

**MINUTES OF THE “ZOOM” BOARD MEETING  
OF THE  
INDUSTRIAL DEVELOPMENT BOARD  
of the  
CITY OF NEW ORLEANS, LOUISIANA, INC.  
NOVEMBER 9, 2021**

**Present:**

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

**Absent:**

Mindy Brickman  
Walter C. Flower III  
Lesli D. Harris

**Also Present:**

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

**Guests (per Zoom name and telephone numbers)**

Alexcear Short	N.O. East Matters
Ben Myers	N.O. Advocate/T.P.
Brennan Bailey	Advantous Consulting, LLC
Tangee Wall	N.O. East Matters
Courtney Stuckwisch-Wong	City of New Orleans
Eva Washington	N.O. East Matters
Jeffrey Schwartz	City of New Orleans
Nick Stillman	Prospect NOLA .5
Tina Balthazar	Balthazar ElectriK
Jerry Cook	Consultant
Sheila Tahvildari	Director of Food and Beverage at QED Hospitality
Tonya Pope	TPC-NOLA
Trenika Starks	HousingNOLA
Leigh Ferguson	Downtown Dev. Dist.
Lisa Ross	Assessor’s Office
Louis David	NOLABA
Keldrick Smoot	Smoot Consulting & Construction, LLC
Chris Finch	Executive Producer at WVUE-TV Fox 8

The meeting was called to order at 12:05 PM by Vice President, Darrel Saizan. A roll call confirmed a quorum.

An introduction of guests was conducted.

### **APPROVAL OF AGENDA**

Mr. Saizan requested a motion for approval of the agenda as advised by Counsel. Same was offered by Mrs. Susan Good and seconded by Mr. Eugene Green. Mr. Saizan deferred explanation for such a vote to Mr. David Wolf, IDB Counsel. Mr. Wolf advised that the open meeting law under virtual meetings imposes a limitation on the type of business matters that can be acted upon. They generally are matters of urgency with a time deadline. In consideration, he stated it should be of record that the meeting agenda was approved by vote of the Board. After his explanation, by a show of hands, the Board unanimously gave approval of the agenda as presented.

### **APPROVAL OF MINUTES**

Mr. Saizan requested a motion for approval of the October 12, 2021 minutes. Same was offered by Mr. Green and seconded by Ms. Rachel Shields. By a unanimous vote, the minutes were approved.

### **OLD BUSINESS**

#### **DXC Technologies**

Mr. Jeffrey Schwartz of the City's Office of Economic Development stated that there is no status change in this matter. The City is yet waiting on DXC's report. A meeting, however, is scheduled for tomorrow when support documentation will again be addressed. Mr. Saizan inquired as to whether DXC is meeting the jobs and salary goals as agreed. Last year's payment was down by 18%. Discussion ensued concerning the revisit of the State's agreement with DXC. In response to whether this revisit of the State's agreement will have an impact on the agreement with the City, thus the IDB, Mr. Schwartz advise that he did not know, as he does not have a full understanding of the State's intended revision. Mr. Schwartz further advised that DXC was working with universities.

#### **RFQ Update**

The City has held working meetings with Bayou Phoenix since having been selected concerning rights to the site. He informed the Board that a formal protest has been filed by TPC NOLA which the City is taking all accusations and claims made seriously. He assured the Board this protest will not put a pause on the negotiations between Bayou Phoenix and the City. Nothing to-date has been formally signed between the City and the Developer. A CEA with Bayou Phoenix will involve the IDB as the IDB has legal site control. There will be a need to transfer title to another agency which may be NORA. However, nothing will be done until the protest has been resolved. The Developer will need site control for 18-24 months to conduct its due diligence and the CEA will outline all the details, including the time period and responsibilities the Developer will take on. This may call for a ground lease. Mrs. Good stated that when this CEA with the Developer goes into effect, the agreement should include the default and transfer to the Developer all applicable responsibilities, i.e., maintenance, security, insurance, etc. Mr. Schwartz agreed to these terms.

#### **Six Flags' Ownership**

Mr. Schwartz advised that discussions have begun with NORA concerning transfer of ownership or stewardship. However, nothing is yet firm to move forward. The IDB has made clear that it sees its stewardship coming to an end. The City, IDB and NORA will continue to pursue the best and most effective way to transfer ownership of the Six Flags site.

### **Six Flags – Prospect 5**

Mr. Wolf informed the Board of a donation of a Ferris wheel gondola to the not-for-profit group Prospect 5. Mr. Schwartz confirmed yesterday that the City acknowledges and assumes all responsibility of any consequences, vis-à-vis- as relates to the Bayou Phoenix proposal. Also, Mr. Wolf reported that the gondola sought is already detached from the Ferris wheel and has been aground with no need for having it removed. He counseled that the Board, if it wished, could move forward with approving the donation to Prospect 5 who will be responsible for all costs associated with the removal of the gondola from the park. Once the exhibit term is over, it will be their responsibility to remove it from the exhibit site at Joe Brown Park. Nick Stillman of Prospect 5 presented an overview of the art exhibit by artist E. J. Hill (a Los Angeles based artist and an amusement park enthusiast). The art piece is a tribute to New Orleans East and the Ferris Wheel at the former Six Flags/Jazzland site. Mr. Stillman further advised that the art piece will be a part of the Prospect 5's Triennial Art Celebration. This exhibit keeps the City aware of New Orleans East and the need to keep economic development moving forward.

Mr. Saizan asked for a motion for approval of the Act of Donation. Same was offered by Mrs. Edith Jones and seconded by Mrs. Shields. The Board voted by majority to approve the Act of Donation with one opposition by Dr. Eric Jones.

Mr. Green reminded the Board that prior to a vote, there is generally an open floor for discussion. He added that Dr. Jones commented that someone wanted to comment or had submitted a letter of concern and if so, that person should be given the opportunity to make his/her expression of concern.

Mr. Saizan offered the floor for public comment.

Ms. Tangee Wall of East New Orleans inquired as to the impact of the skyline of the Ferris wheel, absent the gondola. She added that she was not in favor of removing the gondola or the Ferris wheel. Ms. Wall was reminded that the gondola being donated has been aground at Six Flags for many months. Mr. Schwartz added there were no plans to touch or remove the Ferris Wheel and that Bayou Phoenix has no objections to the donation. He added that it is too early to know what their plans are for the Ferris wheel in their redevelopment of the site. With a motion currently on the floor, Mr. Saizan requested a vote from the Board approving the Act of Donation. By unanimous vote, the Board approved same.

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### **Filming Update at Six Flags**

Ms. Sharon Martin, IDB Administrator, advised that currently there are no pending contracts for leasing of the site. Matters are pending but have not moved forward.

### **Update of Appraisal**

Mr. Wolf advised that quotes were received for an update of both the McEnery Group appraisal and The Vertex Company environmental study. The amounts were respectively \$7500 and \$3500. It is up to the Board to approve expenses incurred for these updates. Mr. Wolf stated to get these reports updated would be prudent and keeps the Board in position to move forward with any sale.

Mr. Green stated that in his opinion that to approve and assume these expenses are out of the ordinary course of business for the owner to conduct. Such an expense is usually borne by the buyer and that to do it now might be premature and could expire again if not transferred or sold. Mrs. Jones added that she was not sure of what benefit is updating these reports might be to the IDB. Mrs. Kea Sherman asked to what degree has anything changed environmental on site that would create the need for an updated study.

Mr. Wolf advised that at this time we don't know what's changed which is part of the point. We know that the land has been sitting there since 2016 and we do not know what infrastructure changes have been made to utilities, etc. He thought it would be wise for the IDB to know the current value if it were to be pushed to sell.

Mr. Saizan asked/suggested that an email delineating why this would be something for Board consideration at a future meeting, might be circulated. Mrs. Good inquired as to whether there were two separate appraisals conducted (amusement park and noncontiguous parcels). Mr. Wolf interjected there was one appraisal that included all IDB-owned parcels and that the update would include all parcels. A copy of the last appraisal and environmental study are on the IDB's website. Ms. Iam Tucker stated that she is not comfortable with approving the updates at this time and added the question of how the Board would recoup its funds if it were to approve the expenses.

After all discussions, the Board opted not to place a motion for a vote for approval at this time.

### **FINANCIALS (Susan Good)**

Mrs. Good, Secretary-Treasurer, reported that a copy of the September financials was distributed in advance of the meeting. Of note, she stated that to-date, no application fees or closing fees have been generated causing the revenue to be below budget. Annual Admin Fees have been collected, with the exception of \$20. The IDB is over-budget in Legal Fees and will be overbudget for the Six Flags accounts. The Six Flags bank balance at the end of September was approximately \$60,000. The balance as of this date is \$44,351.07 after October expenses. The balance includes the \$100K "loaned" to the Six Flags account.

### **CD Update**

Funds from a CD at Iberia Bank that matures in November will be deposited into the LAMP account. The CD at First Bank and Trust which has matured will be converted into a money market account in keeping with the policy to keep funds at local banks. Once the second CD matures in June 2022, its funds and the funds in the money market account will be combined.

Ms. Good requested, if there is no IDB board meeting in December, permission to calculate 2022 salaries in accordance with a previously approved directive of the Board calling for an increase subject to the COLA/CPI at the end of September. The Board agreed to the request.

### **DBE/Local Hire Committee Report**

Mrs. Sherman, Committee Chair, presented and overview of the DBE/Local Hire report conducted by the DBE/Local Hire Committee that included Mrs. Sherman, Mr. Green and Ms. Tucker, along with IDB Counsel, Mr. Wolf. Also, DBE/Local Hire Audit consultant, Stan McDaniel as well as representatives of The Odeon, Two Saints and Woodward participated in the meeting. The plan of the Committee is to identify the tools used to accomplish meeting the goals and overcoming the obstacles experienced in trying to reach the goals. It is hoped that implementation of any

recommendation will encourage developers to look at using local, small businesses and make reaching the goals more successful.

### **OTHER BUSINESS/NEW BUSINESS**

#### **Establishment of a Fund in honor of former IDB members**

The review of creating an economic development fund in honor of Messrs. Alan Philipson and Allison Randolph was addressed. By offer, three members volunteered to serve on the Committee, namely, Mrs. Jones, Dr. Jones, and Mr. Saizan. The possibility of dovetailing this committee with the DBE/Local Hire committee was also broached. The proposed AHP/APR Economic Development Fund Committee will meet to determine the objectives in creating the fund for review, consideration, and approval by the Board.

#### **Site Tour**

Counsel, David Wolf and Philip Sherman, participated in the site visit. Many of the confirmed board members were unable to attend. It was suggested that another site visit be arranged for in the near future.

#### **Election of Officers**

Mr. Saizan opened the floor for nominees for President. Mr. Green nominated Mr. Saizan to serve the remaining months of 2021 as President. It was then suggested by Counsel that elections today should cover the remainder of 2021 and include the year 2022. The Board approved by acclamation the suggestion. By acclamation, the Board voted unanimously, electing Mr. Saizan as President.

Dr. Jones offered Mr. Green as nominee for the office of Vice President. Same was seconded by Mr. C. David Thompson and by acclamation, the Board voted Mr. Green as Vice President.

By nomination of Mr. Thompson, with a second by Mrs. Jones, the Board voted by acclamation Mrs. Good as Secretary-Treasurer.

#### **Resumption of In-Person Board Meetings**

The Board was reminded that in-person meetings would resume by the January 2022 board meeting. This meeting will require distancing seating (if space available), vaccination proof, and masks by all parties attending. It was further suggested that, if provided by law, a clean test within 72 hours of the meeting would also be required.

#### **Counsel Report (David Wolf)**

- 1) He and IDB staff have been working on distributing approximately 50 annual PILOT reporting forms which are due February 1
- 2) New applications may be forthcoming with the December and January meetings
- 3) PILOT Project Updates
  - a. Drive Shack – This project is still on hold
  - b. Melp & Mag – This project was approved for a PILOT. Developers are in position to sign closing documents by the first of the year
  - c. OCH Redevelopment Partners – Nothing to report as of this date
  - d. WD Phase – Construction has been completed and same has been placed in service
  - e. Two Saints – Per discussion with Developers, there has been no forward movement. Developers are seeking financing. In general, the project is on hold.

The Board was reminded that when a project goes to closing, the IDB receives a closing fee. The IDB also receives a yearly (annual) administrative fee on PILOT-related projects. The collection of annual fees does not go into effect until the property is conveyed to the IDB.

**Louisiana Board of Ethics Training Requirement**

The Board was reminded of its obligation to take the Louisiana Board of Ethics Training Course due by year end.

**Public Comment**

There were no public comments

There being no further business on the agenda, Mr. Saizan requested a motion for adjournment. Same was offered by Mr. Green and seconded by Mr. Theodore Sanders. The meeting ended at 1:28pm

[s/Susan P. Good – APPROVED 12/14/2021](#)

**Susan P. Good**  
**Secretary/Treasurer**