

**MINUTES OF THE “ZOOM” BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
OCTOBER 12, 2021**

Present:

Mindy Brickman	Susan P. Good	Eugene J. Green, Jr
Lesli D. Harris	Edith G. Jones	Eric D. Jones, Ph. D
Lisa S. Mazique	Darrel J. Saizan, Jr.	Kea Sherman
Rachel Shields	C. David Thompson	Iam C. Tucker

Absent

Walter C. Flower III
Theodore C. Sanders, III

Also Present:

Sharon Martin, Administrator, IDB
Joyce Matthews, Administrative Assistant, IDB
David Wolf, Adams & Reese, Bond Counsel
Phillip Sherman,

Guests (per Zoom name and telephone numbers)

Curtis Doucette	Iris Development
Andrew Valenti	City Business
Ben Myers	N. O. Advocate/T.P.
Brennan Bailey	Advantous Consulting, LLC
Christian Generes	Landis Construction
Courtney Stuckwisch-Wong	City of New Orleans, Dept of Economic Dev
Eva Washington	N. O. East Matters
Greg Pulley	Regions Bank
Judith Moran	WD Phase I
Steven Kennedy	NOLA Resident
Billy Burke	Starlight Studios Development
Tonya Pope	TPC-NOLA
Trenika Starks	Housing NOLA
Leigh Ferguson	Downtown Dev. District
WGNO	Channel 26 TV Station
Jeffrey Schwartz	City of New Orleans, Dept. of Economic Dev.
Tangee Wall	N. O. East Matters
iPhone	Never Responded to Request for Announcement

The meeting was called to order at 12:06 PM by Vice President, Darrel Saizan. A roll call confirmed a quorum.

An introduction of guests was conducted.

APPROVAL MINUTES

Mr. Saizan requested a motion for approval of the August 10, 2021 minutes. Same was offered by Ms. Lesli Harris and seconded by Ms. Lisa Mazique. By a unanimous vote, the minutes were approved.

SIX FLAGS

Mr. Jeffrey Schwartz of the City's Office of Economic Development presented an update on Six Flags matters.

RFQ Process

The City awarded the RFQ/RFP redevelopment of Six Flags to Bayou Phoenix/Troy Henry which include Henry Consulting, TKTMJ and Hillwood Companies of Dallas, TX. Mr. Schwartz assured the award to Bayou Phoenix was not by default. Kiernan West (the Drew Brees group) withdrew its proposal on the date of the deadline (September 27th). Kiernan West plans to pursue a private venture on a location likely in New Orleans East not far from the Six Flags site. He stated that the City is not and was not obligated to award Bayou Phoenix the contract. The award was based on the formidable, high-quality proposal submitted by Bayou Phoenix, which showed significant financial capacity. In furtherance of the transformation of the site, there is the immediate need for a CEA to finalize the award process with a partnership to include the IDB. Discussions of ownership of the property with representatives and counsel will be scheduled. Mr. Schwartz thanked the IDB for its stewardship and cooperation for the past 12 years in working with the City on the redevelopment of the site.

The Vice President then acknowledged the work of staff in the handling of the Six Flags site over the years.

Update of Filming and Other Activities at Six Flags

Ms. Sharon Martin, IDB Administrator, provided an update: 1) Work is currently underway with IDB counsel and the City on two possible short-term leases - one with Prospect 5 (a one-day process of on-site activity); and the other a Netflix production, "Renfield", which is estimated at 2-3 weeks; 2) Hurricane Ida created damage at the site, including downed trees in several pathways of access in and around the park. Of note, over 22 trees were removed by a company that has a right-of-way on the site. We now have access through most of the pathways with one exception which is near an area that consistently floods. A request for assistance in the removal has been made through Mr. Schwartz's office. 4) The hurricane also damaged many roofs and buildings in an area most used by film companies; 5) A fallen tree property damage claim by a homeowner of Oak Island was registered. The claim was registered with Gallagher Ins., the IDB's insurer. A Nationwide adjuster, who appeared not to have visited the site, advised the property owner to go through the insurer of her home. In a call with Gallagher, a request for a site visit and a written report on the findings and determination was made.

Ms. Edith Jones thanked Mr. Schwartz and the City for their hard work, adding that as a resident of New Orleans East she wished to acknowledge the unsolicited participation of the N.O. East residents who did not have a seat at the table but who were insistent that their voices be heard. With both projects now being considered for development in the East, it appears the East now has the best of both worlds. Mr. Schwartz added that the City will ensure that community engagement

does not stop now that the award has been rendered. He acknowledged the hard work of Ms. Courtney Stuckwisch-Wong on behalf of the City.

Dr. Eric Jones, extended gratitude for the work of the IDB staff and Board for its 12 or so years of dealing with Six Flags. As a resident of N. O. East however, he asked for clarity as it relates to statements made at the press conference - one being the creation of an Office of Business and External Affairs and the other the awarding of the Bayou Phoenix contract and the Kiernan West project. Further, for sake of clarity, he asked how will the Drew Brees group and its relationship with property owner John Cummings and the City's involvement with both projects impact the Bayou Phoenix project? Will there be a mutually agreed upon contract between the two developers for sake of transparency? Mr. Schwartz responded, advising that Bayou Phoenix is the City's master development partner and that there will be an agreement between the parties. The City will serve as a co-investor in the Kiernan West project. The location of Kiernan West, though not confirmed, is within proximity of the Bayou Phoenix development. Even if there are no formal talks between these two entities, the City's role is to ensure the developments complement one another with no conflict. Kiernan West is a private market transaction and is not the City's master developer. The City will provide assistance to Kiernan West where it can as it does with any developer wanting to do business in the City. Again, the City's primary focus, along with the IDB, is the Bayou Phoenix redevelopment of the former Six Flags site.

QUARTERLY REPORTS

Mr. Saizan opened the floor for Developer Quarterly Reports

Bourgogne Bywater

Mr. Curtis Doucette presented on behalf the Developer. He advised he will be taking over the reporting at future meetings. The development is currently in remediation re damages sustained from Hurricane Ida and as a result anticipate a six (6) months delay in completing the project. Estimated damages are at \$1M but it is not yet completely defined. In continuing, Mr. Doucette reported that as of August, their DBE participation at 36.16% and local hire at 41%.

OCH Redevelopment Partners

This matter was deferred until the November meeting as requested by the Developer.

WD PHASE I – Judith Jones Moran

Mrs. Judith Jones Moran presented on behalf the developer, advising this report is through September and is a final report. The development was completed in July. DBE participation reached 41.78% with total local hire at 41.74%, and with Orleans Parish daily average for local hire at 46.56%. Ms. Jones Moran advised that minimal damage was sustained from Hurricane Ida, with those damages being reported to the insurer including warranty issues with the contractor. None of the damage prevented occupancy or rental of the units.

REPORTS AND UPDATES BY COUNSEL - (David Wolf)

By Laws

IDB counsel, David Wolf stated that redline copy of the revisions to the IDB By-Laws was circulated again to each board member prior to this meeting, The revisions include operational changes such as holding telephone/virtual meetings, clarifying how committees have evolved, and e-signing of documents. There are no substantive changes. He then suggested that if the changes

have been reviewed by the membership, that a motion to adopt the By Laws as amended be offered or have the issue placed on the agenda for the next board meeting.

Mr. Green, suggested that if there are no objections, he offered a motion to adopt the changes to the By Laws as proposed by Counsel. There being no objections, the motion was seconded by Mrs. Susan Good and by unanimous vote, the Board adopted the amended By Laws.

DXC TECHNOLOGY UPDATE

Mr. Wolf reminded the Board of the terms of the CEA with the City wherein the IDB agreed to make a \$150K yearly contribution for ten years to the City in connection with its agreement that DXC reach certain employment goals and targets. The CEA further stipulates that the City is to inform the IDB, based on DXC's report due by April 25th of each year, of the amount which is due by May 1st from the IDB. The amount due for 2019 was paid in 2020. The City is yet waiting for the DXC report for 2020 which is to be paid in 2021.

Mr. Schwartz assured the Board that DXC has continued to perform to meet the target each year. He advised that a meeting with DXC is slated to take place on Thursday morning. He is hoping to have the issue resolved at that time. Mr. Saizan requested that Mr. Schwartz update him regarding the discussions of the Thursday meeting with DXC.

Mr. Schwartz then added that the Six Flags CEA between the City and the IDB is fully executed.

Mrs. Good asked that now that a developer has been selected, when does the developer take over the costs of securing, maintaining, insuring the site. Mr. Schwartz advised that it is a little early now to know but it is hoped that soon the City will determine that either the developer or another public entity will assume those costs. The City is interested in seeing that the IDB does not continue to have these costs. These responsibilities will be a part of the terms negotiated in the CEA which negotiations should involve the IDB.

Dr. Jones recommended that that the companies currently securing and maintaining the property be considered. Mrs. Kea Sherman stated, that as a new member, she is curious about the progression of ownership. Mr. Schwartz acknowledged the inquiry and responded that the IDB never wanted nor was it created for ownership of property for such a long period of time. The original transfer took place as a result of the bankruptcy proceedings in 2011, and that now, it is important to consider the IDB's role in the agreement with the developer. The Mayor has maintained that there is no interest by the City to ever sell the property. There may be a ground lease with the developer, but the process and details are to be determined.

Mr. Saizan emphasized that the IDB is not interested in continuing ownership. The IDB has to-date worked with three mayors in continuing to own and maintain the site. The IDB wishes to make sure that the site does not become a blight in New Orleans East and that with whatever entity takes control, there is continued maintenance.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, reported that a copy of the August financials was distributed in advance of the meeting. Of particular importance, she pointed out that the budgeted amount for interest which was based on the previous year's actual (\$27,000), is overstated. The YTD earned

interest in 2021 is \$4,000. There has been a downward trend in interest rates earned on CDs, as well as that of anticipated applications and closing fees. The annual administrative fees have been collected.

She updated the status of CDs, advising there are two CDs maturing in November - Iberia, (which is now First Horizon and no longer a local bank) and the other, First Bank and Trust at which bank there are two separate CDs maturing at different times. In the effort to make things easier to manage by staff, Mrs. Good suggested sweeping the funds at Iberia to the IDB's LAMP account. She suggested that an inquiry to combine the First Bank Trust's two CDs into one be researched by staff. To maintain accounts with local banks, in accordance with board polity, matured CDs at Liberty Bank were converted into a savings account.

DBE/Local Hire Committee Report

Mrs. Kea Sherman, Committee Chair, reported that the DBE/Local Hire Committee was created and assigned the task of looking into and re-evaluating the commitments required by the IDB to Developers to meet DBE participation and local hire targets during construction. She advised that the committee has met with Mr. Wolf, IDB counsel, Stan McDaniel, the consultant who conducts the final audit on these two targets and who has also provided the Committee with suggestions and recommendations; as well as with the teams of both The Odeon and the Woodward projects to discuss obstacles and shortfalls in meeting the targets. The Committee is scheduled to come up with creative solutions in meeting these PILOT commitments. The last meeting of the Committee was held with the Two Saints group (Marcel Wisznia) to get their perception of the requirement and their strategies on reaching the targets particularly since they are in the beginning phase of their development. Mrs. Sherman further advised that the Committee began putting notes together for a presentation for the September meeting, but Hurricane Ida delayed those efforts. She is back working on the findings and once completed, it will be circulated and reviewed by the Committee with the intent to share at the November IDB board meeting.

Other Business/New Business

Mr. Saizan advised that he asked Ms. Martin to set up a Six Flags site tour for the Board. Board members should expect a call to set up an agreed upon date and time by a Board poll. Additionally, Mr. Saizan suggested that since other public boards are holding in-person meetings that, it may be a time for the Board to consider meeting in-person. This will/may require a poll or a vote for the November board meeting if Ms. Martin is able to get the 21st floor conference room reserved.

Mrs. Jones reiterated her suggestion made at the August meeting concerning the creation of a DBE fund in the name of Messrs. Philipson and Randolph which she asked to be addressed at the November board meeting.

Mrs. Rachel Shields stated she would appreciate the Six Flags site tour, as well as the scheduling of a tour of all active PILOT-related projects of the IDB. Additionally, she echoed the importance of getting back to in-person meetings. Mr. Green agreed and mentioned that he would like to have added to the New Business section for the next meeting a call for a special election for filling the presidential vacancy.

Public Comment

Ms. Tangee Wall thanked the IDB for keeping the Six Flags issue running on its agenda with a special thanks to Mrs. Jones for acknowledging the community's engagement and voice during

the process. She directed a question to Mr. Schwartz concerning the City's involvement in the Bayou Phoenix/Kiernan West projects asking whether these projects will proceed simultaneously. Will the CEA extension by the IDB allow for the Bayou Phoenix group to move forward immediately? The community is concerned and interested. Mrs. Courtney Stuckwisch Wong responded to the inquiry, confirming that the Kiernan West group will engage in a private venture with City assistance. The City will be moving as quickly as possible with a CEA and a lease structure with Bayou Phoenix. Kiernan West has not submitted any additional information on their project since the withdrawal of their proposal. She understands the concern and assured that the City will work steadily with Bayou Phoenix to move forward.

The Vice President thanked all for attending and requested a motion for adjournment. Same was offered by Dr. Jones and seconded by Mr. Green. The meeting ended at 1:00pm

Board Approved/Signed by Secretary 11/9/2021
Susan P. Good
Secretary/Treasurer