it, but we need to go back with a formal recommendation, uh, this time to the board on kind of where we need to put diversify the accounts, um, help with I at IC.

Speaker 3 ([01:11:30](#)):

Okay. So it, we are going to have, um, you know, somewhat of a, you know, what is a priority, if you will, is our priority to have all of the funds at one bank that's strong enough, you know, that we maybe don't have the concern of it failing like a chase, or do we, uh, allocate the funds to different smaller banks at the two 50, uh, limit each. Um, I, I, I believe, you know, just from an overall standpoint, that's, that's the first decision that has to be made. Um, if we choose to go the route of allocating, you know, two 50 to, uh, various, uh, local regional banks, um, which frankly is probably the, uh, more prudent thing to do. Again, these are public funds. We have a fiduciary responsibility to make sure that they're insured. So, you know, I'm inclined to say we should go the route of having two 50 per bank, but it's, it is certainly this committee's decision if you feel you want it, you know, at not so many different institutions.

([01:12:36](#)):

Having said that, um, at the last meeting, chairman Hughes expressed that he would like us to consider, uh, placing the funds with banks that are Louisiana Chartered. And so I went to the F FDA's website and pulled up the list of all banks that are Louisiana Chartered. That's the last page that you have here. I did email this a couple of weeks ago. Um, right in the middle it was highlighted, but can't really see here are

the banks that are actually chartered not only in Louisiana but in New Orleans. So from Bank of Louisiana through Liberty Bank and trust those six banks. Um, so those are, I guarantee is one

Speaker 1 ([01:13:17](#)):

Of them.

Speaker 3 ([01:13:18](#)):

I think it's

Speaker 1 ([01:13:19](#)):

Through guarantee, right? I think Liberty's the last

Speaker 3 ([01:13:22](#)):

Liberty. Liberty is the last one in New Orleans. All of these are Louisiana Banks, new roads. Okay. Yeah. All of these are Louisiana banks, but Bank of Louisiana through Liberty Bank are the ones that are actually chartered in the city of New Orleans. How many

Speaker 1 ([01:13:36](#)):

Accounts do we currently have?

Speaker 3 ([01:13:38](#)):

So now we have, um, two checking accounts at First Bank and Trust, one of which is just, uh, was referred to as a security deposit account for Myers. Uh, they have a \$14,758 security deposit that was required by the lease. And it stipulated that that money had to be segregated and could not be, um, commingled with our operating funds. So we have the 14,758 there, plus our main operating account with the \$800 or so at both at Hancock Whitney. And then we have a,

Speaker 5 ([01:14:15](#)):

You said first Bank Trust.

Speaker 3 ([01:14:17](#)):

I'm sorry, I'm, I'm sorry. And I'm thinking first N bbc, I'm very sorry. It's Hancock Whitney <laugh>. It was first NBC, but it's Hancock Whitney. Okay. And then we have a third account, which is a savings account at Liberty Bank of about 45,000. Those are the three bank accounts that we have. How

Speaker 5 ([01:14:38](#)):

Much is in the savings?

Speaker 3 ([01:14:39](#)):

About 45,000.

Speaker 7 ([01:14:45](#)):

Okay.

Speaker 3 ([01:14:46](#)):

And, um, <inaudible> those statements I think just yesterday, but, so I can give you the exact amount, but No,

Speaker 5 ([01:14:53](#)):

No, no, that's, that's helpful. Alright. Okay. Um, you know, I'll just say for discussion purposes, I know, I think my concern about shopping of the accounts just yet, we know in the near future we are going to be, um, probably having a very large expense as we tackled and the, this is gonna have to figure out how we do that. Um, legally I'm not, I don't know if we allow to have a line of credit outside of the capital audit process. Well,

Speaker 2 ([01:15:32](#)):

I think we can, but you know, any kind of loan that we take, we have to go to the state bond commission for

Speaker 5 ([01:15:37](#)):

Approval. Well, that's what I'm saying. Yeah. Outside of the capital audit process. Yeah. Um, so that's something that the, the, the committee's gonna have to take into

Speaker 2 ([01:15:46](#)):

Consideration. I mean, we can certainly take out loans just knowing going to the state bond commission can Well, you know, but that's the

Speaker 5 ([01:15:52](#)):

Lengthy

Speaker 2 ([01:15:52](#)):

Process. Yeah. And, and well it's not so much lengthy as going to them if we take out a loan, but it can be a very nasty process with the, you know, explaining to people on the board. Um, but just going to the bond commission, you know, that's probably like at least a two to three months versus getting a as as, as the representative was saying, you know, we usually would get capital outlay money. That's how we got our road built. Now that's a very lengthy process. That's like five year process for year process. Um, 'cause you have to get in different categories and when you're in category five you never get funded. And then the next year you might move up to four. But you know that, you know how that, you know that better than I, um, if you were to go out and just get a conventional loan, which most people don't do, you could, it would, it's, and, but you still have to go to the bond commission for approval.

([01:16:41](#)):

Now in our legislation, I, 'cause I, that portion I did write before it got, people started messing with it, it got all screwed up in the front. And it's crazy. But we have a authorization to go out for bond issuances. Um, we, uh, I don't know how we might wanna, let's explore that a little bit to see if there's any kind of way we can just go and get a different kind of, of, of, of loan, a bank loan for this roof based on the money that we have coming in from it that we have, the assets we have and the money we have coming in from Myers. Uh,

Speaker 5 ([01:17:22](#)):

Yeah. All all I want to think about, we have about, we have about 900,000 cash in the bank. Yeah. We know, um, we're probably going to be, um, paying almost a hundred thousand in bills and that, and a hundred thousand is inflated, but we know it's gonna be north of 50,000. Um, we have an infusion of a million that's expected to come in from the city. And my guess is that the roof is certainly gonna be more than a million dollars.

Speaker 2 ([01:17:52](#)):

Mm-Hmm. <affirmative>

Speaker 5 ([01:17:53](#)):

To do the entire roof. Um, you know, so if you start chopping up two 50 here, two 50 there, two 50 there, I mean, are we just gonna start cutting six different checks from six different banks to pay for the roof? It's just something to think about. Um, because those are expenses that are gonna be coming out in the near future. Now what has been keeping me up at night is that, you know, for the longest we have, you know, had substantial cash in the bank and depending on how much that roof costs it, it can really quiet this cash flow. And so that's why, you know, I'd like us to consider alternative funding mechanisms so that we just don't blow through all the cash. Not saying we have to do that. I'm just putting all this out there for the record.

Speaker 1 ([01:18:52](#)):

I agree.

Speaker 3 ([01:18:58](#)):

What I have, uh, been able to learn just in the last week or so, just in, you know, just making very, uh, preliminary, um, calls to, to see what is the possibility of N-O-R-B-P getting a loan. Um, the, because N-O-R-B-P basically has one tenant that any lender would be relying on to pay the loan. And that would be Myers, any loan is basically going to be tied in, if you will, to the, to the length of the Myers lease. In other words, if we have a five year Myers lease, they're not going to give us a, a 30 year loan because we simply don't have the documentation that there will be cash flow beyond the five years. So, um,

Speaker 2 ([01:19:52](#)):

And on Myers Lease is only right now gonna be about 18 months. It's about two years right now. Now I, you know, I'm sure they'll want to renew. I would hope that they will. But that's where we're from a banking perspective, but from a banking perspective exactly.

Speaker 3 ([01:20:06](#)):

Perspective, if they're going to rely on what's in hand. Um, so all that to say, um, if we did get a loan, it would probably be just a bridge loan of some sort until we secured capital outlay or some other funds that would then pay that bridge loan. So that's, that's where we are with that.

Speaker 4 ([01:20:28](#)):

Yeah.

Speaker 5 ([01:20:30](#)):

And, and, and I, and I do want us to, um, and that's gonna be another conversation with the property committee. Um, I am gonna recommend that we submit a capital, um, outlay application. Um, and yes, while the lines of credit portion is a multi-year process, um, you know, once you submit an application, um, there are ways to get, um, a cash portion up front. Um, and so that, that's a short term solution that we would be looking to get, uh, next year. So we do plan to submit a capital later application for business department.

Speaker 4 ([01:21:08](#)):

Okay.

Speaker 3 ([01:21:09](#)):

So with regard to the checking account, um, what are your thoughts on what, if anything should be done now?

Speaker 4 ([01:21:20](#)):

I think the chair was suggesting that we hold off on that until we know about these other things.

Speaker 3 ([01:21:27](#)):

Okay. So just, just leave the funds at Hancock Whitney, is it? Okay,

Speaker 4 ([01:21:31](#)):

But it's not just a Hancock,

Speaker 3 ([01:21:33](#)):

Right? Well, yeah, that's just where most of it is. I,

Speaker 5 ([01:21:36](#)):

I, I still, you know, I that that main account, the big account with Hancock Whitney, I still would like to see us explore, um, putting that at a local bank. Um, you know, one bank that I have seen that has been just deeply community oriented from our perspective has been Gulf Coast. Wow.

Speaker 4 ([01:21:57](#)):

Oh, you read my mind. <laugh> <laugh>. And, and I'm gonna put this on the record. Um, I'm anti liberty and that's because the owner of Liberty Bank was a part of that faction that was trying to keep New Orleans East from returning. We had to fight them to bring, um, and when I say we, my business was New Orleans East Business Association, the legal, we had to fight them to the nails after Katrina for New Orleans Gentil, the Lord Ninth Ward to return to the city. And all the McDonald was one of the big head honchos. He and, and Plus's and Joe Canero pushing that effort. So that's my anti thanks. But I like golf.

Speaker 5 ([01:23:00](#)):

So I mean, I would just like Chairman <inaudible> explore, you know, establishing a, a relationship with Gulf Coast. Again, I think they're deeply committed to the community. Um, you know, in my opinion with Guy Williams and that team, I think they solid leadership and, um, I I just think it could be a, a, a long term mutual benefit to them at

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Speaker 1 ([01:23:25](#)):

Second. So is there, is that a solid recommendation from the committee that we can present to the board and transfer? Yeah, I'll move that, transfer that one account from Hancock Withing to Gulf Coast.

Speaker 3 ([01:23:38](#)):

So we would transfer all of the funds that are presently at Hancock. Whitney, Toko

Speaker 1 ([01:23:44](#)):

And Liberty. Is

Speaker 5 ([01:23:45](#)):

That right? Not the security department.

Speaker 3 ([01:23:47](#)):

Okay. Not the

Speaker 5 ([01:23:48](#)):

Checking account. So that has to be segregated, right? Yes. I just figured we'd leave that one alone.

Speaker 3 ([01:23:52](#)):

Right,

Speaker 5 ([01:23:53](#)):

Right. Um,

Speaker 1 ([01:23:54](#)):

And where is that

Speaker 5 ([01:23:55](#)):

At again? That's at Hancock

Speaker 1 ([01:23:56](#)):

Whitney. That's okay.

Speaker 5 ([01:23:58](#)):

It's such a small amount and Right. It just, we don't touch it. I figured we can leave that one along.

Speaker 2 ([01:24:04](#)):

And, and also transferring the Liberty funds to Gulf Coast.

Speaker 1 ([01:24:09](#)):

Well that means we don't have one.

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Speaker 2 ([01:24:11](#)):

Oh, that's not,

Speaker 5 ([01:24:12](#)):

Well the savings account, I mean the, then you can decide what they want to do about the savings account. I was just focusing on the big, the big the big account. Okay. 'cause the savings is not much in it anyway.

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

So transfer the account. The motion is to transfer the, the bulk of the money. The name check the operating operating account from Whitney to Gulf Coast leaving the, uh, security deposit at Whitney.

Speaker 1 ([01:24:40](#)):

Yes.

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

Okay. And that was motion by Plumber. Plumber and <inaudible>

Speaker 1 ([01:24:47](#)):

<inaudible>.

Speaker 3 ([01:24:51](#)):

And so when we establish the new account at Gulf Coast, then that will also resolve the issue that we have with the checks with the old name. We'll just have new checks bearing the Gulf Coast local. So that'll take care of

Speaker 2 ([01:25:05](#)):

That issue. Oh yeah.

Speaker 1 ([01:25:09](#)):

Is there a second?

Speaker 5 ([01:25:12](#)):

Oh, I thought I

Speaker 2 ([01:25:13](#)):

Seconded. Yeah. Was seconded by la Sorry. I

Speaker 1 ([01:25:17](#)):

It's the rain.

Speaker 2 ([01:25:18](#)):

Yeah, it is. It was a pretty serious looking rain.

Speaker 1 ([01:25:22](#)):

Alright.

Speaker 2 ([01:25:23](#)):

Alright. Great.

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

Last, uh, two here that we've got left. Um, so recommendations for management services. And I do want to kind of say this out loud

Speaker 5 ([01:25:32](#)):

To back up. I'm sorry, Jeremy, real quick. Um, I, I would like to arrange a time for me, you, the vice chair, Ms. Diaz, to go meet with the golf coach leadership. Okay. We won't finalize anything until the board takes action, but I would at least like to get those conversations started so that any event ratified, we're ready to go if that works. Yep.

Speaker 1 ([01:25:55](#)):

Okay. Thank

Speaker 5 ([01:25:56](#)):

You.

Speaker 1 ([01:25:57](#)):

So you with, uh, guy Williams or

Speaker 5 ([01:26:00](#)):

Yeah, I'll reach out to this team. Okay. And we can get you and I can call you get something. So I,

Speaker 1 ([01:26:05](#)):

I know Percy, you

Speaker 5 ([01:26:06](#)):

Know Percy, uh, and I was gonna call him Yeah. Today to get that ball on.

Speaker 1 ([01:26:15](#)):

Um, so last, uh, one here that definitely I do wanna say I, I have a hard stop at two o'clock. I have to, so the management services here, um, employee assist for oversight. What? So I got you. Excuse me. I was supposed to be back to work at one

Speaker 2 ([01:26:31](#)):

<laugh>. Well, you could blame it on this weather 'cause that looks pretty scary out there.

Speaker 1 ([01:26:35](#)):

Um, so management services, uh, employee to assist for oversight. So we've talked about this for a good bit. I do want to kind of have a recommendation put towards the board. The next one if we move forward with going out to look for an employee to help. Um, but I do want to open up for comment. Um, I think we said the attorney had to write policies before we could even think about hiring anybody.

Speaker 2 ([01:27:06](#)):

Well, that won't take, I mean, I, I didn't think we spoke about about it in that read, but, uh, because right now I think you would have an independent contractor, but don't worry, I already have as far as policy, policy and procedures for employees. I already have that handbook written for you all. So it won't take long to update that. Yeah. So that's not, that shouldn't hold you up by the time you find someone you've already approved that that's up to you guys how you want to go about

Speaker 1 ([01:27:38](#)):

It. How will that work? Do we have to

Speaker 2 ([01:27:42](#)):

Okay.

Speaker 1 ([01:27:42](#)):

Paper, like when

Speaker 2 ([01:27:43](#)):

We, it, it's really up to you a professional services contracts in general don't even have to be, they're not a professional Okay. Employee. But employee, you guys can look however you want to look for them. It's up to you. Okay. Um, you know, in the past people put ads in papers. I don't know how people do it now. You know, they were always saying there's monster do

Speaker 1 ([01:28:02](#)):

I've never put it on in a newspaper.

Speaker 2 ([01:28:04](#)):

I was about say yeah, there's, I

Speaker 1 ([01:28:05](#)):

Just didn't know if formality

Speaker 2 ([01:28:07](#)):

That. Yeah. I mean there's like monster.com now. There's, there's so many other, so many ways to, to do searches or some people hire executive search companies. Although I don't know that you want it from this level.

Speaker 1 ([01:28:21](#)):

In the past they had, we just, somebody was recommended

Speaker 2 ([01:28:24](#)):

Yeah. To the

Speaker 1 ([01:28:25](#)):

Board.

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

But I think it would be a good idea to do like, said the internet search to kind of go through resumes. Um, you probably wanna get a committee that can, has time to go through some resumes.

Speaker 1 ([01:28:38](#)):

So I, I thought is that I think the board does, we do need a staff or some look to go board with getting a staff for the board. Um, particularly an executive director at first to come to help. But that thoughts there, what my, my recommendation

Speaker 4 ([01:29:01](#)):

Is that we get somebody, um, because we don't have a building for them to go to. They'll, they'll work remotely. Mm-Hmm. <affirmative>, uh, and my, we don't need an executive director at this time immediately, but we do need an executive assistant. If we have an executive director, that person would need an assistant. Mm-Hmm. <affirmative>. Um, so I'm, I'm just, my thoughts are to just have an executive assistant that will handle all the, the phone calls, the mails, the, the minutes, the dis of that's and what have you, you know, present at, um, meetings, community meetings to let them know what we are and what we're about. I don't think we have a need for an executive director right now. And I'm not, I'm not for any management service or anybody that the city would recommend. I think we should choose our own persons, um, for this board to, uh, represent this board. And that comes by recommendation from someone that you may know come highly recommended or however research y'all want to do. But I think it needs to be from us. I agree. So I, I definitely hear you on the

Speaker 6 ([01:30:31](#)):

Executive. Is this a function of the finance committee or the board as a whole? We're, does it feel like, I feel like we already budgeted for some services, which was our role and now it feels like somebody else should be picking up the ball and

Speaker 2 ([01:30:47](#)):

Well, and I think we don't have a personality. No. I I think it would be like a, a committee. Uh, even if it's an ad hoc committee, um, that the chair might wanna create just to do, to do this search. Um, that would be the one way to go. And once you have personnel on board, then you could have a personnel committee. But yeah, I think so. Um, if, if the chair wants to formulate that committee and have them start working on that, that'd probably be the way to do it.

Speaker 4 ([01:31:18](#)):

There's no formal recommendation from finance other than

Speaker 2 ([01:31:23](#)):

Then to then to send to, to, to maybe form that committee and start to search, uh, to get one or two people to assist. I don't know how many you need. Probably initially just one. That's probably a good idea, you know, to have that one person. I mean, initially they'd have to probably work virtually 'cause we don't have any place for them to work. Uh, but they can certainly assist with things like, uh, you know, posting the agenda that, you know, takes me a while to get out there and sometimes I can't always get out there. Luckily to this time, chairman Jefferson was able to get over there and post it for me, kind of takes the burden off of that. So

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

I think that's what we'll move forward is a recommendation.

Speaker 2 ([01:32:04](#)):

Um, that, that, that the chair form a committee, um, to start going through, uh, to do a search, search, a search for, uh, uh, some type of administrative assistant and or executive assistant, something like that here. Executive, I mean, yeah. Uh, executive director

Speaker 1 ([01:32:24](#)):

First by plumber. Yeah. Second. Second. All all in favor? Aye. Aye. Alright, last one here is N-O-R-B-P contracts. I believe. Michelle, you had sent all the contracts from Yes. Um, all the contracts just kind of started off all the contracts seemed okay. The only one that I had questions off the top of after looking was around the, um, real estate, um, contract.

Speaker 2 ([01:32:53](#)):

Um, yeah. With,

Speaker 1 ([01:32:54](#)):

Uh, Councilman, uh, green.

Speaker 2 ([01:32:57](#)):

Yeah. He's

Speaker 1 ([01:32:58](#)):

Still, uh, in that contract. And I know when we first started there were some discussion around that, but I don't

Speaker 2 ([01:33:06](#)):

Know, you know, and, and I'm remiss that I should have gotten that, uh, ag opinion request written on that one, but he has been quiet on it and I think he realizes Uhhuh that it's not appropriate. So, but I think we would still like to go ahead and get that opinion request in to, um, to just give, you know, to in case that that subject ever rears its head again. Um, you know, I I say this a little hesitation, I think formally we might wanna write a letter to him. Uh,

Speaker 3 ([01:33:38](#)):

I thought that was done

Speaker 2 ([01:33:39](#)):

Already saying I don't think, was a letter ever, did a letter ever go out to him officially telling him, you know,

Speaker 3 ([01:33:46](#)):

I I

Speaker 2 ([01:33:47](#)):

Well, did it go out

Speaker 3 ([01:33:48](#)):

Supposed to go? Because I don't remember Senator Bowie had suggested it.

Speaker 2 ([01:33:52](#)):

Yeah, I don't, I can't recall. Um, I, I haven't seen it. Okay. We haven't heard from him at all anymore, so I think he would agree he's not working over here anymore.

Speaker 3 ([01:34:03](#)):

I'm sorry, I just want to, um, yeah, interject. So when I was going through the contracts, um, I, there was a reference within the lease. Uh, so if you recall,

Speaker 2 ([01:34:16](#)):

Was it

Speaker 3 ([01:34:16](#)):

What Lease sent over an invoice? Mm-Hmm. <affirmative> that the board, I believe did not approve. Mm-Hmm. <affirmative>, um, where he was commissioning the Meyers lease. Within that invoice he referenced per broker listing agreement. Mm-Hmm. <affirmative> something to that effect. So I called him and asked him for a copy of the

Speaker 2 ([01:34:39](#)):

Broker. You already had it.

Speaker 3 ([01:34:40](#)):

Okay. Well, I I didn't have it, so I you didn't let me

Speaker 2 ([01:34:42](#)):

Know.

Speaker 3 ([01:34:43](#)):

So I called him. Yeah. When I called him, I just want to state that he made it very clear that he does want, he expects that contract to be, um, honored. So,

Speaker 2 ([01:34:55](#)):

Okay, well, it's not gonna be, when

Speaker 5 ([01:34:56](#)):

Was this,

Speaker 3 ([01:34:57](#)):

Um, two weeks ago when I was gathering the

Speaker 2 ([01:35:00](#)):

Contract. I wish you had called me first because I had the broker. I had already sent it to you all, but Yeah.

Speaker 5 ([01:35:04](#)):

When was the contract executed and signed?

Speaker 3 ([01:35:08](#)):

I saw 2014 signed by Alvin Harrison, who I believe was the chairperson at that time. I don't know the year, maybe it was around 20,

Speaker 2 ([01:35:15](#)):

I think it was around 2014.

Speaker 5 ([01:35:17](#)):

And the contract was in perpetuity?

Speaker 2 ([01:35:18](#)):

Yes, it was. Yes.

Speaker 5 ([01:35:20](#)):

Okay.

Speaker 2 ([01:35:21](#)):

And it required if you wanted to dis if you wanted to end it, it, it, uh, he, he required a six month notice and

Speaker 5 ([01:35:29](#)):

What's, what's old?

Speaker 4 ([01:35:30](#)):

Nothing.

Speaker 2 ([01:35:31](#)):

Nothing. Because as I,

Speaker 5 ([01:35:33](#)):

I think you was his invoice,

Speaker 3 ([01:35:35](#)):

So the, the invoice, he was commissioning a certain percentage of the lease payments from Myers, I think it was 9,000. He was

Speaker 4 ([01:35:45](#)):

Getting between eight and \$9,000

Speaker 2 ([01:35:46](#)):

A year. A year.

Speaker 4 ([01:35:49](#)):

And he was not,

Speaker 2 ([01:35:51](#)):

Uh, off of the Myers contract. How

Speaker 4 ([01:35:53](#)):

Can I say? He was not eligible to do that. He took advantage of this board that were a bunch of new people except for, except for Dwight Barnes. Mm-Hmm. <affirmative>. And he was, he was allowed to come in. I even got an opinion from the real estate Commission.

Speaker 5 ([01:36:12](#)):

I

Speaker 4 ([01:36:13](#)):

You can't get anything in perpetuity.

Speaker 5 ([01:36:15](#)):

I, I have, I have made it clear, I don't know if y'all recall, it was one of our first board meetings, um, you know, respectfully Mm-Hmm. <affirmative> to the councilman, um, that we're not panicked and if you wanted to pursue it in court, he could do that. Mm-Hmm. <affirmative>. So that, that puts this conversation a that we're not, we're not, that's

Speaker 4 ([01:36:31](#)):

What I thought

Speaker 5 ([01:36:31](#)):

It was. And I'm happy to follow up and have a conversation with

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

All the other contracts seemed we put that, the landscaping contract, the two, Maria and Michelle, any other comments, questions on two contract or the contracts? Is there anything that we need to do for the board there to accept the y'all's two contracts?

Speaker 2 ([01:37:04](#)):

No, I mean, everything was always accepted. Already accepted before.

Speaker 1 ([01:37:08](#)):

Alright. Is there a motion to adjourn or has any other comments?

Speaker 5 ([01:37:13](#)):

I, I, I do, I do want, um, you know, contracts moving forward, it needs to be sunsets and every contract with options to renew, but no contract should be in perpetuity. And the reason I say that is because it's unfair, you know, for whatever board that succeeds us Right. To just have contracts and perpetuity.

Speaker 1 ([01:37:34](#)):

Is that, that something we can put in the bylaws?

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

Yeah. Or something rules, procedures, but you know, but as we are, as we are executing contracts, we move forward as a board. I mean, everybody should have a sunset and if they're doing good work or renewal

Speaker 2 ([01:37:52](#)):

Yeah. Like the city of New Orleans, normally their contracts are like three years and then three years and then with like one year options, options to renew for like another three one year periods. Of course there are other agencies that don't own but let, it's the, I'm sorry, I'm gonna turn this off.