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Maria Julianna Auzenne ([00:00:00](#)):

And anybody who's got on whatever that phone is, turn it off because it's interfering. Okay. Alright, so good afternoon and it is now 5:28 PM on Tuesday, February 7th. Commissioner Jefferson is about to call to order the property committee meeting. And go ahead, commissioner Jefferson.

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

Alright, off the roll call Commissioner Tucker. Commissioner Plummer

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

Here.

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

Check myself Jason, it's not here so we can have,

Maria Julianna Auzenne ([00:00:42](#)):

But he's ex-officio. So you do have a quorum of your committee so you can begin. Lemme just put you on the hotspot like that.

Commissioner Gregory Jefferson ([00:00:56](#)):

I know, right?

Maria Julianna Auzenne ([00:01:00](#)):

And yeah,

Commissioner Gregory Jefferson ([00:01:02](#)):

Introduction of, yes.

Maria Julianna Auzenne ([00:01:04](#)):

Okay. Can you just introduce yourselves so we have you on the record Once again.

Commissioner Gregory Jefferson ([00:01:11](#)):

Director of operations and Project Miles. Ramson Sherman's Strategies at the bottom. Joe cio, manager of Myers Clean with Matt, service orders. Patrick Myers, Myers

Commissioner Otis Tucker ([00:01:40](#)):

Approval.

Commissioner Plummer ([00:01:42](#)):

What was your

Speaker 5 ([00:01:42](#)):

Name sir? Yes, we're call for approval.

Commissioner Otis Tucker ([00:01:45](#)):

Yeah,

Commissioner Gregory Jefferson ([00:01:47](#)):

Approval of the agenda. Moved

Maria Julianna Auzenne ([00:01:48](#)):

By Commissioner Tucker. Approval agenda. Seconded by Commissioner Plum. Alrighty. Next on the agenda is

Commissioner Gregory Jefferson ([00:01:56](#)):

Alright, review of that comparable rate rents for the area.

Commissioner Otis Tucker ([00:02:03](#)):

Mr. Chairman, those items are being passed out right now by Secretary Commissioner Plum emailed copies to us earlier the day and we're going to review them today and get through that item.

Maria Julianna Auzenne ([00:02:17](#)):

Yes. So what you got earlier today from Commissioner Plummer because I think what's the first thing I put on the agenda report is the review of the data of comparables. Commissioner Plummer had emailed it a few hours ago and I just now passed it out to you because I took the liberty you printed in case somebody did the comparables. I printed. You can give me a copy though. I just gave him my copy. Okay, thank you. But I did print the comparables out. What I didn't print out for everyone is the 2017 Myers lease, but I also print it out for everyone, the letter of intent from Advo so that you all can discuss the terms that they wanted. Thank you. Okay, great.

Commissioner Otis Tucker ([00:03:05](#)):

Did everybody do

Maria Julianna Auzenne ([00:03:06](#)):

That? So I don't know if which that No, only Commissioner Tucker. So the other commissioners did not get that. So I don't know if you guys had a chance to see the email and I'm sorry to take over for you. Commissioner Jefferson, please. I dunno if you all got the answer to see the email that was sent with the comparables that were done by Rodney Greenup of Greenup Realty Commissioner Plummer knows a little bit more about him, but apparently he's been around for a long time and he's actually on the board. On which board? The realtors board. He's

Commissioner Otis Tucker ([00:03:42](#)):

Actually a commissioner on the real estate commission

Maria Julianna Auzenne ([00:03:46](#)):

For the state of Louisiana. The state of Louisiana. Okay. So just so that you know, it wasn't a fly by night person that they got, she got the bid from turn. So you have that, I don't know if you've had a chance to review it because it said review of the data, but because it came in late, I don't know if you all saw it in

your email already, if you're ready to discuss it, but we'll open the floor I guess for any discussion of it.  
Mr.

Commissioner Otis Tucker ([00:04:14](#)):

Chairman,

Commissioner Gregory Jefferson ([00:04:16](#)):

I didn't fully go through yet, but

Commissioner Otis Tucker ([00:04:21](#)):

I acknowledge, so I want to cut to the chase, the cops versus square footage cost that the current tenant is paying versus what Commissioner Plummer submitted from Greenup and Associates or puts us in conflict with state Louisiana law. I think we have guidelines, our attorney, our board attorney, to speak to those ordinance or regulations surrounding costs associated with what we should charge versus what we're charging or

Maria Julianna Auzenne ([00:05:04](#)):

Right. What I can tell you is that, as a matter of fact, today I was spending a lot of time just looking up attorney general opinions on other matters and I have a plethora 10 12 ag opinions that say that recite the fact that it's well settled law, that if you're a public agency, a public board, you have to rent at fair market value. You cannot rent below fair market value if you rent below fair market value. It's a violation of Louisiana Constitutional Article 14 seven that says that you cannot get pledge or donate anything of value to anyone. So it has to be fair market value when you rent period. Now, I don't know what fair market value is because I'm not a realtor. I can only tell you the law is that you have to rent a fair market value if you're not, you're in violation of state law

Commissioner Otis Tucker ([00:05:56](#)):

At some point I think we can pass a copy to the tenants, but based on this evaluation, fell market ranges between 4 26 and 4 41 and square foot. Currently it says 3 37 a square foot. Is that accurate?

Maria Julianna Auzenne ([00:06:20](#)):

Yeah, that's what you're renting it at now. Okay.

Commissioner Otis Tucker ([00:06:25](#)):

I like to address the square footage as well because when we did our site visit, I think not a hundred percent was occupied or being used by the tenant is close to it. And I don't know if any adjustments were made relative to occupying additional square footage outside of the 77,000 square foot that was previously lease. And you can address any of my questions that come. Yeah, there was a

David Quinn ([00:06:57](#)):

13,000 foot expansion after the lease was done in 17 to make it 92.

Commissioner Otis Tucker ([00:07:02](#)):

Okay.

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Maria Julianna Auzenne ([00:07:03](#)):

Do you know when they expanded to that? When did they expand to using all of it?

Speaker 6 ([00:07:08](#)):

When did it

Maria Julianna Auzenne ([00:07:08](#)):

Happen? Yeah, when did they expand? When did they actually start using all of it?

Speaker 6 ([00:07:14](#)):

18.

Maria Julianna Auzenne ([00:07:16](#)):

In 2018. Okay. Okay. Now what I don't have is a good map of the square footage of I don't have a good floor plan, floor plan. So the one that's attached to the old lease I sent you all the old lease, you all have it and you have it in front of it. That was the copies. You'll see there is a floor plan that is, lemme try to get to it past page 11. It's going to be on page what would be 12? It says exhibit A, this is what it looks like, but I must say I have a hard time reading it, so I don't know if Commissioner Jefferson, you're an architect, you may be able to read it easier than I do. I can't really see it too well, so I don't have any other map of the area. Well,

Commissioner Otis Tucker ([00:08:09](#)):

I'm still in question.

Maria Julianna Auzenne ([00:08:11](#)):

I'm sorry.

Commissioner Otis Tucker ([00:08:12](#)):

So as it relates to the square footage, it's not important to me because the tenant already agreed that they're occupying

Maria Julianna Auzenne ([00:08:20](#)):

90 a hundred percent of it percent, which is

Commissioner Otis Tucker ([00:08:22](#)):

The 90 square foot. And so adjustments were made in 2018. We have, maybe the attorney has belief that it was sooner 2017. Correct?

Maria Julianna Auzenne ([00:08:37](#)):

They moved in. You guys moved in in 2017, right? Primary term release lease. The term was, and I haven't gotten to that yet, but June 1st, 2017 is when that lease started running through July 31st, 2020. Now according to what's written in here, it says that, but they just said they moved in in 2018, used the whole lease, the whole square footage. It says that there was someone called Skyline Gulf Coast in there

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and they had 13,000 square foot of the building. I don't know where that was and that their lease was to expire January 31st, 2019.

Commissioner Gregory Jefferson ([00:09:24](#)):

So based

Maria Julianna Auzenne ([00:09:25](#)):

On, but their lease apparently expired August of 2019.

Commissioner Gregory Jefferson ([00:09:29](#)):

So based on

Maria Julianna Auzenne ([00:09:30](#)):

The floor of 2018,

Commissioner Gregory Jefferson ([00:09:32](#)):

Based on the floor plan exhibit A, the original square footage is everything that has diagonally. The 13,000 would be the two base at the bottom

Maria Julianna Auzenne ([00:09:43](#)):

That are yellow.

Speaker 3 ([00:09:45](#)):

We don't have color.

Maria Julianna Auzenne ([00:09:47](#)):

Oh, okay. That part, yeah, that's yellow. Yeah, she didn't, this is their

Commissioner Gregory Jefferson ([00:09:50](#)):

Original space. They acquired this. 13,018 includes two rooms. Yeah.

Maria Julianna Auzenne ([00:09:56](#)):

Okay. So it would've been, so they acquired it in which makes sense 2018. Because from what I understand, even though this extract of lease was written, it was written in June of 2017, but Skyline Gulf Coast moved out sooner than February. Skyline Gulf Coast. I'm supposed to call Ms. Diaz, I'm sorry. She can help with some of this. I'm sorry

Commissioner Otis Tucker ([00:10:29](#)):

They moved out sooner, but that doesn't mean Myers took occupy the pay.

Maria Julianna Auzenne ([00:10:34](#)):

Apparently they did.

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Commissioner Otis Tucker ([00:10:35](#)):

They did.

Maria Julianna Auzenne ([00:10:37](#)):

Hold on one second. Hold on one second. Let me get Ms. They said they started occupying it in 2018. Skyline Gulf Coast moved out August of 2017. Okay.

Commissioner Otis Tucker ([00:11:05](#)):

Mr. Chairman, I'm done with my questions. I like,

Maria Julianna Auzenne ([00:11:08](#)):

So Skyline Gulf Coast moved out in August of 2017. Okay. I'm so sorry. I need to

Commissioner Otis Tucker ([00:11:20](#)):

Chairman, I'm done. You can,

Maria Julianna Auzenne ([00:11:21](#)):

Ms. Diaz asked if I could call her so she could participate and so she's the, I'm going to try to call her myself.

Speaker 3 ([00:11:36](#)):

Hello, it's

Maria Julianna Auzenne ([00:11:36](#)):

Michelle. Hi Michelle. You can hear, hear, read?

Speaker 3 ([00:11:41](#)):

Yes, I

Maria Julianna Auzenne ([00:11:41](#)):

Can. Okay, great. This is, I'll

Speaker 7 ([00:11:43](#)):

Just put you on mute just to minimize any background noise, but I'm

Maria Julianna Auzenne ([00:11:47](#)):

Here. Great. Sorry, we had just started and Commissioner Tucker had a question about the square footage of the warehouse and what exactly the Myers had been occupying and Mr. Myers said they started occupying the full warehouse in 2018 and I do see that Skyline Gulf Coast moved out in August of 2017 for the record. Correct.

Commissioner Otis Tucker ([00:12:10](#)):

Maria, for the record, can she state her

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Speaker 7 ([00:12:12](#)):

Name right. Skyline moved out in August, 2017? Yes.

Maria Julianna Auzenne ([00:12:16](#)):

Okay. Ms. Diaz, can you just state your name and your relationship to the park?

Michelle Diaz, CPA for NORBP ([00:12:21](#)):

Michelle Diaz, c p a accountant for N O R B P.

Maria Julianna Auzenne ([00:12:25](#)):

Okay, thank you. All right, so you guys started occupying the full warehouse by 2018 because I assume you had to get stuff out from the other people had to move out. They moved out in 2017, correct? Mr. Myers? They moved out in August of 2017. How were they accessing that portion of the building?  
Through

Patrick Meyers ([00:12:50](#)):

The front door.

Speaker 3 ([00:12:51](#)):

Through the front. There's a front door, there's a

Patrick Meyers ([00:12:54](#)):

Front exit door.

Maria Julianna Auzenne ([00:12:55](#)):

Yes. To the warehouse. Yeah.

Patrick Meyers ([00:12:56](#)):

And I think they also went through the two glass doors that way in the front, not the main,

Maria Julianna Auzenne ([00:13:02](#)):

The office

Patrick Meyers ([00:13:02](#)):

Glass door. The one where that hallway

Maria Julianna Auzenne ([00:13:05](#)):

Is. Yeah. How did they get to the, so how did they get to the warehouse?

Patrick Meyers ([00:13:09](#)):

They have a door that goes into that section.

Maria Julianna Auzenne ([00:13:11](#)):

Okay. But they completely moved out of the building in August of 2017. And you guys started occupying it in 2018? The full warehouse? Yeah.

David Quinn ([00:13:24](#)):

Yeah. There were some things that had to be done to fix it up, which Myers paid over \$20,000 in repairs and they had access just before April of 18 to do those things. But the rent started in April of 18 for the expansion,

Maria Julianna Auzenne ([00:13:41](#)):

The rent for the expansion started. But Well that's a long time though for them to, because they moved out in 2017 August, so they didn't start paying rent until April on it.

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

That question is for,

Maria Julianna Auzenne ([00:14:02](#)):

Yeah, so I was just trying to get an answer for you,

Commissioner Otis Tucker ([00:14:12](#)):

A question for it's for Myers.

Maria Julianna Auzenne ([00:14:14](#)):

Well yeah, I don't know anybody else who could answer it. I don't think Michelle can answer it.

Commissioner Otis Tucker ([00:14:19](#)):

Your attorney that The question for you,

David Quinn ([00:14:23](#)):

Maria, you went over the lease a couple of meetings

Maria Julianna Auzenne ([00:14:26](#)):

Ago. We didn't have forum. I'm trying to find it now.

David Quinn ([00:14:29](#)):

And you summarized everything that happened

Patrick Meyers ([00:14:32](#)):

Order,

Maria Julianna Auzenne ([00:14:33](#)):

I don't remember a couple of meetings ago, but I know we have a new board now, so I can't mean this has to be fresh for them. I have sent them the leases and it says here, it looks like you all didn't Hold on. I need a few seconds to look at that. If you wanted to move to anything else while I look at all these



amendments. One thing I do know is with the Myers lease and where are we on the agenda? I don't want to skip all over the agenda. I don't have a copy of it.

Commissioner Otis Tucker ([00:15:15](#)):

Item five.

Maria Julianna Auzenne ([00:15:18](#)):

What is item five? Item four five review. Comparable. So you guys were still reviewing comparable rents? I'm sorry. Yes. So I don't know what you want to do with that. I don't know if you've had time to review that. That was just sent out. So let's, I guess stick with that. So now you have an idea of comparable rinse, but I'll let y'all take over.

Commissioner Otis Tucker ([00:15:50](#)):

Mr. Chairman, I gave up the floor. Any other commissioners have any questions or comments? And I do want to have a series of questions to follow.

Commissioner Plummer ([00:16:07](#)):

I don't have any.

Commissioner Otis Tucker ([00:16:08](#)):

No, I'm,

Maria Julianna Auzenne ([00:16:12](#)):

Yeah, I'm sorry. In the amendment number one, it says that they were going to expand and they weren't going to pay. Whereas, let's see, you said you had access to it, but you didn't start paying on it until April 1st, 2018.

David Quinn ([00:16:26](#)):

Oh, that's right. They spent that money, they got an maintenance.

Maria Julianna Auzenne ([00:16:30](#)):

Oh, we need receipts for that. What money? I guess

David Quinn ([00:16:35](#)):

There were over \$20,000 of repairs that are outlined in that amendment and it was just like in the original lease they got an abatement to do those things that the landlord would normally have to do.

Maria Julianna Auzenne ([00:16:48](#)):

So you got an abatement twice. They got an abatement in 2017 for doing significant amount of prepared improvements? No, they got an abatement in, hold on. They got an abatement in 2017 in May of 2017 or

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

For a different amount? For a much bigger

Maria Julianna Auzenne ([00:17:02](#)):

Amount. Okay. Wait y'all, the thing is I want to stick on where we are. We haven't really gotten to discussion of Meyer's Lease. We are really on comparable rents. So can we first decide, did you want to table the discussion on comparable rents until you all have more time to

Commissioner Otis Tucker ([00:17:21](#)):

No, we don't. Well

Speaker 9 ([00:17:22](#)):

No, because Commissioner Tucker has gone

Maria Julianna Auzenne ([00:17:26](#)):

Over, came up with the results. Okay, so what did you, the

Speaker 9 ([00:17:29](#)):

Results of what?

Maria Julianna Auzenne ([00:17:30](#)):

Yes ma'am. Okay,

Commissioner Otis Tucker ([00:17:31](#)):

Mr.

Maria Julianna Auzenne ([00:17:31](#)):

Chairman. So it just said you were going to review the data. So I guess you've reviewed the data. So now the chairman

Commissioner Otis Tucker ([00:17:36](#)):

Gave me a floor. Thank you Mr. Myers. Would you agree that the square footage of rent did increase since the last time you signed this lease? We have what, 4 26 to somewhere in the range of 4 26 to 4 41 square footage.

Maria Julianna Auzenne ([00:17:59](#)):

No they're not.

Commissioner Otis Tucker ([00:18:00](#)):

No. So you would have

Maria Julianna Auzenne ([00:18:02](#)):

The, they're paying 3 37 the square foot.

Commissioner Otis Tucker ([00:18:05](#)):

I'm sorry. They're paying

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Maria Julianna Auzenne ([00:18:06](#)):

3 37.

Commissioner Otis Tucker ([00:18:07](#)):

The rent's going up. I mean the square footage based on its assessment has gone up since the comparables. Do you believe these comparables, would you like to see 'em?

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

Yes.

Commissioner Otis Tucker ([00:18:19](#)):

Here.

Speaker 3 ([00:18:26](#)):

Thank just a, it mentions race, doesn't it?

Commissioner Otis Tucker ([00:18:59](#)):

Full package

Maria Julianna Auzenne ([00:19:00](#)):

Here? Yeah, here I think this one is in. Give him one of those please. Thank you. Here David,

Speaker 3 ([00:19:17](#)):

I'm missing out.

Maria Julianna Auzenne ([00:19:20](#)):

Yeah, sorry I'm missing out. I tried to print them as much as fast as I could. Thank you. I tried to print out from as fast as I could to get here and then do the one

Speaker 3 ([00:19:37](#)):

His color. Why? Mine's not

Maria Julianna Auzenne ([00:19:40](#)):

Because I printed mine in color. Don't they work with the state? They don't have color. I work

Speaker 3 ([00:19:44](#)):

For the state. I dunno. Look, our machine don't even callate we got such, she kept saying no, I don't have color. Our stuff's so

Maria Julianna Auzenne ([00:20:02](#)):

Old.

Speaker 3 ([00:20:03](#)):

It's my dig is at. I know.

Maria Julianna Auzenne ([00:20:09](#)):

Okay, so

Commissioner Otis Tucker ([00:20:13](#)):

I'm trying to give, what page are we, I'm trying to give them a moment to go. I do want to get to the point where we all agree that the current lease per square foot is outdated and that we should move somewhere in the middle towards, and the law requires us to be to fair market at that point. We get closer to having a new lease in place if y'all want a third party or opinion if you have another committee meeting.

Speaker 10 ([00:20:55](#)):

No, I would agree to that somewhere

Commissioner Otis Tucker ([00:20:58](#)):

In the middle. Okay. So we just need to agree on that number.

Maria Julianna Auzenne ([00:21:02](#)):

Okay. I don't know. I mean the board has to consider it to be official, but you can make a recommendation. We're going to make recommendations but this committee has to Right. I just haven't had a chance to look at the board. And that's up to you guys. Just as long as it's fair market rent. That's all I can say. I

Commissioner Otis Tucker ([00:21:18](#)):

Trust the real estate agent. That's it on state board. Okay, take your time. Because I'm still stuck in the, we just got to figure out that number. I don't have any holes with their lease. I do want some provisions that we are adjusting

Maria Julianna Auzenne ([00:21:36](#)):

To, oh no, this is not the lease that's going to be used

Commissioner Otis Tucker ([00:21:40](#)):

Every year. We're adjusting to

Maria Julianna Auzenne ([00:21:41](#)):

Whatever market. Yeah, and I will make sure because this is

Commissioner Otis Tucker ([00:21:44](#)):

That if the market tanks that you guys benefit. But I doubt that with commercial space, with Newport being developed in this area, we should benefit from upside lease is going to be done by,

Maria Julianna Auzenne ([00:22:00](#)):

Yeah, right.

Commissioner Otis Tucker ([00:22:01](#)):

Okay. They

Maria Julianna Auzenne ([00:22:04](#)):

Won't. No. So Commissioner Plummer, I think Commissioner Tucker was wanting to entertain a motion on sort of an amount, kind of somewhere in the middle of the rent that, you know, 3 37 a square foot is way below market. Correct. So you need to find one that's in the middle that you all would recommend to the board. That's what he's saying. So do you have an idea and opinion? I don't have an opinion on that.

Commissioner Gregory Jefferson ([00:22:37](#)):

Based on state law. We have to be within the range.

Maria Julianna Auzenne ([00:22:41](#)):

Yeah, market rate. Market rate for your area.

Commissioner Otis Tucker ([00:22:44](#)):

But the market rate was,

Maria Julianna Auzenne ([00:22:47](#)):

I didn't have a chance to review this document in full because it came while I very late while I was trying to get over here to do the tour.

Commissioner Gregory Jefferson ([00:22:57](#)):

Right now this is the margarita between \$4 and 26 cents and four 41 cents.

Commissioner Otis Tucker ([00:23:02](#)):

Correct? Right.

Maria Julianna Auzenne ([00:23:04](#)):

Okay. So you guys are recommending something in the middle you said. Do you have an amount that you would recommend to the board?

Commissioner Otis Tucker ([00:23:15](#)):

I don't want to put an entertainer motion. I do want to be fair and I want to hear from Mr. Meyers.

Maria Julianna Auzenne ([00:23:21](#)):

Well he said somewhere in the middle.

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

Yeah, I think somewhere in the middle of the lower end and top end of what you guys

Commissioner Otis Tucker ([00:23:28](#)):

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Were saying. Oh we have, yeah, yeah. Fair. You able to? Okay Mr Chairman, I'd like to make a motion to amend. We have to amend this contract.

Maria Julianna Auzenne ([00:23:41](#)):

No, you're not doing anything. You're just making a recommendation. Recommendation to the board. Well I'll

Commissioner Otis Tucker ([00:23:46](#)):

Make a motion to this committee. The committee is going to make a recommendation to the

Maria Julianna Auzenne ([00:23:49](#)):

Board. Right. On a square footage amount. Right. That's all.

Commissioner Otis Tucker ([00:23:54](#)):

So I'm making a motion to this committee?

Maria Julianna Auzenne ([00:23:56](#)):

Yes.

Commissioner Otis Tucker ([00:23:57](#)):

In amount, which would be halfway at 4 37 square.

Maria Julianna Auzenne ([00:24:08](#)):

Okay. Fair. That's your recommendation. Is there a second? Is there a second?

Speaker 3 ([00:24:22](#)):

Hold I allowed to say

Maria Julianna Auzenne ([00:24:23](#)):

Yeah, you're allowed to. Okay. Seconded by Commissioner Jefferson. That will be the motion that is made that the recommendation to the board will be to include to rent it at the square footage rate to Myers at 4 37 a square foot. So that'll go into a motion to the board. So it's not official until the board considers it. It's

Commissioner Otis Tucker ([00:24:47](#)):

Recommendation to

Maria Julianna Auzenne ([00:24:48](#)):

The board. Right, exactly. We

Commissioner Otis Tucker ([00:24:49](#)):

Got any objections from any commissioners or discussions? No

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Speaker 3 ([00:24:57](#)):

Okay's

Commissioner Otis Tucker ([00:24:57](#)):

Our recommendation.

Speaker 9 ([00:25:03](#)):

I see

Commissioner Otis Tucker ([00:25:07](#)):

You don't have anything on the recommendation until 5 4 37. Correct?

Speaker 9 ([00:25:15](#)):

I I'm good with.

Speaker 3 ([00:25:17](#)):

Alright, move to item number six.

Maria Julianna Auzenne ([00:25:20](#)):

Okay. Item six was your item of measuring the square footage because as I said earlier, we don't have a good floor plan of the entire warehouse and not having a good floor panel, entire warehouse. You're kind of shooting in the dark on everything. Agreed. The only thing that I have is I think you've just seen it. That's what I was pointing to you all. It would be page 12 of your lease and I don't think that's a good floor plan, but if Commissioner Jefferson or someone else disagrees with me, please let me know. But it looks to me like you need a better four Pam.

Speaker 9 ([00:26:04](#)):

Well I might be jumping the gun, get some discussion, but I like to make a recommendation that we get the warehouse actually measured,

Speaker 3 ([00:26:19](#)):

The

Speaker 9 ([00:26:19](#)):

Total warehouse and how much are the Mars going to use and how much is a panels going to use and to specify those areas because when we went and we looked and then we have some issues because in the part that I think Avan was supposed to get, there were what you call those things,

Maria Julianna Auzenne ([00:26:49](#)):

Power electrical servants panels, huge ones

Commissioner Otis Tucker ([00:26:52](#)):

Panels.

Speaker 9 ([00:26:53](#)):

So who's going to be in control of those panels? How are they going to be moved out? Because those panels

Commissioner Otis Tucker ([00:27:03](#)):

Power the entire warehouse.

Speaker 9 ([00:27:04](#)):

Yes.

Commissioner Otis Tucker ([00:27:08](#)):

Do we take questions from the floor?

Maria Julianna Auzenne ([00:27:11](#)):

Yeah, I think she had a Well did you have a motion on the floor?

Speaker 9 ([00:27:14](#)):

I have a motion to get.

Maria Julianna Auzenne ([00:27:16](#)):

Yeah, she had a motion on the floor.

Commissioner Otis Tucker ([00:27:19](#)):

She has a motion.

Maria Julianna Auzenne ([00:27:19](#)):

Yeah. Well she was making a motion. Doesn't have a second yet. The motion was to have the warehouse measured.

Commissioner Otis Tucker ([00:27:26](#)):

I second the

Maria Julianna Auzenne ([00:27:26](#)):

Motion seconded by Commissioner Jefferson.

Commissioner Otis Tucker ([00:27:30](#)):

I do have discussion suggestion. There's a permit called Burt Kline. Peter.

Maria Julianna Auzenne ([00:27:35](#)):

I know, I know. I know them very well.

Commissioner Otis Tucker ([00:27:38](#)):

Have the drawings, huh? Might have good drawings for you.



Maria Julianna Auzenne ([00:27:42](#)):

I'll call them. I know them very well.

Commissioner Otis Tucker ([00:27:44](#)):

Canal, way back when.

Maria Julianna Auzenne ([00:27:46](#)):

I don't know that they

Commissioner Otis Tucker ([00:27:47](#)):

Still have Mr. Chairman. I don't think you open it for I do have discussion. Yes,

Maria Julianna Auzenne ([00:27:56](#)):

Please.

Commissioner Otis Tucker ([00:27:59](#)):

What's changed? The square footage, what's changed over the last couple of years is 90,000 square foot. What's changed? I didn't see any attachments or detachments or build outs. What

Maria Julianna Auzenne ([00:28:13](#)):

Do we need? In all honesty, I don't even know who measured it so I can't tell you it's accurate. Yeah, I can't tell you it's an accurate measurement. Okay. I have not measured, I dunno, that's

Commissioner Otis Tucker ([00:28:24](#)):

The problem. This has just been some

Maria Julianna Auzenne ([00:28:26](#)):

Consistent, it's just been a number. Remember when you saw your legislative auditor report and it's been reported that you have \$45,000 worth of equipment. We don't know where that number came from. It's just been there forever. Same thing with this. Okay.

Commissioner Otis Tucker ([00:28:42](#)):

Okay. I have more discussion. Can I open up the questions from the floor and also the address?

Maria Julianna Auzenne ([00:28:49](#)):

Yeah, but I think you want to vote on this first.

Commissioner Otis Tucker ([00:28:53](#)):

There's no objections.

Maria Julianna Auzenne ([00:28:54](#)):

No objections. Okay. No objections. Okay, go ahead. Okay. You can open up to floor if you want from that, but only it's on this matter. So on that matter,

Speaker 9 ([00:29:02](#)):

On this management it was, I got back in touch with the inspector who inspected the building and I asked him just in case I can get this motion done, what would it cost for him to come out and measure the entire warehouse for us and specify once I know exactly where Available's going and Myers is going so we can specifically what those measurements are. And he said he's charged us \$350 to do that. Okay.

Commissioner Otis Tucker ([00:29:38](#)):

That's reasonable.

Speaker 9 ([00:29:39](#)):

So that's my discussion, but I like to put that on the floor when we are

Commissioner Otis Tucker ([00:29:42](#)):

Ready. That's reasonable. I mean your motion passed. Commissioner Plummer. So can that recommendation, go ahead.

Speaker 9 ([00:29:50](#)):

Can I get a motion to bring the inspector back in here to measure those areas?

Commissioner Otis Tucker ([00:29:57](#)):

You you're going to name the inspector in the

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

Yeah, the inspector is Kevin Rodney. Okay.

Maria Julianna Auzenne ([00:30:03](#)):

Okay. That again would go to the full board because committees can't take action. Yeah, this

Commissioner Otis Tucker ([00:30:08](#)):

Is a motion for recommendation. Right?

Maria Julianna Auzenne ([00:30:12](#)):

Same guy

Speaker 9 ([00:30:13](#)):

Did the inspection.

Maria Julianna Auzenne ([00:30:14](#)):

Would he be able to draw you guys a floor plan? Because what you all really need and Commissioner Jefferson can speak more to that than I because he's an architect.

Commissioner Gregory Jefferson ([00:30:22](#)):

So I actually have a question for that. Al, y'all architect that came in to do y'all plans, did they already get an existing condition of the entire facility?

Speaker 11 ([00:30:37](#)):

Not by request, but they may have some of that information

Commissioner Gregory Jefferson ([00:30:40](#)):

Already. That's what I'm They should, that's why I'm asking. And also as far as the electrical panel that's in there, that should also be a part of your electrical drawings to show where that's moving to because Yes,

Speaker 11 ([00:30:53](#)):

I don't, so the electrical, there's a number of panels that are part of the main warehouse that are in our area and those will, we actually have a team coming out this week. We're going to walk everything through, see what's powering, what we're going to demo the things. There's a lot of things that actually aren't being utilized so they're dead. So we'll demo what we can and then we'll mark off what's not what might be the other size. Then we don't think there's anything yet, but once this assessment's complete, we'll have information.

Maria Julianna Auzenne ([00:31:26](#)):

There's a huge panel enormous, just enormous, that says 480 volts. There's two of them and they are definitely powered up. They're relatively new. They were placed in there, I'm assuming by Myers because they're powering the warehouse and they're on that wall that you want to demo

Speaker 11 ([00:31:47](#)):

Construction.

Commissioner Otis Tucker ([00:31:49](#)):

You have to do temporary power

Commissioner Gregory Jefferson ([00:31:51](#)):

To relocate it. Yeah. When you get that from the engineer, can you provide us that information as far as where power is running and what's next to what for as f our record? Yeah,

Commissioner Otis Tucker ([00:32:07](#)):

What's it? What's should timeline, the actual date?

Speaker 11 ([00:32:10](#)):

I believe they're coming this week. I dunno if I know

Maria Julianna Auzenne ([00:32:16](#)):

I didn't have you introduce yourself and I can't hear you for the recording. I'm sorry. That's okay.

Speaker 11 ([00:32:20](#)):

About two

Maria Julianna Auzenne ([00:32:21](#)):

Weeks. And this is Mrs. Morales speaking? Yes.

Speaker 11 ([00:32:24](#)):

Omar

Maria Julianna Auzenne ([00:32:24](#)):

Morales. Yeah,

Speaker 11 ([00:32:26](#)):

I think we'll have the assessments two weeks.

Commissioner Otis Tucker ([00:32:32](#)):

Can I ask a question just to make sure I'm

Maria Julianna Auzenne ([00:32:34](#)):

Understanding? Yes. Commissioner Tatum. What's

Commissioner Otis Tucker ([00:32:36](#)):

On the list? Are we going to get the, so we can compare and contrast what was for the new plan, the new floor plan and the whole floor plan just so we can have records from that

Commissioner Gregory Jefferson ([00:32:50](#)):

Was actually requested for our last meeting. It

Commissioner Otis Tucker ([00:32:54](#)):

Was, yeah, we actually requested the floor plan the whole meeting from Meyers that they just Oh no, I'm

Commissioner Gregory Jefferson ([00:32:59](#)):

Sorry. I was talking about from Evana.

Commissioner Otis Tucker ([00:33:02](#)):

No, I'm sorry, I didn't mean to switch but I just wanted to make sure that that was written down as that that is part of the file. So we know that we need files from this so I just wanted to make sure that that is sent in. Sorry, I didn't mean to switch, but I just wanted to make sure that that's part of our packets moving forward so we can compare and contrast the new drawings with the, so Myers, just so I'm clear, Myers is responsible for getting that to us In what timeframe?

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

When you say

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Speaker 6 ([00:33:32](#)):

Y'all had the board hired Bert Klein, Peter years ago and they probably have drawings in their

Commissioner Otis Tucker ([00:33:38](#)):

Archives. Right? That's what I'm saying. Are y'all going to call 'em or do we call 'em?

Maria Julianna Auzenne ([00:33:43](#)):

No, I'm going to call him. Sorry, I'm sorry. I just wanted to make sure I'll call him. I heard that right.

Speaker 10 ([00:33:48](#)):

I think the numbers, the lease numbers will always based off of, I don't think we've ever really went out there and measured the floor plan. It was always based off of the initial drawings that Clark was it

Commissioner Otis Tucker ([00:34:01](#)):

We measured. I just want to make sure we knew who

Maria Julianna Auzenne ([00:34:03](#)):

Was Yeah, this answers your question on why we need that done. Well welcome to

Commissioner Otis Tucker ([00:34:07](#)):

2023. This new commission was estimate, we just, I wanted to make sure who's doing that.

Speaker 10 ([00:34:13](#)):

Actually Dave said Eugene and him measured it at one point after they did the We

Speaker 6 ([00:34:17](#)):

Did, we did The measurements had a certain square footage so I presume he measured it too at some point.

Commissioner Otis Tucker ([00:34:26](#)):

Sorry, I didn't mean to switch. We'll

Maria Julianna Auzenne ([00:34:27](#)):

Go back. Well we can't make those assumptions so we will definitely be, I will check with Burke Klein, Peter, I know v's. No longer there and George is no longer there but I'm sure I can call over there and see if they have anything and if not, we'll go to the next step of hiring someone to do a proper floor plan. I know that you have recommended Mr. Rodney yes to do it and I just think that you guys need a proper floor plan that you can you No. Kevin

Commissioner Otis Tucker ([00:35:02](#)):

Greener. Kevin Greener. Commissioner Taylor, you still have the floor? No, no. I was green on definitely doing the new one. I just want to make sure I understood who was getting the old one as

Maria Julianna Auzenne ([00:35:13](#)):

Was my only concern. No problem. No, Mr. Greenup did the comps but I think that she has suggested Mr. Rodney

Commissioner Otis Tucker ([00:35:22](#)):

You can move the agenda. Agenda. I think we have a motion on item six.

Maria Julianna Auzenne ([00:35:28](#)):

Okay. Right. We're going

Commissioner Otis Tucker ([00:35:31](#)):

To hire that motion is to hire Kevin Rodney.

Maria Julianna Auzenne ([00:35:34](#)):

Okay. Recommendation kit. Kevin Rodney was one

Commissioner Otis Tucker ([00:35:37](#)):

Other meeting at the \$350. That's the recommendation with the cost.

Maria Julianna Auzenne ([00:35:44](#)):

Okay. Alrighty. Okay, so the next one is review

Commissioner Gregory Jefferson ([00:35:51](#)):

Number seven, review discussion of emergency preparedness needed facility.

Maria Julianna Auzenne ([00:35:56](#)):

Yeah, that was mainly that water spigot

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

And I guess where we left off at the email was that we need to get approval so we can

Maria Julianna Auzenne ([00:36:07](#)):

Actually, yeah, so just for the record, I discovered that one of your exterior faucets is, well the turnoff valve was corroded so you couldn't turn it off and it was stuck in the on position and water was just coming out a lot of water. So I tried to put a bivalve shut off for the hose. I found it on another one and that slowed it, but it didn't stop it. Commissioner Jefferson went over after me and he tried to shut it off but the whole valve he said came off in his hand. So we just need someone who can repair that. So put on a new valve so that it on the faucet. On the faucet so that it stops running and I don't know who you all might have in mind to do that. I think Commissioner Jefferson, you have been looking at it a little bit more lately than I have. I have

Commissioner Gregory Jefferson ([00:37:05](#)):

Someone who can do the work, but the problem is finding the shutoff valve from the city to turn the water off temporarily so we can make the correction

Patrick Meyers ([00:37:15](#)):

By the street.

Commissioner Gregory Jefferson ([00:37:16](#)):

It is by the street. I

Patrick Meyers ([00:37:17](#)):

Walked it. There's three orange markers where the valve is okay out in the grass. The grass got so high when Tom couldn't find a key up there or something. I don't dunno if they have a key last time I think we had to send the parish out there, the city out there to turn it off.

Commissioner Gregory Jefferson ([00:37:39](#)):

Okay.

Patrick Meyers ([00:37:41](#)):

I might have a key. They might have a key in one of the back.

Commissioner Gregory Jefferson ([00:37:47](#)):

If I have someone come out, can you leave me a contact number so he can call? Because he can probably come out tomorrow to take care of it.

Patrick Meyers ([00:37:55](#)):

I won't be here tomorrow. Be Kevin, you can call me. I'll, I'll get from after.

Maria Julianna Auzenne ([00:38:01](#)):

Okay.

Commissioner Gregory Jefferson ([00:38:02](#)):

Thanks

Commissioner Otis Tucker ([00:38:03](#)):

Mr. Chairman. Yes.

Maria Julianna Auzenne ([00:38:05](#)):

Is there a cost in that? I'm sorry.

Commissioner Otis Tucker ([00:38:06](#)):

Yeah, we're going to have to make a recommendation to the board and then the board decides if we're going to procure and then spend it.

Commissioner Gregory Jefferson ([00:38:15](#)):

Correct.

Commissioner Otis Tucker ([00:38:18](#)):

But I know it's an emergency deal. Yeah, if he's going, he's going to hold his cost at a risk that the board does not approve. I mean

Commissioner Gregory Jefferson ([00:38:31](#)):

Received, I spoke to an actual license plumber, I spoke to this person also. The license plumber automatically is going to give you a service fee. They had me on a waiting list in order for us to find out when we will be available, they called. But then as far as payment wise, they have to be paid up front. I'm sorry, upon completion of the work. So we weren't able to pay him

Speaker 9 ([00:38:55](#)):

Apart. This is the plumber you're talking

Commissioner Gregory Jefferson ([00:38:57](#)):

About. This is a different plumber. I spoke with two. There's a licensed plumber and an unlicensed plumber. But the work that needs to be done, it's simple work. It's just that couldn't cut the water off.

Speaker 9 ([00:39:09](#)):

What's our remedy if, and trust me, I'm not saying because I know a lot of jack leagues that are better than people who have gone through training. We have to be careful that we have a remedy just in case the unlicensed if there's problems.

Commissioner Gregory Jefferson ([00:39:32](#)):

Right.

Speaker 9 ([00:39:38](#)):

That's my only concern.

Commissioner Gregory Jefferson ([00:39:39](#)):

Yeah, the work is, it's really minor. It is very simple. If it was something where it would require digging or wall intrusion or something like that, then I would most definitely go with a licensed plumber. I feel more comfortable with something like that because they're going to be responsible to have insurance to cover. But something like this, I don't think it's literally a hold bill. So

Speaker 9 ([00:40:04](#)):

What do you think the issue is? Just switching out the spigot,

Commissioner Gregory Jefferson ([00:40:08](#)):

That's

Maria Julianna Auzenne ([00:40:09](#)):



All. Yeah, that's basically what it is.

Commissioner Gregory Jefferson ([00:40:11](#)):

It's just the valve itself to turn it It broke

Maria Julianna Auzenne ([00:40:13](#)):

Off. Yeah, it was corroded from being open for so long and then the water

Commissioner Gregory Jefferson ([00:40:16](#)):

Isn't flowing out. No, it's a light

Maria Julianna Auzenne ([00:40:22](#)):

Leak. Well that's because I put the bivalve thing on it. Yeah, that was able to try to, so you've seen the bivalve hose for the hoses. So when I got there, water was just flowing. I couldn't turn the spigot, I couldn't turn it because it was corroded and stuck in the open position. So on another faucet you had a hose connector and I was able to screw that on. But that bivalve is also defective. It's not closing a hundred percent. So there's still light water skewing out. I think I sent you all a picture. It's

Commissioner Gregory Jefferson ([00:41:01](#)):

Basically sprinkling

Maria Julianna Auzenne ([00:41:02](#)):

Out. Yeah.

Speaker 9 ([00:41:06](#)):

So whose make a joke? So whose energy can was that?

Maria Julianna Auzenne ([00:41:12](#)):

Who's what?

Speaker 9 ([00:41:13](#)):

Energy drink.

Maria Julianna Auzenne ([00:41:16](#)):

Oh I don't know.

Commissioner Gregory Jefferson ([00:41:17](#)):

There's a monster

Speaker 9 ([00:41:18](#)):

Can.

Maria Julianna Auzenne ([00:41:19](#)):

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Yeah. I don't know. Isn't that an energy drink? It wasn't mine. I don't drink energy drinks. It wasn't me.

Commissioner Gregory Jefferson ([00:41:25](#)):

I don't drink.

Maria Julianna Auzenne ([00:41:26](#)):

I don't drink them at all. Don't drink. Yeah, I don't need 'em. It should be So you have someone else who can do it. Do you know how much, did they say how much they would charge?

Commissioner Gregory Jefferson ([00:41:40](#)):

No, but it'd be well below our recommended amount of \$500. Well below, lemme

Commissioner Otis Tucker ([00:41:48](#)):

Ask you this, Mr. Chairman is this individual, although unlicensed plumber, is he a licensed contractor? A licensed with the city or licensed an L L C? Does he have a business? I don't know. Does he have a business? I don't know if the recommendation's going to get by one. We have a state representative who knows the law inside out and procurement laws and bids, whatever. I think the recommendation, if you want to be safe, I know we need emergency repair or look at it is probably going to be to contract and put an R F P out or y'all want to

Maria Julianna Auzenne ([00:42:32](#)):

Make some home calls. Oh Don, you definitely don't want to put an R f P out then for this.

Commissioner Otis Tucker ([00:42:36](#)):

I don't

Maria Julianna Auzenne ([00:42:36](#)):

Know. Not for that. It shouldn't cost no more than about \$150.

Commissioner Otis Tucker ([00:42:40](#)):

But I mean it's still taxpayer

Maria Julianna Auzenne ([00:42:42](#)):

Dollars. You would normally for something that small, you could get three bids for it, but this is emergency and this water's been flowing so you need to do it too. Sweet. But you can just get three bids. Three bids, that's it. Call three companies or three people to get it done. Well he has two. He already has two. Yeah.

Commissioner Gregory Jefferson ([00:43:00](#)):

Well the thing about it is they have to get there to do the work and in order for 'em to come out, it's an automatic, there's a cost. It's a service for 'em to come out there to look at.

Maria Julianna Auzenne ([00:43:11](#)):

Yeah.

Commissioner Gregory Jefferson ([00:43:12](#)):

So that's not, even

Commissioner Otis Tucker ([00:43:15](#)):

If they are procured by or requested by government body will they understand that they're going to have to do, it's not a standard phone call. Hey, I need, this is a government body. So perhaps they will understand that it is going to go through this chain of command, but in the interim we need them to go out there and look at it and I don't know how you say as a potential for, I don't know if you treat, go ahead.

Speaker 11 ([00:43:46](#)):

Just as a try, somebody that works in this informally in government for small stuff like this, you're not necessarily going to have to go through these three procurements when it's at a low enough level and what might make sense so that y'all don't have to go through this every time there's a like this establish, make a single policy that and with one or two people that have the authority say up to a certain amount repair that have to get made in certain maintenance, that they have the authority to do it report back so y'all can make sure that keep monitored so that y'all don't have to sit here and have all three of you or all four of you go through this every time.

Commissioner Otis Tucker ([00:44:25](#)):

It doesn't stop at us, it has to go forward.

Speaker 11 ([00:44:29](#)):

I'm saying at a certain dollar you can do it. I don't remember offhand where that is, but at a certain dollar level it doesn't necessarily have to go through all that.

Commissioner Otis Tucker ([00:44:38](#)):

Yeah, correct. I just want to make sure our recommendation to the board is, is it clean than it gets the job done?

Commissioner Gregory Jefferson ([00:44:45](#)):

Asked to receive from Chairman Hughes. Okay. To Can't hear you. Can't hear. I'm sorry.

Maria Julianna Auzenne ([00:44:50](#)):

Yeah,

Commissioner Gregory Jefferson ([00:44:50](#)):

Receive an email permission from Chairman Hughes to move forward with anything under 500 to move forward with any

Maria Julianna Auzenne ([00:45:02](#)):

Expense that is emergency under 500 he said. Oh, okay.

Commissioner Gregory Jefferson ([00:45:05](#)):

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That was with the chair. Yeah. I just realized y'all weren't include on that before we had a board committee. It was just myself.

Maria Julianna Auzenne ([00:45:14](#)):

That's something that we probably want to go ahead and adopt as a policy at the next board meeting so that you all are not always in this position, but this is an emergency and needs to get done. So you'd already have two people who have looked at it and given you prices I guess or not. One of 'em says they can't get to

Commissioner Gregory Jefferson ([00:45:37](#)):

It. One of 'em says it's automatic 55 before they come out there to look at to the period. That's cheap.

Maria Julianna Auzenne ([00:45:44](#)):

No, that is

Commissioner Gregory Jefferson ([00:45:45](#)):

Most of 'em Judge more than that. Yeah, just to come up

Commissioner Otis Tucker ([00:45:50](#)):

What is our bylaws,

Commissioner Gregory Jefferson ([00:45:51](#)):

But also currently

Maria Julianna Auzenne ([00:45:53](#)):

It says on any expenditure that has to be approved by the officers, by the board. So we probably do want to put something that says a lower amount expenditures under \$500 as chairperson Hughes suggested. But for today, just trying to get past, getting past this one. I'm sitting here thinking unfortunately, I don't know of a legal way to get past it real quickly, but this leak obviously has been going on for a very long time. So if you could just get the information. I would think to the board, and I know the board this time, the board is going to meet really soon because there's so much more stuff that has to be done. Can

Commissioner Otis Tucker ([00:46:40](#)):

We just call an emergency like going, not a meeting but an emergency that yes, we all approve

Commissioner Gregory Jefferson ([00:46:46](#)):

In

Maria Julianna Auzenne ([00:46:46](#)):

Writing. I wish you could, but you can't. Under the open meetings law, you

Commissioner Otis Tucker ([00:46:50](#)):

Probably will have to table this item. Right?

Maria Julianna Auzenne ([00:46:52](#)):

I'm probably going to have to, well not table it. Just a recommendation. And why don't I just say let Commissioner Jefferson, why don't the motion be the commissioner Jefferson will make a recommendation of the, as you said, the three folks to fix the and get the prices for us. The prices and the timeline and we'll give that to the board. The

Commissioner Otis Tucker ([00:47:12](#)):

Recommendation is for three

Maria Julianna Auzenne ([00:47:13](#)):

Quotes. Yeah. And get the, this guys not

Commissioner Gregory Jefferson ([00:47:16](#)):

Going to write a quote, right?

Maria Julianna Auzenne ([00:47:19](#)):

Well he can't. He at least tell us the price

Commissioner Otis Tucker ([00:47:21](#)):

He's handshaking with.

Maria Julianna Auzenne ([00:47:23](#)):

He can tell us the price. One

Commissioner Gregory Jefferson ([00:47:24](#)):

Person, yeah, I can

Maria Julianna Auzenne ([00:47:25](#)):

Get a price. All we need is a price. Just tell us the price.

Speaker 9 ([00:47:31](#)):

But again, like we keep saying this is an emergency so we don't need to be pushing this. We surely can't wait until the fourth Friday. No.

Maria Julianna Auzenne ([00:47:41](#)):

Well my understanding is was there was going to be a meeting before the fourth Friday to go over the vno stuff to make a decision. I didn't think we were going to be waiting that long for another meeting. When is

Speaker 9 ([00:47:51](#)):

That meeting supposed to be?

Maria Julianna Auzenne ([00:47:53](#)):

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Well, at the last meeting you guys said it within the next two weeks or it'll be next week.

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

Can that emergency wait to next week?

Maria Julianna Auzenne ([00:48:02](#)):

Yes. It's waited for months now. From what I could see from that water, it's been out there for, I don't know, 6, 7, 8 months minimum. It's been there forever.

Speaker 9 ([00:48:14](#)):

I wasn't there for the inspection.

Maria Julianna Auzenne ([00:48:17](#)):

It's

Commissioner Otis Tucker ([00:48:18](#)):

No longer an emergency discussion of a repair item

Maria Julianna Auzenne ([00:48:24](#)):

And I can try to go and buy another bib that actually works and put that on it and try to turn it off better for you

Commissioner Otis Tucker ([00:48:34](#)):

Want to make a recommendation to the board to address the aisle, address this

Maria Julianna Auzenne ([00:48:39](#)):

Repair? Yeah. One

Speaker 3 ([00:48:41](#)):

Second.

Maria Julianna Auzenne ([00:48:42](#)):

Okay.

Commissioner Otis Tucker ([00:48:45](#)):

Objection discussion.

Maria Julianna Auzenne ([00:48:51](#)):

Okay. Alright. What's your next one? Item

Commissioner Otis Tucker ([00:48:56](#)):

Number seven.

Maria Julianna Auzenne ([00:48:57](#)):

Item number seven. Okay. We finally get to the Myers lease. So we've already gotten to a big part of it, which was discussing the price that you guys also going to recommend. I gave you all the lease that they're currently operating under. This will not be the lease that they signed, but I gave it to you for a point of reference so you can see where they were, what they've been doing. So Myers came in, tried to do really quickly and please let me know where I mess up on anything. And May 31st, 2017 and they were given early access to the building and they did not pay any rent for June or July. The first rent they paid was August and the rent that they paid was 17,000. No, it was not. It was 14,000. Right. \$14,758 for 77,000 square feet. How much would that be? What was the square foot price on that? It didn't say.

Speaker 6 ([00:50:05](#)):

It's not reflective of, I mean it was adjusted because of the significant cost that they incurred to do repairs to the building. Patrick,

Maria Julianna Auzenne ([00:50:15](#)):

Tell if that's the case, then we need, I do need, because I was going to say I need under state law, I need receipts for the work that was done. It's all

Speaker 6 ([00:50:25](#)):

Exhibits to

Maria Julianna Auzenne ([00:50:25](#)):

The lease. No, sir. Are not, those are estimates. None of those are receipts. I looked through 'em. Not a single one is a receipt. Every single one is an estimate and those he

Speaker 6 ([00:50:39](#)):

Spent this month,

Maria Julianna Auzenne ([00:50:41](#)):

I need the receipts. Right. Every single one. I mean you can go out and get an estimate. A lady just hit my car. I got an estimate it was \$2,500. The work's not done yet. She doesn't want to pay it. This is a true story, but we need the receipts for the file. They have to, quite frankly, that was an audit item that should have been given to the legislative auditor. They should have submitted that to the legislative auditor in their annual audit. Go ahead, I'm sorry.

Speaker 9 ([00:51:09](#)):

Let me get this. The tenant came to the landlord. So the landlord, there's some issues and it costs this amount of money for the issues to be resolved. The tenant, I mean the landlord allowed that word of mouth to go forward.

Maria Julianna Auzenne ([00:51:29](#)):

I wasn't there so I can't speak to it. I'll have to let Mr. Quinn or Mr. Meyer speak to it.

Speaker 9 ([00:51:35](#)):

Well, that's my question too, Mr. Quinn.

Speaker 6 ([00:51:38](#)):

The board was involved when this was done. They approved everything. It was a long drawn out negotiation. Eugene was the listing agent at the time he was there. I was there. It was a negotiation and the rent was lower because they spent all this money. Patrick can provide the receipts. This has all been done. This is ancient history. It was done in 17. He didn't make up receipts. He spent his money. He'll confirm it with receipts.

Speaker 9 ([00:52:09](#)):

Okay, so I still ask that question. I still ask that question. So were receipts given to the board at that time or it was just word of mouth and they said, okay, we'll give

Maria Julianna Auzenne ([00:52:20](#)):

You free from what I could see, receipts were not required. It said receipts. I asked Ms. Diaz and Michelle, are you still there? Michelle? Yes, I'm here. Okay. Yes, I'm here. Okay. Ms. Diaz said that the receipts would be, apparently it's written that receipts would be provided upon request. They apparently were not requested. I'm requesting them because you need 'em for your files. They have to be in your files. I'm just telling you that. So I'm just giving you a synopsis of what happened. So they came in early and then they had two months, June, they didn't have to pay June or July rent. So the June and July rent was not paid. Plus they got a low amount of rental. They got it at there was only 14,750. How much is that? A square foot for 77,000 square feet. It's not

Speaker 6 ([00:53:20](#)):

Apu,

Maria Julianna Auzenne ([00:53:22](#)):

What we need to know, it doesn't matter if it's a calculator,

Commissioner Otis Tucker ([00:53:27](#)):

Point 33 divided by the 77,000, what

Maria Julianna Auzenne ([00:53:31](#)):

Do we have? Give a calculator.

Commissioner Otis Tucker ([00:53:34](#)):

14th, 1 4 7 5 8 0.33 divided by 7, 7, 0, 0 0

Speaker 7 ([00:53:51](#)):

And then multiply that by 12 to get the annual rate, which is what we have typically use the annual rate.

Maria Julianna Auzenne ([00:54:00](#)):

Yeah, I'm just trying to get the square footage, the price per square foot. Alright,



Speaker 9 ([00:54:04](#)):

While y'all trying to get that 29 cents,

Maria Julianna Auzenne ([00:54:06](#)):

\$2. Okay. They paid \$2 and 29 cents. What a year. So not only did they get, so they got two months free, well, not free. They got two months of rent comp as payment for work to be done. Plus they got a reduced rent of \$2 and 29 cents a square foot. So you have to add all that

Speaker 7 ([00:54:32](#)):

Attorney ozan. What I believe, and if Mr. Mayas is that he can verify for those two months, that's when they were doing the repair. So they weren't actually occupying the building in terms of using it. It was basically a two month period that

Maria Julianna Auzenne ([00:54:52](#)):

Was, it doesn't matter. Ms. Diaz, it was a lease and the lease started. I'm sorry, legally it does not matter. The lease started. They got two months. The way the State Attorney General will look at it is that the lease started on that date. You got two months comped, comped in order to, it may not be the best word, but as a consideration, two months for work to be done, period. It doesn't matter if you went to Honolulu and didn't put anything in it, you signed the lease. That's when it began. So you got two months. So you got that amount of, and plus you've got to reduce rental. I don't have any receipts for the work done under the state law. You need that

Speaker 9 ([00:55:36](#)):

Before you move. So Skyline Gulf Coast tore up the building?

Maria Julianna Auzenne ([00:55:43](#)):

No, apparently not. From what I understand, they had some partitioning walls in there in the back that needed to be taken out. I don't know about them tearing up the building. I wasn't there. But all I heard was, what

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

I'm asking is that the repairs had to be done after they left.

Maria Julianna Auzenne ([00:55:59](#)):

Let me let Ms. Diaz, Ms. Diaz, did Skyline Golf Course Coast Coast destroy your building?

Speaker 7 ([00:56:08](#)):

Well, I have no reason to believe they destroyed it. In fact, from my correspondence, they actually left because they felt that the building was not up to par. So,

Maria Julianna Auzenne ([00:56:28](#)):

Okay. So they left in August of 2017. Okay. Alright. We know that. So the Myers had 77,000 square feet when they came in two months, comp plus reduced rent. So that's a lot of, I suggest you never do

anything this complicated again in your lives because this is very hard to explain to the attorney general's office. Mr.

Commissioner Otis Tucker ([00:56:54](#)):

Chairman? Yes. Mr. Ma. Yeah.

Speaker 10 ([00:56:57](#)):

Can I help explain that? Because it just seems like, and Maria, you were

Maria Julianna Auzenne ([00:57:01](#)):

Around. No, I was not around. No, God, I was not around. I was not around at all. You wasn't there for that. Absolutely not. Right. It wouldn't have been done like this. You're

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

Absolutely right. No one was there. Let me just board. The board approved that tar got, we approached the bill. Eugene Green approached David. I had moved out of the building. They approached us and said, Hey, are you looking for a building? I said, yeah, I'll take a look again at the depot. The depot was in total disrepair. Not a few leaks, not a

Maria Julianna Auzenne ([00:57:31](#)):

Five. You're talking about the warehouse. When you say depot, you're talking

Speaker 10 ([00:57:34](#)):

Building. Correct. 13 8 0 1. Was it total disrepair?

Commissioner Otis Tucker ([00:57:38](#)):

Mr. Mr. Myers, I'm going to let you go. I just want to stop you long away. Total disrepair. Do you have record of that pictures or you want to give a deep

Speaker 10 ([00:57:51](#)):

Explanation of I'll, I'll be brief, but we have

Commissioner Otis Tucker ([00:57:55](#)):

Description, A deeper description of disrepair.

Speaker 10 ([00:57:58](#)):

Okay. The air condition units had been vandalized, all 14 of 'em. They were in pieces. There was water flowing through eight by four, eight by six holes in the roof. The plumbing was in disrepair, needed to be fixed. All the lighting was bad. The entire lighting and the whole warehouse facility was bad. I am going to come up and I'm going to give you receipts seven years later to come to me and I don't have a problem. We worked with you all closely a long time, but honestly, seven years ago this happened with another board. I do have the receipts and the receipts are going to be shocking because they're going to be well over the amount that you guys think it is. It was a \$50,000 roof repair to start. I probably have a hundred thousand dollars of repair.

Maria Julianna Auzenne ([00:58:40](#)):

So you replaced the whole roof then over the warehouse? No,

Speaker 10 ([00:58:42](#)):

It cost you over 2 million. Replace,

Maria Julianna Auzenne ([00:58:44](#)):

I mean, over the warehouse. I'm sorry? Over the warehouse. What did they do on the warehouse roof?

Speaker 10 ([00:58:49](#)):

They replaced gutters, downspouts, multiple leaks in a 40 year old roof and topped off, I think it's 14 air condition units that were 3000 pounds a piece that we had to get a crane. We had a disc repair that. But this

Commissioner Otis Tucker ([00:59:04](#)):

Last Mr. Myers, is it repairs or improvements? You mentioned gutters.

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

No, that was repairs. We didn't do any improvements. We only repaired anything that was broke so that we could occupy the building and put it in for great condition. That was roof leaks, air conditions that torn apart off the top electrical systems. We did plumbing work doors, we did doors, we did dock levelers. We did everything field. The two months that we're talking about took that long to do the repairs. It wasn't free. We had to get in. It took us two months to do it. Why did we do it? We did it because the board couldn't afford to do it. Quite honestly, I would love to have went over there and gave 'em a punch list and said, Hey guys, look, I'm back. I moved out once they moved me out, once I'm back, I'll do the building. Could you do these repairs? I think at first we did ask that they didn't have any funding. So they came to me and said a deal was made and said,

Maria Julianna Auzenne ([01:00:02](#)):

Now lemme ask one question. Ms. Diaz, you guys at some point ran out of all money. I don't know how you did, but you did. What did y'all spend it on? Right. Y'all ran out of all money.

Speaker 7 ([01:00:11](#)):

We have never been out of all money, I don't think. Maybe the board just made the decision that they didn't want to put that out. I'm not sure, but I can say for sure. We've never been out of money.

Commissioner Otis Tucker ([01:00:26](#)):

Never thank You'll have the floor. Mr. Myers, who would stay at the board you're referring to Mr. Green,

Speaker 10 ([01:00:35](#)):

Whatever board was it? I think

Commissioner Otis Tucker ([01:00:36](#)):

It was. Who did you have a conversation with about can you do this for us?

Speaker 6 ([01:00:43](#)):

You all had a board. N O R V P had a board at that time. They had a quorum. Eugene was at the meetings. Chris, what is Chris's last name,

Maria Julianna Auzenne ([01:00:52](#)):

Man? Chris

Speaker 7 ([01:00:53](#)):

Mana

Maria Julianna Auzenne ([01:00:54](#)):

Ra.

Speaker 7 ([01:00:55](#)):

Chris Benoa was the chairperson at the time.

Maria Julianna Auzenne ([01:01:00](#)):

As a matter of fact, Ms. Diaz is trying to find out from Mr. Benoa if he ever received the receipts, which he should have done. It was his fiduciary duty to get the receipts. If he didn't, he was negligent. Well, I think

Commissioner Otis Tucker ([01:01:10](#)):

We will get those receipts.

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

Yeah, listen, I'll, we will get the receipts in seven years. Thank God we still have 'em. Right. But I guess the point I'm trying to get across is I kind of feel like you guys are coming to me. We did this wrong thing and we occupied the building free and all that. This was a totally different story back then. It really

Maria Julianna Auzenne ([01:01:28](#)):

Was Pat. Well, what I'm trying to do is explain to them what happened because these people were not here. So I'm trying to give them a history. Nobody's accusing. I'm just giving a history. I'm

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

Just a business man that stepped up to lease the building and out of pocketed, probably about off the top of my head, \$150,000 to get you i'll building back in shape so I can have a lease.

Maria Julianna Auzenne ([01:01:47](#)):

Well, Mr. Martin, look Pat, I'm trying to give them a history. None of them know anything about it and I wasn't the lawyer on it. But on the other hand, in the end, it's not on you. Even if something here is wrong, it's on the board and the people, their agents who represented them, Eugene Green or whomever it was who did not give them the proper advice and they did something wrong and it falls on them. And if it were to go to Attorney General, the Attorney general would feel the same way. The

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Attorney General would not say, let's find Pat Myers. The attorney general would say, we have an issue with those people at that board and the people who represented them.

Commissioner Otis Tucker ([01:02:22](#)):

That's it. Mr. Meyer, we just want, I just wanted you line everything up if there's something owe to you or to the board. Right. Receipt.

Maria Julianna Auzenne ([01:02:32](#)):

Right. That's what we're trying to find out. Right.

Speaker 10 ([01:02:34](#)):

I have receipts. This all happened back in 17.

Maria Julianna Auzenne ([01:02:36](#)):

That's great. We

Speaker 10 ([01:02:37](#)):

Did a lot of work. I just want to let you guys know that we really didn't have a contact. There was hardly ever a board that made a quorum. I tried to make a lot of meetings. I did, but there was never a quorum. At one point, the only contact that we had Meyer's Warehouse had was with Michelle. Right.

Commissioner Otis Tucker ([01:02:55](#)):

And

Speaker 10 ([01:02:55](#)):

It would be for a bill. We actually, we dropped the check off or ran off. There was zero communication for a long, long time, guys.

Maria Julianna Auzenne ([01:03:05](#)):

Okay, so let me try to commissioner

Commissioner Otis Tucker ([01:03:10](#)):

Everything from what happened. We're just trying to understand.

Maria Julianna Auzenne ([01:03:12](#)):

Right. We are.

Commissioner Otis Tucker ([01:03:14](#)):

It's not coming out against anybody. I just want to put that on the record that this is all in intention. Good intention, not bad intention because we are trying to understand. But moving forward, as Maria said, we are trying to be by Agreed. Agreed. And when we make receipts is just we want the records. No, no, I agree. It's nothing to,

Maria Julianna Auzenne ([01:03:37](#)):

And quite frankly, that is what I'm trying to do for them because I

Commissioner Otis Tucker ([01:03:41](#)):

This lease, because we did not write the lease. This lease was written on for Myers. It was approved by the court.

Speaker 10 ([01:03:50](#)):

And that's another thing that David's bringing up. Look, we agreed to a lease. We met halfway. But keep in mind, I'm a businessman. I did have an agreement from the board. I did have an email. I had an email from the president of the board saying, yes, we'll approve the lease. Okay, I'm back at the table. We negotiate

Maria Julianna Auzenne ([01:04:07](#)):

What his email set was on terms to be determined.

Speaker 10 ([01:04:12](#)):

I've already agreed to the new price.

Maria Julianna Auzenne ([01:04:13](#)):

I got you. But lemme finish what I'm doing here, which is trying to give them a history. I had to go through this to try to get a history because I believe that if you don't understand your history, you don't know where the heck you're going on anything. Agreed. That's why I believe all history needs to be honest and gone through so that you figure out where it is. So they're trying to get up to speed because otherwise they're just going to keep going through Muddy Waters and then they're going to start a new thing with a vno again with Muddy Waters. So that's where they're trying to get clear on everything, and I'm trying to help them by just saying this, this is the lease that they're currently operating under and the terms here are what they're currently operating under. So currently what they're operating under, there's a rental offset says that if lessor does not make the required lessee repairs, then pursuant to section 14, within 20 days of written receipt from the lessee, then the lessee will make the repairs and offset rent. Was there any other rent that had to be offset from any other repairs so we can see which repairs were done.

Speaker 10 ([01:05:15](#)):

I'd have to go back, but I'm You had in the

Maria Julianna Auzenne ([01:05:17](#)):

Past, I mean if you all have offset any rent, I need to know that's what I'm trying to think. Or any other repairs also just because those repairs should be warranted and if we don't have receipts, how do you even know and something goes wrong and there should be some kind of warranty on it. They can't even go against anybody. I don't know who to call. I mean they have no receipts. They have nothing to go back on. Well we

Speaker 10 ([01:05:39](#)):

Had the wet house full of food products and we have a roof leak. I mean what do we do? We really,

Maria Julianna Auzenne ([01:05:42](#)):

Honestly, I'm not going to ask you that. You keep going. I'm just saying they need the receipts. So if there is a problem they can say, Hey, you guys did this. You need to come back and fix this. Now we got the receipt. Agreed, but they need that. Okay, hundred percent. The only thing I'm saying is

Speaker 10 ([01:05:56](#)):

When a repair, when we did have repairs to be made, no one was there and we had to do 'em on. Okay. There wasn't nobody

Maria Julianna Auzenne ([01:06:01](#)):

To repair it. From what you're saying, it was a horribly negligent board. Just horribly negligent. Okay, well that's what it sounds like to me. It sounds like they were extremely negligent. So anyway, we need those receipts. So going forward, I think you all can see in here you've got Article SEC 33 talks about the lease commissions that we've already talked about in other meetings. That's not going to be in the new article 48, which is on page 10 does show repairs that I think you guys made it said within the first two months of the lease. So that would've been the two months where you weren't paying rent repair but not replace the roof as required and includes removal of old H V A C units and covering the resulting holes in the plywood and the roof membrane. Upgrade the warehouse lighting by replacing 120 of the existing fixture with L E D lights. Y'all had just recently put those lights in when I remember when I was a little lawyer for them, you had put in lights, you put in the haler lights. I

Speaker 10 ([01:07:13](#)):

Think you all put in. Y'all

Maria Julianna Auzenne ([01:07:15](#)):

Did. Okay, y'all did. But y'all wanted L E d but the board didn't want to put 'em in but now they did. They paid for it this time. So those big

Speaker 10 ([01:07:22](#)):

Boxes you talking about that mighty system that y'all put in.

Maria Julianna Auzenne ([01:07:28](#)):

Okay, so now the board has paid for L E D lights that you guys have put in separate. So you guys put in a separate service panel and a new electrical meter, which the board also paid for. Treat the slab of leased premises for termites repair and replace. Pedestrian doors were required repair and replace existing dock levelers. The board pay for that too? Correct. To repair and replace dock levelers, reroute overhead, sewer head piping, regrade truck access road. So the board paid for all of that. Okay. That's what the board paid for. I do

Commissioner Otis Tucker ([01:08:16](#)):

Have

Maria Julianna Auzenne ([01:08:16](#)):

A question. Go ahead.

Commissioner Otis Tucker ([01:08:18](#)):

Isn't that Mr. Myers, isn't that a cost of doing business regrading the road dirt road? Isn't that a cost of doing business? You have commercial grade?

Speaker 10 ([01:08:29](#)):

We don't have a problem grading the road. We've graded every building we've been in. Right. But initially when we went back into the depot in 17, the road was in such disrepair we had to get a dozer in, cut it down,

Commissioner Otis Tucker ([01:08:43](#)):

Put

Speaker 10 ([01:08:43](#)):

All that said we take care

Commissioner Otis Tucker ([01:08:45](#)):

Of. So capital investment, understanding that you had to get it to the point where you

Speaker 10 ([01:08:50](#)):

Can do business. Well we could maintain

Commissioner Otis Tucker ([01:08:52](#)):

The maintaining is the cost of doing businesses.

Speaker 10 ([01:08:55](#)):

We maintain, we

Commissioner Otis Tucker ([01:08:56](#)):

Shouldn't see that cost going

Maria Julianna Auzenne ([01:08:57](#)):

Forward. No, agreed. What about this dock levelers?

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

I was about to ask that question.

Maria Julianna Auzenne ([01:09:03](#)):

Dock level,

Patrick Meyers ([01:09:05](#)):

That's the dock plates to load and unload the trucks. They were broke. They had to be replaced.

Speaker 10 ([01:09:11](#)):



30 inoperable. So with dock is actually at the end of the building.

Commissioner Otis Tucker ([01:09:19](#)):

It's where your truck, yeah,

Speaker 10 ([01:09:20](#)):

It's where you pull up. Docks come up.

Maria Julianna Auzenne ([01:09:22](#)):

You know about that. What's

Commissioner Otis Tucker ([01:09:23](#)):

The cost?

Maria Julianna Auzenne ([01:09:24](#)):

I don't know. Nothing. It's not here. I don't have receipts either.

Patrick Meyers ([01:09:27](#)):

We've to

Speaker 10 ([01:09:28](#)):

Get the receipt.

Maria Julianna Auzenne ([01:09:30](#)):

Okay, so lemme

Speaker 9 ([01:09:32](#)):

Ask, did the previous people, what's their name, star people, did they use any of these?

Maria Julianna Auzenne ([01:09:40](#)):

I don't even know who they are. Michelle, would they have been using Doc Levelers or whatever? Yes,

Speaker 7 ([01:09:46](#)):

They were. I don't believe so. They were an exhibit display company. Exhibit display. And I don't think they would've used Dock levelers.

Commissioner Otis Tucker ([01:09:56](#)):

They would not be in some OSHA compliance. I don't know how those forklifts would be getting in and out of the trailer. That was trucks. So it is necessary to operations. I don't know if they agreed with the old board to we would cover the cost or if

Maria Julianna Auzenne ([01:10:14](#)):

We would. Well you guys have played

Commissioner Otis Tucker ([01:10:16](#)):

For it, but he would need that.

Speaker 9 ([01:10:18](#)):

My reason for asking is we gain, if Myers weren't the only ones using that road with 18 wheels, the dock area. It must've been that way when they left before the star people came in. So to me, in my opinion, that should not have been our cost to pay. Okay.

Maria Julianna Auzenne ([01:10:45](#)):

All right. So I'm going to go on to amendment number one. There was amendment number one to that lease March 23rd, 2018, and that is the one under which they increased to as of April 1st, 2018. They started paying for 13,000 square feet more, but still the rents were pretty low because it says here rental for 90,000 square feet of buildings. Wow. Wow. Wait a minute. Wait, so you guys increased from 77,000 square feet to 9,000 square feet. You're paying fourteen thousand seven hundred fifty eight thousand thirty three cents for 77,000 square feet. Maria, your commissioners are not, we're not sure when you're Oh, I'm on amendment number one. It's all the way in the back. What page? It doesn't have a page number unfortunately. It's about one to three, four about five pages from the last.

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

And if you see number two in the hole we call it, it says rental from 90,000 square feet. Do you see that? Yes. All right. So they started renting that April 1st, 2018. Right? They went from 77,000 to 90,000 as of April 1st of 20, 20 18. However, their rent did not change. So they got that for no additional costs from April through July. They paid no additional money for 13,000 square feet more. So that I would say is a violation of Article seven, section 14 of Louisiana constitution because you basically gifted them 13,000 square feet. Then you only went up for the next year. You only went up by a couple thousand dollars to 17,000. Well you can see the increments there. I don't need to read them out. But you definitely donated 13,000 square feet of space. You not only donated that, you donated several months. You donated between August of 2017 until April 1st, 2018 you donated that and then you donated it again.

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

So you did a lot of gifts on that, which is a violation of the state constitution. Anyway, so there you see the notes, at least \$2 and 30 students a square foot, 2 68 a square foot, 2 74 square foot. Then you had an amendment number two and that's the last page. And that one just I think extended the renewal term and changed the rental. It extended it from August 1st, 2020 to April 30th, 2022 and the rent was \$25,725. And that is what they're currently paying because that has expired. And they did propose an amendment number three that did not get approved by the board and that was for a renewal term of 36 months going through April 30th, 2025 at that time. And you will see the rents that were proposed under there. So that's where we are now as far as what was proposed. Now they are talking about giving up 5,000 square feet of the 90,000 square feet to Myers. So that would be 85,000 square feet. Again, I need that floor plan so that I know exactly where because there is a little bit of confusion. I think when we did the tour today, the paperwork that you have, and we'll talk about that in a minute. Commissioner Jefferson shows Ivano is needing maybe a little bit more area than that, but I am not aware of that. So what they're proposing

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

Is, and I guess the question is if you still have the port out there where you guys most definitely violated Article seven, section 14 of the Constitution. But beyond that now you're looking at a renewal term again of, and I don't know how many are you guys, because all I have the amendment number three

that I'm working from as the proposed terms, are those still the proposed terms 36 months or not? And I guess I'm asking Mr. Myers and David,

Speaker 10 ([01:16:02](#)):

No, we want the term to end on the original lease

Maria Julianna Auzenne ([01:16:06](#)):

April 30th, 2025.

Speaker 10 ([01:16:08](#)):

Correct. With a one year option. Right, right.

Maria Julianna Auzenne ([01:16:11](#)):

April 30th, 2025 with a one year option. And of course the proposal is 4 3 7 square foot. Is there anything else we're looking at now as far as terms or Those are basically it, yeah. Okay. Okay guys. So it's a lot to digest, but to bring you up to date on everything and I guess the proposal that you all would make to the board is if you want to accept that April 30th, 2025 with a one year option. So termination date would be April 30th, 2025 with a one year option to renew, bringing it through April of 2026 at whatever the then market rate is. I guess there'd be

Commissioner Otis Tucker ([01:17:08](#)):

One year option with conditions of the market.

Maria Julianna Auzenne ([01:17:11](#)):

Rate of market rate. Right. Okay. I do have a question. You said that Aban may need more space. Well, we'll have to get to that because that was in what Commissioner Jefferson saw on the paperwork. Right.

Commissioner Otis Tucker ([01:17:31](#)):

Okay.

Commissioner Gregory Jefferson ([01:17:34](#)):

But we need to,

Maria Julianna Auzenne ([01:17:35](#)):

Yeah, I think that's what's on the floor and I think they just confirmed that's what they want. So that is that the board's recommendation, I mean the committee's recommendation to the board,

Commissioner Otis Tucker ([01:17:45](#)):

Mr. Chairman, I thought that we were writing our own.

Maria Julianna Auzenne ([01:17:52](#)):

You are. It's not going to be that lease. Correct. These are

Commissioner Otis Tucker ([01:17:55](#)):

The terms.

Maria Julianna Auzenne ([01:17:56](#)):

Yeah, I'm just looking at the basic terms, how much and for how long.

Commissioner Otis Tucker ([01:18:01](#)):

Okay. So we have the adjustment, we have the length with the one year option and with conditions of adjusting for a new

Maria Julianna Auzenne ([01:18:09](#)):

Market for market rate. Yeah. Okay.

Commissioner Otis Tucker ([01:18:13](#)):

I'll make that. I'll move it. I'll move that motion.

Maria Julianna Auzenne ([01:18:16](#)):

Okay,

Commissioner Gregory Jefferson ([01:18:18](#)):

One

Speaker 9 ([01:18:18](#)):

Second. I'll second it. Knowing that our attorney will be doing the

Maria Julianna Auzenne ([01:18:22](#)):

Lease. Yes.

Commissioner Otis Tucker ([01:18:24](#)):

And we're going to do an evaluation on the square footage, right? Right. Okay. Any objections, discussions open to the public amongst the commissioners. You want to open it up to the public for discussions? We have a motion and

Maria Julianna Auzenne ([01:18:45](#)):

Yeah, this is just on, this is a real narrow subject.

Commissioner Otis Tucker ([01:18:48](#)):

We're going to get to a

Maria Julianna Auzenne ([01:18:50](#)):

A

Commissioner Otis Tucker ([01:18:51](#)):

Second, no objections, no discussions. Commissioner the motion.

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Maria Julianna Auzenne ([01:18:57](#)):

And that's for 85,000 square feet, assuming and of course

Commissioner Otis Tucker ([01:19:02](#)):

How we don't

Maria Julianna Auzenne ([01:19:04](#)):

Negotiate,

Speaker 11 ([01:19:04](#)):

Want to make that more or less eight 55,000 square feet in case it turns out to be 90,002 square feet and that way we're 90,000 exactly that way.

Commissioner Gregory Jefferson ([01:19:13](#)):

Yeah, we're

Maria Julianna Auzenne ([01:19:15](#)):

Okay. Yeah. But I guess it's going to be dependent upon this floor plan being done

Commissioner Gregory Jefferson ([01:19:20](#)):

Depending on our review of the existing floor plan provided by was it,

Speaker 11 ([01:19:24](#)):

We got the

Maria Julianna Auzenne ([01:19:25](#)):

Bki I bur Kline if they have it.

Speaker 11 ([01:19:27](#)):

So you can extrapolate that. Everything else is Myers.

Commissioner Otis Tucker ([01:19:32](#)):

You guys can add that on the next item. We just voted on the motion to conditions of

Maria Julianna Auzenne ([01:19:38](#)):

That they would accept an offer from, yeah, from Myers.

Commissioner Gregory Jefferson ([01:19:42](#)):

We'll have the exact numbers once we get the existing drawings.

Maria Julianna Auzenne ([01:19:46](#)):

Okay. Mr. Myers,

Commissioner Gregory Jefferson ([01:19:48](#)):

I'm sorry. We'll have the exact square footage once we receive the existing drawings. I'm sorry

Commissioner Otis Tucker ([01:19:54](#)):

Mr. Chairman, we're done with I we're done with. So did you hear a motion that move we suggested recommendations to the full board to agree up upon your conditions.

Maria Julianna Auzenne ([01:20:09](#)):

80, 85,000 square feet.

Commissioner Otis Tucker ([01:20:12](#)):

Well we have a feet, the square feet

Maria Julianna Auzenne ([01:20:14](#)):

Approximately. Approximately, approximately 4 37 a square foot. Right.

Commissioner Otis Tucker ([01:20:18](#)):

The 4 37 a square foot

Maria Julianna Auzenne ([01:20:20](#)):

Terminated

Commissioner Otis Tucker ([01:20:21](#)):

Your term to end April 30, 20, 25. One year option to renew with conditions to adjust to new market rates. Okay. Okay. You got a chance to think about it and at our next board meeting.

Maria Julianna Auzenne ([01:20:38](#)):

Okay, cool.

Commissioner Otis Tucker ([01:20:40](#)):

You guys want hang around and here

Maria Julianna Auzenne ([01:20:42](#)):

For adv event? I'm sure they do. Y'all

Commissioner Otis Tucker ([01:20:44](#)):

Do?

Maria Julianna Auzenne ([01:20:44](#)):

Yeah, that's important to them. We don't

Commissioner Otis Tucker ([01:20:46](#)):

Have any coffee so

Maria Julianna Auzenne ([01:20:49](#)):

We need to, yeah, we need to get to advo. Sono is your next one. And they had submitted some demolition plans. Have you all had a chance to review them?

Commissioner Otis Tucker ([01:21:01](#)):

Mr. Chairman?

Commissioner Gregory Jefferson ([01:21:02](#)):

I'll start off. I'll reviewed the plans last week. I forwarded to the board members to see if they had any additional comments. I have a response letter I'll send over to you guys, but I have no issue. I take no issue with the plans themselves. I do have some comments though.

Commissioner Otis Tucker ([01:21:22](#)):

So those are architects or engineered plans?

Commissioner Gregory Jefferson ([01:21:26](#)):

These are architectural plans.

Commissioner Otis Tucker ([01:21:28](#)):

Okay. What would engineering input be

Commissioner Gregory Jefferson ([01:21:32](#)):

That would be provided once they

Commissioner Otis Tucker ([01:21:36](#)):

Complete and move to

Commissioner Gregory Jefferson ([01:21:37](#)):

Once they complete This is demo malicious set. Okay. A proposed demotion set. And we already request that once they received the plans, the full set of plans put it submit to the city, they also provide to us before

Commissioner Otis Tucker ([01:21:48](#)):

Review

Commissioner Gregory Jefferson ([01:21:49](#)):

To the committee. Okay.

Commissioner Otis Tucker ([01:21:50](#)):

Yeah.

Speaker 11 ([01:21:51](#)):

That would be February 14th.

Commissioner Gregory Jefferson ([01:21:53](#)):

Yes,

Speaker 9 ([01:21:54](#)):

Next Tuesday. Happy Valentine's Day

Speaker 11 ([01:22:00](#)):

Plan.

Commissioner Otis Tucker ([01:22:05](#)):

So we need to review their lease terms. So

Commissioner Gregory Jefferson ([01:22:09](#)):

No, this is still on the

Maria Julianna Auzenne ([01:22:11](#)):

Still the demo? Yes,

Commissioner Otis Tucker ([01:22:12](#)):

On the demo, yes. Okay, got you.

Commissioner Gregory Jefferson ([01:22:15](#)):

So did y'all have any questions or issues with,

Speaker 9 ([01:22:19](#)):

I just want to know for sure, for sure. What are you all demolishing when we went in that Sunday, exactly what you all,

Speaker 11 ([01:22:30](#)):

There's that mezzanine that it's like an elevated platform. Yeah, we don't need that. So that'll go and then the walls have to be filled up so they'll fill the wall. That's probably considered that the natural gas and logical will be made safe. So that's just kind of making sure that they can do the demo and there's no incidents

Speaker 9 ([01:22:51](#)):

That could occur. Okay. So just to be sure, the wall that leads into the warehouse where they have two doors, that's the wall you're talking about demolishing.

Speaker 11 ([01:23:04](#)):

I'd have to look it up. Which

Speaker 9 ([01:23:06](#)):

Because door when you walk in, there's open space and two doors, there's



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Commissioner Gregory Jefferson ([01:23:12](#)):

Two overhead doors. Let's just talking about the lead two.

Speaker 11 ([01:23:14](#)):

Yeah. Yeah. So those overhead doors are going away. They have to be sealed up with a fire rated.

Commissioner Otis Tucker ([01:23:20](#)):

There's not a demo, there's a construction. But

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

Yeah, that's construction. That's not happening until we get the official permit.

Commissioner Otis Tucker ([01:23:26](#)):

The demo is only when I walked up the stairs. Yes,

Speaker 9 ([01:23:29](#)):

The mezzanine. I got that.

Speaker 11 ([01:23:32](#)):

Okay. And then I think, and correct me if I'm wrong, there's probably a few things which you'd be able to get in that sort of initial round permit or associated permit. So permit, I think we talked about the electrical box, there might be some stuff that relates to that as well too. And then also keep in mind here that all of this, as we discussed in the motion last Friday, that all of this would come along with an indemnification, which obviously your attorney would work on with me that would make sure that one, y'all are covered, my is covered. And two, if y'all act in good faith but still two weeks from now somehow it doesn't all work out that they got to put you back hold, which includes putting that mezzanine back if they need to. So just keep in mind that that all is going to be paper.

Commissioner Otis Tucker ([01:24:23](#)):

Yeah, I appreciate that. So up there, when I walked up there, I noticed that there's some smaller panel boxes. I don't know if there's they're operable at all or would they be moved down where if we have to access it, you wouldn't have to scale a wall or

Speaker 11 ([01:24:43](#)):

Be moved? Some of them will be demoed. Actually I just got a text. We've got the guys out there, they've been out there today. So by the end of this week we'll have basically a very thorough understanding what can be demoed, what can stay, and what's connected to what some of the stuff may be connected to something on the other side of the warehouse. We dunno yet.

Commissioner Otis Tucker ([01:25:01](#)):

Understood.

Speaker 11 ([01:25:03](#)):

And Commissioner Jefferson might know this better than I do, but there's going to be certain code requirements that go along with that with going to be coming two separate spaces and how all of that has to be treated. That will be a function of code that'll all get dealt with during the permit process

Commissioner Otis Tucker ([01:25:19](#)):

Contracted

Speaker 11 ([01:25:21](#)):

Woodward.

Commissioner Otis Tucker ([01:25:22](#)):

Okay. Reputable.

Commissioner Gregory Jefferson ([01:25:26](#)):

I do ask a question. So on the demo plans it showed that the overhead door that's going into Myers large warehouse space and the passeng door next to it are being demoed. Why?

Speaker 11 ([01:25:38](#)):

That was a request from the existing tenant when we went out there. We had initially done it in a different way, but I think for their operations they would prefer that we take that entire space up to the door. So we are going to demo that door and it'll be filled in with a similar type of wall.

Maria Julianna Auzenne ([01:25:58](#)):

So then it's more than 5,000 square feet and you guys are going to have less than 85?

Speaker 11 ([01:26:04](#)):

No, it is still roughly square footage is right around 5,000. We are still developing the floor plan. We're about to freeze it. Maybe what, 5,000? 55,000 a hundred, but it's right around 5,000.

Commissioner Gregory Jefferson ([01:26:16](#)):

How would Myers get access to the other side of it is a demo. So I don't know how the plans are. So if you demo that overhead door, how are they going to get in there and get to their stuff to the left

Speaker 11 ([01:26:29](#)):

Space? Yeah, that's a good question. So they've asked us to put a entry port for forklift so they don't need a garage overhead door if they just need an entranceway in that larger section. So when you guys walk into the right, you'll see that whole

Commissioner Gregory Jefferson ([01:26:42](#)):

Space down further?

Speaker 11 ([01:26:43](#)):

Yes. Okay.

Commissioner Gregory Jefferson ([01:26:46](#)):

So then where the passage door is, you're going to put a wall there, I'm assuming based off of where the plans are and that's the door that's going to have to the wall that's going to have to have the rating of maybe there's going to be more than one wall. The rating is going to be different on it.

Speaker 11 ([01:27:09](#)):

There's going to be one wall that we're putting in one separation wall that will be visible to the Meyer side. That wall will be where the overhead, where the overhead door ends end here. It's a wall going all the way through and it'll be to the ceiling because it has to be for coat. Right. And that will be everything to the right of that. If we're looking at the front, that will be minor space. We're going to put ballers on the other side for protection because they got a lot of forklifts that go fast. So we'll have ballers protecting that side and then that we won't access each other's space.

Commissioner Gregory Jefferson ([01:27:46](#)):

That was my question. Again, I saw that those were being demoed. I didn't know why they was demoed that that was just taken this space over here. So Okay. I don't have any

Commissioner Otis Tucker ([01:27:56](#)):

Mr. Chairman.

Commissioner Gregory Jefferson ([01:27:57](#)):

Yes.

Commissioner Otis Tucker ([01:27:59](#)):

Ivano. I'm going to take a point of personal privilege and ask when you disposing or transporting this product or byproduct for your operations at this facility, how would you access your trucks or will you build a road, gravel road? Will you track alongside the building for 50 feet, a hundred feet to get to this access point? What's that activity?

Speaker 11 ([01:28:35](#)):

So all of our raw material supplies, it is a pilot. So this is the smallest production plant you can make. The intent of this is to showcase how we can make the product at timescale, but it's not intended to be a full scale manufacturer. So the quantities coming in are drums. So they're drums about this high, this big and you don't have a large amount of quantities coming in. But when they do come in, we're really have two things. One is we'll have a nitrogen tank in the back where it's going to have a truck's going to come in. It's probably going to be a flatbed or an 18 wheeler come in, pull up on that driveway and we're creating a sidewalk and pouring some concrete around that existing driveway so they can access and then the deliveries will be the same way. The trucks will back into the driveway and there's basically a entranceway that then allows the person to continue into our process area. So the driveway essentially that's already existing is what we intend to

Commissioner Otis Tucker ([01:29:32](#)):

Utilize. I thought you said you're going to put in your recent just comment, you say you're going to pour a driveway, are you going to demo existing dent pour?

Speaker 11 ([01:29:41](#)):

No, we don't have. So yeah, I probably spoke there. So the existing driveway is the only thing that we'll have. But we are pouring sidewalk,

Commissioner Otis Tucker ([01:29:49](#)):

Sidewalk and

Speaker 11 ([01:29:50](#)):

We're pouring some platforms that we need the nitrogen pad be on. We'll utilize the existing that shed that's falling that whole pad. We're going to utilize that for our equipment.

Commissioner Otis Tucker ([01:30:01](#)):

Can you send us your plans? Yes. You have that here? Yeah, this is for the demo. This is inside or this is the site number. Okay, gotcha. I see the sidewalk. Yeah, with the previous sheet. This. Okay, so the truck will back here. This would be the sidewalk. We'll bring another one. Also plan to use the crane.

Speaker 11 ([01:30:23](#)):

No, we're we have no use for the

Commissioner Otis Tucker ([01:30:25](#)):

Crane driveway. We're not trucks going to hold back here. Truck's going to back down here. This is the sidewalk they're going, I here crane. Are you going to take a green space to build your sidewalk?

Speaker 11 ([01:30:43](#)):

We will take yes to the left of the driveway. We're going to have a sidewalk. So there will be some whatever there. Mud, the grass that'll be.

Commissioner Otis Tucker ([01:30:55](#)):

So this is additional sidewalk to this is like the bush area to the left. This is the IS on side. Okay.

Speaker 11 ([01:31:11](#)):

And we're also just, I don't know if it's shown in these plants, but we're also working, it'll show in the next one we have an outdoor storage shed and that's where we'll hold some of the raw materials and that'll just be fenced and it'll have a nice little platform or it'll be a nice looking shed and that will be located in the parking lot, but it'll take up about a spot and a half, but it'll be aesthetically pleasing.

Commissioner Otis Tucker ([01:31:37](#)):

The product that you would stored at, I'm sorry commissioner. The product that you would store in this aesthetically pleasing site would be a liquidated or a solid product?

Speaker 11 ([01:31:50](#)):

It would be a

Commissioner Otis Tucker ([01:31:52](#)):

Solid. Okay. Solid. Solid

Speaker 11 ([01:31:53](#)):

And

Commissioner Otis Tucker ([01:31:54](#)):

Liquid. So would it have a retainer wall if they're spilled so it doesn't run off into the natural environment.

Speaker 11 ([01:32:03](#)):

We will meet the code requirements, which is

Commissioner Otis Tucker ([01:32:07](#)):

Okay, well who regulates you? That's a good question.

Speaker 11 ([01:32:12](#)):

Yeah, so it's going to be, I believe that may be an M P A.

Commissioner Otis Tucker ([01:32:15](#)):

Okay,

Speaker 11 ([01:32:16](#)):

So we'll meet the code requirements

Commissioner Otis Tucker ([01:32:17](#)):

That we looking into that. Yeah. So they'll do an inspection. Yes. Okay. Gotcha. Fair enough. Mr. Chairman, I'm done. I have a question. So you said you're going to build a storage area?

Speaker 11 ([01:32:31](#)):

Yeah.

Commissioner Otis Tucker ([01:32:32](#)):

Is that going to be a part of your lease too?

Speaker 11 ([01:32:34](#)):

Yeah, we haven't talked, it's a new scope for us so I don't think it's listed on L O I.

Commissioner Otis Tucker ([01:32:39](#)):

Okay, so attorney,

Maria Julianna Auzenne ([01:32:47](#)):

But everything to say, I mean it is not listed on here and this is new, but they're talking about building a shed in,

Commissioner Otis Tucker ([01:32:55](#)):

Maybe we add an option to demo if you decide to leave maybe we that detached area that may be not aesthetically pleasing to the next tenant or maybe we should have an option to demo at your cost. Will you have an issue with that?

Speaker 11 ([01:33:18](#)):

No, it's a pretty straightforward design. That's not a problem.

Commissioner Otis Tucker ([01:33:23](#)):

Curious, I'm just thinking out loud. Can you put that storage inside? I mean I'm just thinking statics and long-term viability of the, I think that could, is it possible, do you have to have it outside or Yes,

Speaker 11 ([01:33:39](#)):

It is a requirement to have it outside

Maria Julianna Auzenne ([01:33:43](#)):

Because it has what like acid or something in it? No

Speaker 11 ([01:33:45](#)):

Acid. It has a liquid, an alcohol based liquid. But at the quantities, when we talk about 55 gallon drums, when you have multiple that's considered flammable liquid and then it's also got some dust that's considered combustible. You can store that per code inside but not, you don't want to store it from a safety perspective. We don't want to store it inside. So it's going to be stored outside.

Commissioner Otis Tucker ([01:34:13](#)):

Will the storage that you're looking and if you have plans definitely can share that too for that storage. Will that need water? If there is something that catches on fire in there, will that have overhead sprinkler system and

Speaker 11 ([01:34:31](#)):

So per of the code, as long as it's outside it 50 feet away from any building or structure, there's no interest. We're not putting literally just a fence with covering over it. It's not over to the atmosphere. So the temperatures can take it, it's just in protective bins that would be outside.

Speaker 9 ([01:34:56](#)):

Okay. Within that Mr Chair, I want to ask you a question. Did I not read something that you all want us to put a bathroom? Yes. In your space?

Maria Julianna Auzenne ([01:35:10](#)):

Yes. I would think that would be something that they would have to pay for

Speaker 9 ([01:35:14](#)):

The reimbursement.

Maria Julianna Auzenne ([01:35:16](#)):

Oh well I don't,

Speaker 9 ([01:35:20](#)):

Go ahead.

Speaker 11 ([01:35:21](#)):

So that was brought up at the last meeting on Friday and a couple of Fridays ago and what I've discussed with the economic development staff, three folks that were Jeff and Courtney and Andrew that were here before, as I asked them about that and what much of the feedback I have is that the city is okay with that based, but it would be, the request here would be this from my appreciation, but I think y'all are going to have to get that directly from them and not to me is that their request would be that the city intends to fund N O R B P in a larger sense than this, but that the city would be good with anticipate spending some of that on tenant improvements

Speaker 9 ([01:36:18](#)):

For, let's cut to the chase for, so you are thinking about spending the million dollars that

Speaker 11 ([01:36:26](#)):

Not the that call,

Speaker 9 ([01:36:30](#)):

Let me finish. You're expecting to spend the million dollars that Councilman Thomas has earmarked for N O R V P and use it for your products. For your

Maria Julianna Auzenne ([01:36:46](#)):

You mean project?

Speaker 9 ([01:36:47](#)):

Project.

Speaker 11 ([01:36:48](#)):

So I again, I think I would prefer to defer that

Speaker 9 ([01:36:51](#)):

Question. That's a yes or no, that's a yes or no. That's your intent.

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

So the answer is for all of it? No, for some of it, yes. But again, I think that's more appropriately

Speaker 9 ([01:37:00](#)):

Given what I would like to put on a record like the Myers complaint and they're right this building, we have a plethora of deficiencies that we have to take care of and for that, the monies to come from the

council person to give to you guys, I don't think that's fair to, I'm just speaking for me, I don't think that's fair to N R V P, this board and other issues that we have to do. My opinion, if you want a bathroom, you all need to put that in your budget. That's my opinion. But don't come in and start count our dollars for your project. I don't think that's true. Like I

Speaker 11 ([01:37:43](#)):

Said, I'm going to defer that

Speaker 9 ([01:37:46](#)):

Chairman,

Speaker 11 ([01:37:47](#)):

But I will say that

([01:37:51](#)):

Question that they're not, I don't think Jeff Schwarz and Courtney and mayor, I don't think the goal there is for the 5,000 square foot pilot project. I don't think that's what the push is for. I think the push is for what comes after the 5,000 square foot pilot project. So in terms of the city trying to support the city, I don't think is trying to support 5,000 square feet. The city's trying to support the ability to get to the next thing, which I think turn, but as mentioned last time, Mr. Park seems like it's well suited for,

Speaker 12 ([01:38:26](#)):

We understand that, but what would be, just give a rough estimate of what a cost would be to put a bathroom in.

Speaker 11 ([01:38:35](#)):

Excuse me for what

Maria Julianna Auzenne ([01:38:37](#)):

Bathroom? Well, to put the bathroom you guys had, we've

Speaker 11 ([01:38:39](#)):

Got an estimate without having the bathrooms fully complete with the office space, we're getting there but we've got an estimate, ballpark 75,001 15. I think I've put one 15 the high end, I don't know yet. But once we get, we're getting close to where we have a firm core plan and then we'll get very good estimates from multiple bids. We'll share those. I mean the intent is to really improve the space. One of the issues with the space is that, and it's because there is no plumbing in a lot of these directions, so we actually have to run the plumbing into the space because the sewers, the plumbing just don't exist in those areas. That's pretty pricey. So part of that cost is actually going to benefit any future tenant that would want to do any sort of upgrades to the plumbing work. And on top of that, you have this other area that's really not suitable for any human to work in or occupy, which is the office space, which does have bathrooms but they're not accessible. So our ask is as a company that we look to be continuing to grow, we're a small startup, we have very limited budget. This doesn't help us to make sure that we can actually make this happen



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Commissioner Gregory Jefferson ([01:39:48](#)):

Here. So providing access to the existing toilet rooms would be beneficial to you guys also then? Correct.

Speaker 11 ([01:39:56](#)):

That would be an option,

Maria Julianna Auzenne ([01:39:58](#)):

Right? I think you're talking about the toilets that are beyond the gate, is that what you're talking about?

Commissioner Gregory Jefferson ([01:40:02](#)):

Well I don't, no, no, I'm talking about the toilet rooms in the office space than the office space. I don't know the office space. I don't have have a full plan of the entire building. I don't know.

Maria Julianna Auzenne ([01:40:13](#)):

There's

Speaker 9 ([01:40:14](#)):

Laboratories right in that hallway. The front

Commissioner Gregory Jefferson ([01:40:18](#)):

Door. Yeah. So I mean if it's, again, once I see the plans, if it's possible to allow you access to those other rooms, that would most definitely be a lot less cheaper to upgrade than spending seven five to 115,000 bucks

Speaker 11 ([01:40:37](#)):

If I may. I thought the same thing. We did the analysis and because of the disrepair that those areas are in, it's much more expensive to try and upgrade that because you also have to bring in the air conditioning, which is adds this other cost to plumbing. Everything in those toilet areas in that

Maria Julianna Auzenne ([01:40:54](#)):

Part of the, well those areas upgraded have to be fixed anyway and you don't need an air conditioner. Go to the bathroom,

Commissioner Otis Tucker ([01:41:03](#)):

Mr. Chairman. I say I have the floor now. Oh, so briefly I'm struggling with what was your advocacy role in the money coming to this board? Why do you think respectfully you're entitled to a reimbursement of that capital investment that it's a warrant basically. So respectfully, why do you think based on your advocacy for that money coming this way, what was your role?

Speaker 11 ([01:41:38](#)):

So to answer your question, I knew nothing about that million or about this ask until Friday and I asked the city and that's response that came to me. So I didn't advocate

Commissioner Otis Tucker ([01:41:51](#)):

Anything.

Speaker 11 ([01:41:53](#)):

I asked the question that

Commissioner Otis Tucker ([01:41:53](#)):

Was given. I understand. So prior to that, once you learned about that and you saw what you could plug and play, I

Speaker 11 ([01:41:58](#)):

Didn't see record plug and play. I asked the question and what I said was the answer given to me, I made zero advocacy nor asked

Commissioner Otis Tucker ([01:42:04](#)):

Plug. Well prior to that you had that budgeted in your cost so you can absorb it initially. Are you

Maria Julianna Auzenne ([01:42:11](#)):

Yes, I think

Commissioner Otis Tucker ([01:42:14](#)):

The plan 1 million for them to,

Maria Julianna Auzenne ([01:42:17](#)):

Oh thank you.

Speaker 11 ([01:42:20](#)):

I've done zero accuracy or plug and play

Commissioner Otis Tucker ([01:42:23](#)):

Io. What did AO do? Can I add, just to kind of clarify and correct me if I'm wrong, but a lot of these, when an economic development play happens with a city or state when there is jobs and investment, there are whether, I'm not sure what conspired but, and I'm not sure if this is the same case, but if it does go to economic development purposes, and I'm not sure what the councilmen or anything of the nature, but there are what they call essentially investment funds that can go to help spur additional jobs investments. So I don't know if that million dollars is what you're speaking of that Courtney and Jeff have access to as economic development for the city and it could be a part of their incentive package per se to get them go up. So it would be the hope to us as the board to see if there is an incentive package for that's coming from Courtney and Jeff at the city as part of the whole deal. If that's what I've,

Speaker 11 ([01:43:30](#)):

Yeah, and from my appreciation, what I got from Jeff and Courtney was that a little bit in the pending improvement range, that's what we're referring to here, short handling bathrooms and then the other part was some safety and security. Maybe think of the two things that I heard but it's exactly with what he's saying. In almost every project that I deal with, there's usually some saying some sort of

enhancement. I think the regional business part to my knowledge is sort of set up to create situations like what my is doing now, what hopes to do and get to and usually to get that there is usually an percent package that comes and then beyond that, tenant improvements are typically a common part of commercial real estate and a fair market value of commercial real.

Commissioner Otis Tucker ([01:44:20](#)):

When you talk about economic development, Josh, I think about job creation and obviously business development, right? Attracting new businesses that happened because the real estate was primed for their utility. The jobs are going to be probably imported because they're high skill, high talented jobs and we don't have that workforce currently. What would you say about it?

Speaker 11 ([01:44:49](#)):

It's about 50 50 half would be technicians that don't need college degrees, half, half be

Commissioner Otis Tucker ([01:44:54](#)):

College, how many jobs total will be created?

Speaker 11 ([01:44:58](#)):

Roughly 10

Commissioner Otis Tucker ([01:45:00](#)):

Jobs.

Speaker 11 ([01:45:01](#)):

Keep in mind

Commissioner Otis Tucker ([01:45:02](#)):

That's at scale. Well, we'll shell that because that's probably going to go to our board to determine if you're going to spend 175 to \$115,000, we're going to lose our core.

Maria Julianna Auzenne ([01:45:17](#)):

Yeah, and let me just say that you guys first, I don't know if you have, let's stick the agenda. Action item was review and approval of the demolition plans by the committee. Are you guys ready to do that or not yet? They're not right yet. I'm ready for you.

Commissioner Otis Tucker ([01:45:35](#)):

I'm fine. Yeah, I have a motion to approve.

Maria Julianna Auzenne ([01:45:38](#)):

I'll second. Okay. To approve. Okay. Okay, great. Okay, so those are motions to approve by Jefferson, seconded by Tucker. A vote on the approval of the demolition plan submitted by Avanto.

Commissioner Otis Tucker ([01:45:55](#)):

Is that That was the item de

Maria Julianna Auzenne ([01:45:57](#)):

Yeah. Vote all in favor. Favor

Speaker 11 ([01:45:58](#)):

Objections. Yes.

Commissioner Otis Tucker ([01:45:59](#)):

Discussions.

Maria Julianna Auzenne ([01:46:00](#)):

Okay. All in favor? Yeah. Alright. The next one are the, and I don't know if you're ready to vote on it, but it sounds like not the lease terms and that's what I gave you from, it says corporate realty on here and this was the letter of intent from Avanto and I did earlier we were vinyls number were talking and I asked him to explain exactly, but we didn't get a chance to talk about it. They want to rent 5,000 square feet. I think the price that they were offering was \$4 and 80 cents a square foot. Am I correct on that Miles? Yeah. Okay. And it says for the first six months base rent, \$4 and 80 cents for the first six months after rent commencement and rent shall increase annually 2% starting 12 months after rent commencement. Now rent commencement is my question and it says here in consideration of tenants improvements to the subject space base rent and payment of operating expenses shall commence six months after rent commencement. So it'll be six months before rent would be paid,

Speaker 11 ([01:47:20](#)):

But they'll have possession of the space.

Maria Julianna Auzenne ([01:47:22](#)):

Well yeah, that's what it says. And it also says here, the landlord shall provide tenant with an improvement allowance of \$1 million as reimbursement for tenants construction expenses and the work would be, if you see this on item two, specific tenant improvements for advanced HVAC, driveway parking lot, front facade, drainage work, electrical grades, estimated 400 K, general building improvements including but not limited to installation bathrooms for all tenants and plumbing upgrades, 350 K, general site improvements including but not limited to security, fence lighting, landscaping, security guard, security camera, and additional security enhancements. 250,000 square feet tenant has the right to make alterations, replacements and improvements during the lease with the prior express written consent of the lessor. Although I don't know, it sounds like these items may have changed, this may be stale. This is from January 17th.

Speaker 11 ([01:48:27](#)):

Yeah, so this I think was put together at a prior time as I think we can narrow this down both in terms of scope and expected dollars to what we discussed just now and on Friday, not this whole large amount. So it's really just at this point I think whatever would be needed for the bathrooms and then perhaps some stuff for security in that security and safety sections. But everything else in that full amount, no.

Maria Julianna Auzenne ([01:49:03](#)):

So this is for board discussions, not for me. I was just bringing this to you all.

Speaker 11 ([01:49:10](#)):

I guess what we would say here is I don't know that we would necessarily even request a page they bold decision on that executive not today. Guess what we say is to approve the lease going forward with the potential of including some of these incentives subject to the board and under discussion with the city economic. So it's not locking in but it's allowing for that to be discussed as we move forward without further in between meetings

Commissioner Otis Tucker ([01:49:59](#)):

Where security, I don't see where's security. It's a paragraph. I definitely think a piece of if we can get some of that package of the incentive that is a piece of that from the city, I think that's a key piece of this that will need some clarification of documentation that there is improvements, a part of that package that will essentially be a part of this board that's going to definitely need to be in writing. And that's to the board too. I think

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

Jeff would've probably presented that but he's on paternity leave right now so I think he probably would've been able to discuss this and lead that conversation. You all could have had that with,

Commissioner Otis Tucker ([01:50:48](#)):

And I think Courtney is still working in his behalf right now.

Speaker 11 ([01:50:54](#)):

I reached out to Courtney to see if she was going to be here and I think she let me know that she just found out about the meeting a little late because obviously with Jeff being out,

Commissioner Otis Tucker ([01:51:07](#)):

My initial thought is that we'll definitely need to see the package for sure just to make sure that it is understood of how the incentives are working for this particular project amongst the board before and that definitely would have to go amongst the bigger board to ensure that.

Speaker 11 ([01:51:26](#)):

I think that's all I would ask is that we move it forward in a way that allows the board to make a decision and not have to do in between meetings before that decision

Maria Julianna Auzenne ([01:51:36](#)):

And they are asking for a term of five years on it. I didn't tell you all that but it's in here. So if y'all will look at the I O I knowing that item number,

Commissioner Otis Tucker ([01:51:48](#)):

I have a question, Mr. Chairman, the \$250,000 that's a onetime cause for the general site improvement including security or is it residual to an annual cost?

Speaker 11 ([01:52:03](#)):

All of that would be one time.

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Commissioner Otis Tucker ([01:52:05](#)):

One time.

Speaker 11 ([01:52:06](#)):

And again I think we should, before we get to that next meeting, we can revisit the different specific centers.

Maria Julianna Auzenne ([01:52:12](#)):

Now the point is that as Ms. Diaz has said, the park has some money already and that can go into building repairs and some money supposedly is coming that can be used for the building repairs today. Commissioner Jefferson noticed for example, the building needs an elevator. So we've been new Yeah, I supposed to put

Commissioner Otis Tucker ([01:52:37](#)):

In for capital money

Maria Julianna Auzenne ([01:52:39](#)):

Fund

Commissioner Otis Tucker ([01:52:39](#)):

Elevator years

Maria Julianna Auzenne ([01:52:40](#)):

Ago. Years ago. That's right. So obviously there are a lot of things, stuff that's

Speaker 9 ([01:52:44](#)):

Not new and to come and eat up a million dollars, I'm just not with that

Maria Julianna Auzenne ([01:52:52](#)):

For one

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

Entity. I'm just not with

Maria Julianna Auzenne ([01:52:53](#)):

That. And what I was trying to say is some of these are six months of no rent as you heard me say with Myers. I am not done that. Remember? Right very. They had

Speaker 9 ([01:53:06](#)):

Somebody that came and stood here for a whole year, didn't pass any

Maria Julianna Auzenne ([01:53:09](#)):

Rent. Right. It becomes a difficult thing, especially justifying it with the legislative auditor and with the state ag when you start doing those types of offsets, if you've got money you may as well go ahead and repair your building and do the repairs that need to be done and collect your rent. I mean that's the clean way to do it. It's the way that I wish it had been done with the Myers since we had the money.

Commissioner Otis Tucker ([01:53:37](#)):

We are assuming there's

Maria Julianna Auzenne ([01:53:38](#)):

A, the Myers probably wish it too,

Commissioner Otis Tucker ([01:53:39](#)):

We're assuming there's a market for tenants, but commercial real estate tenants in New Orleans East, we're assuming that when we can leverage the money all sorts of ways, so we go ahead and repair and build and make it pretty and we can't lease it out. So we should do some sort of analysis as I mentioned when we did our visit. What is the occupancy rate in downtown the building spaces and what's the

Maria Julianna Auzenne ([01:54:05](#)):

Well you have

Commissioner Otis Tucker ([01:54:06](#)):

Appetite to come out

Maria Julianna Auzenne ([01:54:07](#)):

To. You have a lot of different things to think about. Number one,

Commissioner Otis Tucker ([01:54:10](#)):

You put an elevator in there and you spend a million dollars on that and nobody shows

Maria Julianna Auzenne ([01:54:13](#)):

Up. Wait, you have a lot of things to think about first as a good steward and as a government property you have to maintain your building. So is it business wise? No. You have a fiduciary duty that's number one. Number two, there are a lot of opportunities that are coming in that area for industrial. There will be a deep water port. There has to be a deep water port. It will happen in St. Bernard because there is no other place no matter what the people down there think. If you don't, then Savannah which has a deep water port, will take your business as will mobile and that's a whole nother side. But cargo ships aren't coming to New Orleans as a tourist, they're not going to come who is New Orleans? We want to come, I mean the Chinese ships are too large to come up the river.

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

It has to go to St. Bernard. So St Bernard is already built talking about building, they have to build an access road to the five 10. So there's going to be a lot more cargo moving through that area and a lot more demand for warehouse and industrial type spaces. So I don't think that should be so much of a concern. But the main concern is that as good stewards of public property you have to maintain the property. You can't let it be blighted so you have to repair your building. And so that's just, you have

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Commissioner Otis Tucker ([01:55:32](#)):

To spend every dollar.

Maria Julianna Auzenne ([01:55:34](#)):

I didn't see you spend every dollar you have to repair your building. What's

Commissioner Otis Tucker ([01:55:36](#)):

The cost to repair? I need to know that.

Maria Julianna Auzenne ([01:55:39](#)):

Well I'm not a contractor.

Commissioner Otis Tucker ([01:55:42](#)):

Cutting checks.

Maria Julianna Auzenne ([01:55:43](#)):

There you go.

Commissioner Otis Tucker ([01:55:44](#)):

The roof might eat it up and they million

Maria Julianna Auzenne ([01:55:46](#)):

Dollars sure might it sure might. Maybe

Commissioner Otis Tucker ([01:55:48](#)):

Leverage that bill to get a return three x on it and then make the full

Maria Julianna Auzenne ([01:55:53](#)):

On repair. There may be and there may be other ways to do that. I mean that's what we do when we do municipal bonds and that's the whole reason we do these municipal bonds is because you are leveraging the money to get a little

Commissioner Otis Tucker ([01:56:05](#)):

Bit more. The last thing I'd like to start doing is start finding ways to spend money when

Maria Julianna Auzenne ([01:56:09](#)):

We get it. I'm just saying figure out

Commissioner Otis Tucker ([01:56:11](#)):

To get a return and leverage the money. Mr. Chairman I have, yeah, I want to ask about the base rent. The 2%, what do you get the 2% for every 12 months after rent commits?

Speaker 11 ([01:56:25](#)):



It is a pretty standard commercial rent increase to put in a 2% number and have that be

Commissioner Otis Tucker ([01:56:32](#)):

That's standard but that's not to with Maria's point, the potential of the real estate in this region increasing based on that huge development. So would a fair amendment to the language be or whatever the market rate is like whichever one is greater. So 2% or the market rate of that year, whichever is greater. But

Speaker 11 ([01:57:00](#)):

One I think if you went by market rate, you probably have to say market rate, not like heavy picking two with both sides. But what I would probably say is again 2% is a fairly standard market. It's what you typically see in commercial leases. I don't like now this is a relatively but very seldom you find particularly at scale when you get some more expensive rents than this is in more space. One thing that any tenant is going to want is going to want certainty. And so you put in numbers and they can count those numbers, they know what 2% is going to be and you know that very seldom there's a business want to go in not knowing what that's going to be. So

Commissioner Otis Tucker ([01:57:37](#)):

If we knew the number, so if we just put a number on there, 5% since you needed a number so which I'm sure Maria just mentioned the development, the real estate's coming, it's going to be higher in value in the next five, 10 years. And so you have us pretty much cap that 2%.

Speaker 11 ([01:58:02](#)):

So a couple things. One, this is a five year lease so I don't know that the Saint Bernard terminal is going to be up and operating in three years. So I think we're good. Again, if this whole thing works

Commissioner Otis Tucker ([01:58:13](#)):

Out, I got developers trying to buy a property all around here so nobody's not going to wait till the report happens. They'll buy it. They're doing it now.

Maria Julianna Auzenne ([01:58:21](#)):

Right.

Speaker 11 ([01:58:25](#)):

Look, all I can say is

Commissioner Otis Tucker ([01:58:31](#)):

Opinion on this. These

Speaker 11 ([01:58:33](#)):

Terms constantly the 2% is not, it is not substandard, it's not unusual. I mean that's not what I have

Commissioner Otis Tucker ([01:58:46](#)):

Potentially could add. I think like you mentioned, we can add some type of clause that says if some need to revisit a 2% but keep it at 2% for the term of the lease and that it need to be revisited at some market rate. That's fair. As long as there's some sort of amendment I think. But keeping it at a break that for at least their term of the current lease of 2% and then potential on subject to market.

Maria Julianna Auzenne ([01:59:28](#)):

So I don't know that you guys are ready for an action item on that is what I'm trying to say. I think you guys, excuse me, obviously I have a lot more to digest on these terms fora correct me if I'm wrong. Okay, so I guess we'll speak some more. Go ahead.

Speaker 11 ([01:59:51](#)):

So key terms, I appreciate you got the rent amount, right? So one we've agreed to four 80, which by the way is already we know more than market rent, right? We've already agreed to that. So we're already above market rent today so that 2% catch up. So we're fine with market rate. So we're fine with market rate and 2% if y'all aren't fine with that. But just I think to think we started off at a fair point to begin with. That's one. Two other key terms, the 5,000 ish to 5,000 more or less square feet. I think we have agreement on that. As far as the utilities, I think we agreed that they'll responsibility on utilities. So in terms of the style of rent,

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

We've got five year lease term we agreed to if there are any disagreement on the one five year renewal term. And then we've got, I think the other key term that I think probably the biggest key term that would be out there question would be the incentives. And so what I would propose is that we agree to the key terms that we do agree to and allow Maria and I to work on the lease from there with the incentive one that we're not quite clear with just a placeholder statement that says potential for certain incentives in consultation with the city economic development if approved by the full board at execution of the lease, which gives the board the opportunity to say no and we agreed on the nine out of 10 terms, whatever that we agreed with and the one that we're not clear about, we can figure that out. There'll be a thumbs up or thumbs down when the lease comes to.

Commissioner Otis Tucker ([02:01:37](#)):

So what happens, Maria, in this interim, do you come back to the committee or do we make a motion with some of those things we're agreed

Maria Julianna Auzenne ([02:01:46](#)):

On? I think we need to work miles and I can come back either to the full board or to the committee whomever meets first. But if you want we can come back to the committee. Certainly as miles and I talk, there's nothing that would prohibit me from sitting around correspondence to the committee to let you know kind of where we are so that you all can start thinking about it before it's considered at a meeting.

Commissioner Otis Tucker ([02:02:10](#)):

Okay, so cool.

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

So what's our time? What's the timeline for a second? So we can appreciate this because I think we need to appreciate what the timelines are because what we're talking about,

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Maria Julianna Auzenne ([02:02:22](#)):

My only timeline is that I a R s 33 47, 17 0.2, which you're aware of.

Speaker 11 ([02:02:31](#)):

I hear you. But I

Maria Julianna Auzenne ([02:02:32](#)):

Guess, but I don't know where the board's timeline is. So

Commissioner Otis Tucker ([02:02:36](#)):

When's the next board meeting?

Maria Julianna Auzenne ([02:02:37](#)):

We don't have it set yet. Originally it will be the 24th unless we have one before

Commissioner Otis Tucker ([02:02:42](#)):

After and it's

Speaker 11 ([02:02:42](#)):

The 24th for what happens on the 24th.

Maria Julianna Auzenne ([02:02:45](#)):

Well I would hope that they can approve a package that you guys would be acceptable because we've got to get that notice of intent in the newspaper.

Speaker 11 ([02:03:01](#)):

Our

Maria Julianna Auzenne ([02:03:02](#)):

Goal for Myers and for y'all

Speaker 11 ([02:03:04](#)):

Put that out when the notice of intent before the 24th?

Maria Julianna Auzenne ([02:03:07](#)):

No, it would be, let's see, I could look at the statute. I think it would be after they consider it because they haven't considered the resolution yet and then they have to have a 10 day period for people to respond after that.

Speaker 11 ([02:03:19](#)):

So

Commissioner Otis Tucker ([02:03:20](#)):

What's the meeting on the 14th?

Maria Julianna Auzenne ([02:03:22](#)):

That's your full board meeting? 24th?

Commissioner Otis Tucker ([02:03:24](#)):

No,

Speaker 11 ([02:03:27](#)):

14th. Next

Commissioner Otis Tucker ([02:03:28](#)):

Week they're going to submit something by the 14th, 14,

Speaker 11 ([02:03:32](#)):

I think. You think you might be asked the question when the next board meeting can be? No, no.

Commissioner Otis Tucker ([02:03:40](#)):

Valentine's Day you're going to submit something to engineer.

Speaker 11 ([02:03:48](#)):

So y'all know where we're at on

Maria Julianna Auzenne ([02:03:49](#)):

Timeline. I was hoping, but if we can't, we can't. I know

Speaker 11 ([02:03:52](#)):

Omar is looking to get that lease as soon as possible, which I am too. I appreciate that. There are some timelines. So what's key I think for us is to be able to pair the lease and post lease period with the Prelease period. So the previous period, as you know we get into this interior demo, which needs to be in consultation with Meyer and to begin get a building permit. I think our last promotion on last Friday accounted for a lot of this, but just to make sure that we all are in agreement that we'd have to be able to get a permit for that from the city, which would require sign off from probably both entities here. Right? Probably get my leads first. I think the issue here that we're running into is that for this part, the new lease is not going to happen for either of us until after we already need to get in. So what we would need is we would need to be able to have an agreement with you that would work with you would've to work with Mr. Carroll for whether that be a temporary

Maria Julianna Auzenne ([02:04:58](#)):

Just one month

Speaker 11 ([02:05:00](#)):

Would be in the board consent

Maria Julianna Auzenne ([02:05:02](#)):

To it. And let's go through. So prior to entering into the lease, the N O R B P has to give notice of its intention to do so by publication of a notice of intention once a week for two consecutive weeks, beginning at least 14 days from the date such action as contemplating. And in there I have to put a general description of the lease description of the property transferred the consideration. So the rent and a statement that the contract will be on file for inspection. A statement as to the appraised value of the property. That would be, I guess the comps in our case. Let's see. As determined by real estate appraisal made within 12 months, a date, time and place of objections to be received. The resolution or ordinance adopted by the board authorizing the transfer of the property. Okay, so the resolution or ordinance by the N O R B P has to set forth in a general way the terms authorized for the transfer. So basically at a regularly scheduled meeting immediately prior to the meeting at which we already did that, at which the resolution will be considered, you have to announce to everyone present that a resolution will be considered at the next meeting. So at the next meeting is what I hope to get a resolution that with all of our details in it

Commissioner Otis Tucker ([02:06:40](#)):

That's understood. What is our recommendation today, if any, to our board?

Maria Julianna Auzenne ([02:06:45](#)):

I don't think you have a recommendation today. Do

Commissioner Otis Tucker ([02:06:47](#)):

We make a recommendation to the board based on the items that we do agree on?

Maria Julianna Auzenne ([02:06:53](#)):

I can make it on the items, which would be the recommendation or the price except for per square foot that it would be for five years with a five year option to renew. Correct. Am I correct? Miles and 5,000 square feet? I don't know that. If there's anything else here that we've agreed on tonight

Commissioner Otis Tucker ([02:07:18](#)):

That you, I don't know if you, I just want to show y'all efforts to move this forward, but there's still some things that we're seriously concerned about we want to discuss further. So you want something to come to the board that perhaps lends you a letter of intent that you can go to, I don't know, you need to go to your regulators or something. I show that.

Speaker 11 ([02:07:40](#)):

I guess what I'm trying to do here is just maximize what we can do here today. That means there's certain steps that are required at this meeting and that meeting, et cetera, right? So what I'm trying to do is make sure that we keep that in the minimum number of steps if possible. So in other words, there not need to be another in-between meeting that we approve things in a way here that says, alright, we agree on A, B, C, and D, and then E, we are approving subject two, blah, blah, blah. Knowing that subject two might never happen. So for example, if there's an incentive to be given, which is the main thing that might not happen. We say this if

Commissioner Otis Tucker ([02:08:18](#)):

I think that's fair, we're subject to all of our concerns.

Speaker 11 ([02:08:22](#)):

And then those concerns might end up, meaning that full board might say no, but it allows things to move forward and take it that way without having to come back to committee, without having to, it allows everything to go in full speed. You

Commissioner Otis Tucker ([02:08:37](#)):

Don't want to get it right in committee, you don't want to make sure we get it right because we're going to have voting rights on full board. And if this be subject to be discussed at

Maria Julianna Auzenne ([02:08:48](#)):

The board, it could all be discussed at the board discuss.

Commissioner Otis Tucker ([02:08:50](#)):

We don't need a second committee meeting. We could just do that at the

Maria Julianna Auzenne ([02:08:54](#)):

Board meeting. This can be done the board. That's why I said what I

Commissioner Otis Tucker ([02:08:56](#)):

Meetings are going to be, we're going to drag that on just like

Maria Julianna Auzenne ([02:08:58](#)):

This. Well, like I said, as miles and I are talking, I can start sending the information to you all that we've sort of terms we've come up with, you all can start thinking about it so that hopefully the board meeting would go a lot faster. But if you wanted to hash it out at a committee meeting, you just let me know. Okay.

Commissioner Otis Tucker ([02:09:18](#)):

I think maybe just for today, if I understand correctly that let's just go through this letter of intent right fast and check what we can say recommend to the board and what needs

Maria Julianna Auzenne ([02:09:30](#)):

To make. Yeah, I think that's what they just did, but

Commissioner Otis Tucker ([02:09:34](#)):

We don't want to lose our core. So what would be a fair recommendation right now? A motion we

Maria Julianna Auzenne ([02:09:42](#)):

Can, no, just that what I said earlier that you would recommend entering to a lease with a vno for, was it \$4 and 80 cents a square foot for five years with a five year option to renew approximately 5,000 square feet of warehouse space. Also, they do now want to build some kind of offsite storage,

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Speaker 11 ([02:10:08](#)):

But we don't know what the original plans are, so it's still subject to

Maria Julianna Auzenne ([02:10:11](#)):

Okay and we've already approved the demolition plan or recommended all

Commissioner Otis Tucker ([02:10:16](#)):

Other items is subject to

Maria Julianna Auzenne ([02:10:18](#)):

To further discussion. That's all we've got further discussion

Commissioner Otis Tucker ([02:10:21](#)):

And that's our recommendation to board. So moved

Maria Julianna Auzenne ([02:10:25](#)):

Second? I second. Great. Alright, now motion for adjournment.

Commissioner Otis Tucker ([02:10:30](#)):

So moved. No objection.

Maria Julianna Auzenne ([02:10:32](#)):

Thank you. Alright, that concludes the meeting. Maria. Yes.

Speaker 10 ([02:10:37](#)):

As far as out these to any details, but if I'm understanding right, we can talk to you ahead of time and maybe move things along to the

Maria Julianna Auzenne ([02:10:43](#)):

Board. Yeah, I mean I think we already, your details are pretty much set. I already sent a lease over the summer. I'll just resend it with a new, what's the terms that we talked about today and have James look at it again.

Speaker 10 ([02:10:58](#)):

One of the things you got to do is.