

**MINUTES OF THE BOARD MEETING
FOR THE
INDUSTRIAL DEVELOPMENT BOARD
OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.
JANUARY 15, 2025**

Present:

Mindy Brickman
Cherie Teamer Henley
C. David Thompson

Ernest G Gethers
Darrel J. Saizan, Jr.
Currita C Waddy

Susan P. Good
Theodore C. Sanders, III

Absent:

Edith G. Jones
Lisa Mazique

Eric J. Jones, Ph. D
Iam C. Tucker

Derrick O. Martin

Also Present:

David Wolf, Adams & Reese
Sharon Martin, IDB Administrator

Philip Sherman, Adams & Reese
Angelle Laraque, IDB Assistant Administrator

The meeting was called to order at 12:16 PM by President, Mr. Darrel Saizan, Jr., with guest introductions.

Guests

Maresa Young	Housing NOLA
Edward Rantz	Middleberg Riddle Group
Devin Johnson	Orleans Parish Assessor's Office
Miles Granderson	Sherman Strategies
Alex Xiao	Five O Fore Golf
Dennis Miller	Laborers' Intl. Union of North America
Judith Moran	McCormack Baron Salazar
Jeff Schwartz	City of New Orleans Economic Development
Arilyn Laforce	Friends of Culture

ROLL CALL

A roll call of the Directors confirmed a quorum.

APPROVAL OF AMENDED AGENDA

By motion of Mrs. Cherie Teamer Henley, with a second from Ms. Currita Waddy, the Agenda, was unanimously approved by the Board.

APPROVAL OF MINUTES

By motion offered by Mrs. Mindy Brickman, with a second by Mr. C. David Thompson, the Minutes of the November 13, 2024, board meeting were unanimously approved by the Board.

REVIEW OF REQUEST FOR PILOT AND PRELIMINARY APPROVAL OF APPLICATION SUBMITTED BY WINN DIXIE II – (Ms. Judith Moran)

Mrs. Moran presented the WD Phase II request for preliminary approval of a PILOT. She provided an overview and history on WD Phase I, which PILOT was previously approved by the Board, and which has been completed and is occupied. It sits adjacent to the Iberville Development, located in the Treme area. (A copy of the WD Phase II application to develop 45 units is on file.) The new phase will be a part of the City's neighborhood revitalization plan and includes a partnership with the Housing Authority and the City of New Orleans. She added that a financial closing date is sought for April. The 45 units proposed are affordable units and income based and will include low-income and voucher-based housing units.

The President opened the floor for discussion, adding that in accordance with his conversation with Board members, he is in support of Phase II of the development. Mrs. Susan Good reminded the Board of the possibility of waiving both the "but for" and the cost-benefit analyses considering the development having had both analyses conducted for Phase I should the Board so approve. IDB requirements for DBE participation and local hiring will remain in effect. Mrs. Moran added that RNGD is the selected general contractor, and she assured the Board RNGD is committed to all IDB requests, targets and goals.

By request of the President, a motion was offered by Mr. Thompson with a second by Mr. Ernest Gethers, for preliminary approval of the application.

IDB Counsel, David Wolf, presented the resolution for preliminary approval advising the matter will come back to the Board for final approval once all documents have been drafted. Mr. Wolf reiterated that the final resolution would include developer compliance with meeting IDB employment and DBE goals; the waiver of the cost-benefit and "but for" analyses should it be approved. He added that later, he plans to present to the Board a list of proposed formal policies and procedures for their review and consideration related to applications with PILOT requests, one of which will be criteria for the requirement(s) of a cost-benefit and "but for" analysis.

The Board presented a series of questions that included specificity of location and whether the waiver would be included in the preliminary approval resolution. Mr. Wolf stated that the current resolution does not include the waiver of the two reports, but that if the Board agreed, such language could be added.

Mrs. Moran added that with the Choice Neighborhood grants, a developer must replace units on a one-for-one basis. In the Iberville case, they tore down or took offline in existing buildings 891 public housing units. Unfortunately, the WD and the Iberville are too dense to put back all 891 units of subsidized housing on that same site. The Developer must create a way to comply with providing the number of units to be replaced. In many instances, it may be necessary to acquire offsite properties to get the number of subsidized units replaced.

After the foregoing explanation, Mr. Thompson offered a motion to amend the preliminary approval to include the requisite language for the waiver of the BFA and CBA. Same was seconded by Mr. Gethers, with a unanimous vote of approval by the Board

504 GOLF, LLC UPDATE – (Mr. Miles Granderson / Mr. Alex Xiao)

Mr. Granderson presented, advising that it was hoped that this report would be the final presentation. Unfortunately, the project is not 100 % complete. He distributed photographs of the current state of the development, adding that they are close to receiving a temporary certificate of occupancy which will allow workers to get in and begin training. With Super Bowl in the City, there is also hope of a few private events during Super Bowl week although the development will not be fully ramped up for at least another month. A grand opening has not yet been scheduled. He opened the floor for questions by the Board and added that by the next IDB meeting, the final report with numbers will be provided and 504 will be ready to go to

closing. Mr. Xiao interjected that the biggest delay at this point has been getting the inspection of the elevators. Stress tests on the system are needed to ensure everything is fool proof.

The Board requested assurance that staff would get a copy of that temporary occupancy certificate when received. Mr. Granderson assured the Board everything required for close-out will be provided but added there is still paperwork yet to be done with Counsel.

Mr. Gethers further inquired about the status of access to the site from the Broad Street overpass to Earhart, where Amtrak has fenced in an area. Were it to be open again, it would provide greater access to the property. Mr. Wolf asked about the means of access to the site and Mr. Granderson provided several scenarios. They are also working with DOTD to try to get the Howard Avenue name added to the exit sign. That exit makes this project right for that site. He added that they have achieved getting lights under the bridge and the surface of the road heavily improved.

UPDATES By COUNSEL – (Adams and Reese)

A. New Savoy I and New Savoy II / HANO Update

Mr. Philip Sherman, IDB Counsel, provided background on the New Savoy I and II, and the issue of the manager of the site which planned on severing ties by December 31. Since that notification and the IDB's last meeting, HANO has been working with the developers, the IDB, their Board, and the bondholders to unwind the deal at which point HANO would take ownership and pay off the bonds. He noted that as of last year (12/31/2024), the projects have been unwound, the bonds are paid off and the property transferred from the IDB back to HANO which is now the owner. He added that it is his understanding that this transfer did not affect any of the residents.

B. HRI PILOT Extension

In the November meeting, HRI made a request of the IDB to extend their PILOT in the LGD Rental II matter. This extension request would provide them with time to acquire financing for the next four years, as well as await announcements of the awarding of tax credits for which they applied. The Board approved the extension requested for up to four years, with one-year renewal requests made annually. Further, with the approval of the renewal, the administrative fee would increase from \$100.00 to \$5000 each year as agreed to by the developer. That document was executed prior to year-end. January 2025 starts their first year's extension, and they will come to the board before the end of the year, if another extension is needed.

As previously discussed, Mr. Wolf reminded the Board that over the last few months he has been working on some handouts which have been circulated to the officers and shared with staff as previously mentioned in his update presentation. He reminded the Board that the work on IDB policies and procedures started last spring when legislation had been introduced to change the membership of the board. Councilmember Morrell requested some proposed PILOT procedures for all New Orleans economic development organizations to follow. Mr. Wolf has developed a draft of a more extensive policies and procedures document for the board to consider. The proposal takes into consideration discussions with developers over the years and others with respect to policies, procedures and approval of PILOTs and bonds. More explanation regarding the criteria the Board uses in evaluating different types of projects seems to be needed. These proposed policies and procedures are detailed and include the newer requirements of notification to other taxing bodies including the School Board, the Sheriff's office, and any other taxing bodies affected by PILOTs in New Orleans. Mr. Wolf suggested organizing a Zoom meeting to review the proposals. These documents will be distributed in advance so that the proposals can be reviewed, and a fuller discussion at the board level based on input can be had. The goal of this is to be responsive to the

Inspector General's report from last August wherein they inquired as to more details on policy and procedures.

After Mr. Wolf's presentation, the staff was asked about its current notification procedure. In response, Ms. Martin, IDB Administrator, advised that, as with all interested parties, public notices that include special meetings, preliminary notices and the meeting and agenda notices go out to all council members, their staff, the mayor's office, the School Board, etc., and all interested parties who come to the IDB board meetings.

SECRETARY-TREASURER'S REPORT – (Mrs. Susan Good)

Financials

IDB expenses as of the end of the year are down due to the savings after the DXC payment of only \$30,000 of the committed \$150,000. Revenue, year-to-date, is up about \$80,000 mostly due to interest earned (\$119,000) from the LAMP account and CDs. Based on our year-to-date accounting as of the end of November, we are showing a \$230,000 increase in assets for the year. There are still a few more expenses not yet accounted for in this amount.

Mrs. Good then requested a motion for approval of the financial report as presented. Mrs. Henley offered the motion, with a second by Ms. Waddy. The Board voted unanimously for approval of the financials as reported

Review and Approval of Budget

Mrs. Good, in presenting the budget draft, advised that the November financials were used as a guideline, pointing out that the annual administrative fee revenue in the 2025 budget will be impacted as a result of the lack of income from the two New Savoy projects (totaling approximately \$37,000.00); \$100,000 in interest income is budgeted. Payroll has been increased by 2.4% per the agreement of using the CPI as of the end of September. This will create an increase in payroll taxes as well. She reminded the Board that in latter 2024, the Board approved amending the budget to increase legal fees to a total of \$60,000. The amount budgeted for legal fees for 2025 is \$50,000. This budget predicts the IDB will have a \$16,000 increase in net assets. There may be a greater bottom line depending on whether DXC meets its targets. There being no questions, the President asked for a motion to accept the budget as presented.

A motion for approval of the 2025 budget as presented was offered by Mrs. Henley and was seconded by Mr. Theodore Sanders. The Board voted unanimously for approval of the proposed 2025 Budget.

COMMITTEE REPORTS

Retirement Committee Update –

There was no update. Mrs. Good, however, reminded the Board that a retainer has been paid, adding that will, most likely, affect next year's budget.

Philipson / Randolph Grant Update – (Mrs. Mindy Brickman)

Mrs. Brickman was recognized and advised that Mrs. Edith Jones, the committee chair, whom she commended for her leadership on this committee, was unable to attend today's meeting. Mrs. Brickman presented the final Philipson/Randolph report, informing everyone that their folders included a copy of the final written report by Mrs. Jones. It contains a list of all grant awardees, as well as NewCorp's report. The awardees, by way of their businesses, are in the construction industry, whether it's concrete, janitorial, electrical, etc. The awardees, she informed, delivered what they promised, making purchases with the grant funds with back up and receipts. On-site visits to NewCorp were conducted to go through all the files and receipts. Mrs. Brickman stated that she and Mrs. Jones are in favor of continuation of the project as the return was rewarding. At conclusion, she offered the floor for any questions. There were none.

The President commended Mrs. Jones and Mrs. Brickman for their stewardship in this program. He added that he would like to see the program reinstated this year, for the same types of businesses and doubling the IDB's \$150,000 commitment to \$300,000.

ELECTION OF OFFICERS –

Mr. Thompson proposed a slate of nominees for consideration: Darrell Saizan for President, Iam Tucker for Vice President and Susan Good for Secretary Treasurer. With a motion on the floor by Mr. Thompson and a second by Mr. Gethers, the Board, by unanimous vote, re-elected officers for 2025.

PUBLIC COMMENTS – There were no public comments.

Ms. Angelle Laraque, the IDB Assistant Administrator, alerted the Board to note the directory in their folder and to please advise if there are any changes to be made to phone numbers and emails. Additionally, a copy of the yearly attendance record which is reported to the City is included for review and a copy of the IDB 2025 meeting dates to place on calendars. Once Outlook is updated, meeting requests will be sent out. Until then, calls will be made to verify your attendance to ensure we have a quorum.

ADJOURNMENT

A motion for adjournment was offered by Mrs. Henley and seconded by Mr. Thompson. The President closed the meeting at 1:16 pm

s/Susan P. Good 3-12-2025

(Mrs.) Susan P. Good
Secretary-Treasurer