

**MINUTES OF THE “ZOOM” BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
JANUARY 11, 2022**

Present:

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

Also Present:

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

Guests (per Zoom name and telephone numbers)

Trenika Starks	HousingNOLA
Tangee Wall	N.O. East Matters
Susie Dudis	BGR
Eva Washington	N.O. East Matters
Jeffrey Schwartz	City of New Orleans
Jerry Cook	Consultant
Kelly Primeaux	TLC Engineering
Lisa Ross	Assessor’s Office
Roz Peychaud	LED
Josh Collen	HRI
Chris Connelly	HRI
Greg Lawson	NOLABA
David Abbenante	HRI
Darren Mire	Assessor’s Office
Darlene Hunter	
Christian Generes	Landis Construction
Anne-Teague Landis	Landis Construction
Amy Breen	HRI
Jorge	Labor Union
Courtney Stuckwisch-Wong	City of New Orleans
Sidney Barthelemy	HRI
Keldrick Smoot	Smoot Consulting & Construction, LLC
Alexcear Short	N.O. East Matters
Louis David	NOLABA
Whitney Patterson	WWL-TV
Rob Masson	WVUE-Fox 8

The meeting was called to order at 12:03 PM by President, Darrel Saizan. A roll call confirmed a quorum.

A motion for approval of the Declaration of Health Emergency and Agenda for the meeting was offered by Mrs. Mindy Brickman, with a second by Mrs. Edith Jones. By unanimous vote of the Board, same was approved.

An introduction of guests was conducted.

Mr. Saizan deferred to IDB Special Counsel, Mr. David Wolf, the reading of three Resolutions of Appreciation based on tenure and service on the IDB and contributions to the City by 1) Mr. Walter C. Flower upon his retirement from the Board (2008-2021), and 2) Mr. Eugene Green (2013 – 2022) and Ms. Lesli Harris (2017-2022) both of whom were recently elected as City Council members.

After the reading of each resolution and all comments of appreciation were made by Board members the below motions and votes were rendered by the Board on each resolution:

Walter C. Flower – a motion by Mrs. Edith Jones, with a second by Mrs. Susan Good, and unanimously approved by the Board;

Eugene J. Green, Jr. – a motion by Mrs. Edith Jones, seconded by Mrs. Susan Good, with a unanimous approval by the Board; and

Lesli Harris – a motion by Mrs. Susan Good, with a second by Mrs. Iam Tucker, with a unanimous vote of approval by the Board.

Mr. Wolf was asked to prepare a similar resolution to former IDB member, Troy Carter.

APPROVAL OF THE DECEMBER 14, 2021 BOARD MEETING MINUTES

By motion of Mrs. Jones, with a second by Mr. Theodore Sanders, the minutes of the December 14, 2021, Board meeting were unanimously approved.

NEW LGD RENTAL I, LLC

Mr. Wolf provided an overview of the application submitted by New LGD Rental, I, LLC which seeks to update, remodel and modernize 296 units in the currently active PILOT project LGD Rental I, approved in 2003. The budget for the New LGD Rental I, LLC located in the former St. Thomas Project, is \$10M. The project will result in a redistribution of affordable/market rate composition of a 50/50-unit rate. The first phase of the agreement for the previous PILOT has been completed. The Developer seeks approval by the Board to continue under the terms of the current agreement which has a yearly PILOT payment of \$17K. The Developer wishes to comply with local worker and DBE targets but seeks to modify the local hire goal by reducing same and offering in lieu of the percentage reduction a training program for residents. The Developer is to come back before the Board with details on this offer.

Mr. Josh Collen, Developer representative for HRI, acknowledged former Mayor Sidney Bartholomew who was a part of the original LGD Rental I team. A brief PowerPoint presentation was shown. Mr. Collen presented that in the first development, HANO was a partner as the ground lessor and will remain as such in the upgrade phase. The first 15 years proved successful with occupancy at 96-98% on both the market rate and affordable units. Last year, the Developer was awarded tax credits by the La. Housing Corporation which will be used for the next 2 -3 decades.

Landis Design-Build is the contractor. The upgrade will include both the interior and exterior of the existing buildings. HRI's Iberville redevelopment achieved the IDB goals having worked with DMM & Associates and Urban Strategies. The targets in those redevelopments exceeded 40% for workforce and the 35% DBE target. In the Iberville project they were able to train some 200 low-income residents with construction training and other skills needed for hospitality, nursing, etc. He added that they had contracted 83 separate DBEs and reached a participation rate of 37%.

Mr. Wolf interjected that this project is slightly different as it entails renovations and upgrade and is not new construction. Because of this, the Developer is concerned and feels there will be a challenge in reaching the DBE and Local Hire targets

The Board expressed its appreciation of the Developer serving as a model example of reaching the DBE targets particularly in offering training during the course of construction

Mr. Saizan then requested a motion approving the draft of the resolution for preliminary approval as submitted by Counsel. Same was offered by Ms. Lisa Mazique with a second by Mrs. Tucker. By unanimous vote, preliminary approval was granted.

SIX FLAGS

Bayou Phoenix:

Mr. Jeffrey Schwartz reported that the City remains apace in working with Bayou Phoenix on the CEA. A development team was selected just before year end. Another meeting is scheduled for next week. There have been discussions of site control along with identifying a division of phases and use of the site. Bayou Phoenix is in conversation with potential partners. He added that the City would be responding this week or next to the protest lodged by TPI.

NORA

Mr. Schwartz thanked Mr. Saizan, Mrs. Good and Mr. Wolf for their involvement in the discussions of future long-term stewardship of the property. He added that Mr. Wolf drafted and distributed to the teams a version of an agreement which is to be reviewed and further discussed. The hope is to expeditiously move forward with the process in relieving the IDB of the ownership. Mr. Saizan added that he wanted to ensure that the IDB will be free of the daily stewardship of the site and reminded there will be no reversing the transfer once done.

DXC Technologies

Mr. Schwartz advised there were no updates to report in this matter at this time. DXC is actively aware of its missed obligations in reporting. The City is having conversations with DXC and he is sure DXC is having conversations on the State level.

In response to a question raised by Mr. Saizan regarding DXC's work with local universities, Mr. Schwartz advised that the State made a \$25M investment to include and engage local colleges for tech opportunities which is a dividend to be shared by businesses and DXC in the State. The City is actively involved in these measures and it is still a priority. Mr. Saizan requested a report showing the participation. It is important to show these benefits and how DXC is honoring their agreement of training and hiring. There was agreement by Board members, stating DXC should be held accountable.

REPORTS BY COUNSEL (David Wolf)

Mr. Wolf advised of several developments:

OCH Redevelopment

OCH Redevelopment was one of the last PILOTs approved by the Board and construction is substantially completed. The Developer's representative, Ms. Elizabeth Smyth, has advised that they are probably short of reaching the goals because of difficult situations encountered with the contractor and its surety bond. Because of this, Mr. Wolf suggested this matter be referred to the DBE/Local Hire Committee for review prior to being sent to Mr. Stan McDaniel for the final audit.

Woodward Audubon (The Julia)

The final audit report by Mr. McDaniel has been received in this matter. The Developer fell short of the goals. This matter must be reviewed by the Board before any penalty action is taken.

Vacancies

There is a vacancy on the DBE/Local Hire Committee since Mr. Green has departed the Board. Anyone interested in filling that position should speak with Mr. Saizan. Mrs. Jones will consider the position and report back to the President.

The Odeon

Mr. Wolf then advised that The Odeon submitted a zoning change to the City in an effort to place a beer parlor in the complex on the Loyola side of the development. He added that he saw no reason for an objection by the City.

New application

There has been an inquiry about the application process and the desire to submit an application for the construction of affordable apartments in the 9th Ward. The matter is still in the preliminary stages and no application has been received to date.

Melp & Mag

Mr. Wolf deferred the presentation of this matter to Mr. Philip Sherman of Adams and Reese, who advised that a Zoom meeting was held with the Developers for an update on their project. One of the tenants had pulled its intent to lease and therefore no closing has taken place. They hope to have this matter ready for closing within the next month.

Mr. Saizan offered the floor for questions. There were none.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer apologized for the lateness of the November report, adding that the accountant had to make a correction. She advised 1) the number of CDs currently held by the IDB are down to three (3) one of which will mature in June and will roll over into a money market account. The other two are Fidelity Bank and First Bank and Trust. All three are local banks. 2) The November report shows that all items are within budget. 3) Funds (loan) will be transferred today from the IDB's Gulf Coast Account to the Six Flags Gulf Coast account. 4) The majority of IDB funds are held in the LAMP account.

COMMITTEE REPORT

DBE/Local Hire Committee Update

Mrs. Kea Sherman presented an update on the status of the DBE/Local Hire Committee. She made a general presentation a couple of months ago, proposing further that the Board work through the report at the next “in-person” meeting which has been hard to work out under the Covid mandates. Mrs. Tucker strongly suggested that the Board take the time to review the report submitted by the Committee as it contains new ideas.

Mrs. Jones requested the DBE Committee Report be placed on the agenda for the next Board meeting, particularly in light of the Board not having a chance to review or make comments.

Philipson-Randolph Committee

Mrs. Jones suggested that a committee meeting be scheduled prior to the next Board meeting. Mr. Saizan stated that one other volunteer is needed and offered members to volunteer.

PUBLIC COMMENTS

Ms. Tangee Wall of New Orleans East Matters and Friends of Joe Brown directed a Six Flags question concerning the lawsuit by TPI, asking if the lawsuit impacted the acquisition and site control in moving the matter forward. The President interjected that the IDB is not involved in the process but that once negotiations have been reached, the City will retain ownership of the property. The question is one that would need to be addressed by the City. Mrs. Courtney Stuckwisch-Wong, representing the City, advised that at this time, the City is not selling the property but rather are working on a long-term lease and a Cooperative Endeavor Agreement that addresses site control. She further advised that the TPI matter is not a lawsuit but is rather a procurement process matter which is hoped to be addressed by this or next week. Ms. Wall added that as a resident, she is concerned about making sure the Bayou Phoenix matter moves forward. Mrs. Stuckwisch-Wong assured Ms. Wall they are moving forward and hold regular meetings with the Developer.

There being no further business on the agenda, the President requested a motion for adjournment. Same was offered by Mrs. Tucker with a second by Ms. Mazique. By unanimous approval the meeting ended at 1:16pm

/s/ APPROVED 3/15/2022

Susan P. Good
Secretary/Treasurer





NOTICE OF CANCELLATION

OF THE

BOARD MEETING

OF THE

INDUSTRIAL DEVELOPMENT BOARD

OF THE

CITY OF NEW ORLEANS, LA., INC.

THE TUESDAY, FEBRUARY 8, 2022, MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. HAS BEEN CANCELLED. YOU WILL BE NOTIFIED IN ADVANCE OF THE NEXT IDB BOARD MEETING WHEN SCHEDULED.

INDUSTRIAL DEVELOPMENT BOARD OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.

January 31, 2022

**MINUTES OF THE “ZOOM” BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
MARCH 15, 2022**

Present:

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

Absent:

Also Present:

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

Guests (per Zoom name and telephone numbers)

NAME	CO.
Christian Generes	Landis Construction
Jerry Cook	Consultant
Trenika Starks	HousingNOLA
Alexcear Short	N.O. East Matters
Amy Breen	HRI
Andrew Valenti	City Business
Ben Myers	N.O. Advocate/T.P.
Bertha Maulet	N.O. East resident
Leah Bailey	
Keldrick Smoot	Smoot Consulting & Construction, LLC
Courtney Stuckwisch-Wong	City of New Orleans
Tangee Wall	N.O. East Matters
Tina Balthazar	Balthazar ElectriK
Tonya Pope	TPC-NOLA
Gionne Jourdan	HANO
Jeffrey Schwartz	City of New Orleans
Dominique Lang	Council Office
Andy O’Brien	N.O. Bldg Trades
Steven Kennedy	REO, LLC (Real Estate Investments, Land Use, Incentives)
Nancy DeCorte	WVUE TV FOX 8
Christopher Clement	HRI Properties
Josh Collen	HRI Properties

Eva Washington	N.O. East Matters
Dawn Hebert	East N.O. Neighborhood Adv. Board Commission
Lisa Marie Manning	Oak Island resident
Melanie Thompson	

The meeting was called to order at 12:04 PM by President, Darrel Saizan. A roll call confirmed a quorum.

A motion for approval of the Agenda and the Governor’s Declaration of Health Emergency re virtual meeting protocol was offered by Mrs. Susan Good, with a second by Mrs. Kea Sherman. By unanimous vote both were approved by the Board. The President advised that today’s meeting would be the last virtual in accordance with the Governor’s recent order “unless otherwise rescinded by the Governor at some future date”.

An introduction of guests was conducted.

APPROVAL OF THE JANUARY 11, 2022 BOARD MEETING MINUTES

By motion of Ms. Mindy Brickman and seconded by Mrs. Iam Tucker, the minutes of the January 11, 2022, Board meeting were unanimously approved by the Board.

NOLA PB, LLC – FINAL PILOT APPROVAL

Mr. David Wolf, Counsel, advised that the Developers wished to pull this matter from today’s agenda as they have not been able to resolve some of the issues raised by the Board.

NEW LGD RENTAL I, LLC – FINAL PILOT APPROVAL

This matter was deferred to Counsel who advised that a copy of the resolution for final approval of the PILOT request was circulated to the Board prior to this meeting. This application is for the renovation and remodeling of the former LGD Rental I development (St. Thomas-Lower Garden District) a former bond issue approved in 2003. The Developers will be refinancing for this renovation/upgrade in the total amount of \$10 million dollars. The 296 units will remain, but with a 50/50 split of market and affordable rate units rather than the previous 60/40. The Developers requested that the current terms, conditions, and yearly PILOT payment remain in effect at \$17,522 per year and continue through year 2038 per the current Lease Agreement. The Developer is committed to the IDB’s DBE and local hire targets, however since this is a renovation and upgrade and not new construction, there is concern in reaching the 40% local hire target. The IDB is asked to consider a proposed reduction to a 30% local hire target with an in-lieu proposition of training 10 individuals. Counsel added that closing documents have been tweaked to reflect the claw back(s) in the Lease Agreement. Mr. Wolf then deferred further presentation to Mr. Josh Collen representative for HRI, the Developer.

Mr. Collen reiterated that the composition of the units increases affordable housing from 122 to 148 units. 12 are supported with Section G funding through the State housing program. He also has been working with the contractor, Landis Construction, on the training component.

The President opened the floor to the Board for questions Mr. Collen was asked if it would be possible to double the number of trainee slots and if the training would result in a labor skill that could secure future employability. He stated that he has had such discussions and it may be possible to work with 12 trainees or more for at-risk people including support and verification

documentation. In response to questions concerning possible displacement due to the 50/50-unit change, he stated that current occupancy at LGD Rental I is relatively high (95%) and the renovation timeframe is anywhere between 14 – 18 months. During this timeframe, there will be natural turnovers of approximately 45-55 units.

Mrs. Sherman asked to the status of the initial version of the training program that was to be presented by Landis at today's meeting. Mr. Collen advised that Ms. Ann Teague is currently working on the training program, but unfortunately was not ready to make that presentation today. He added he would hopefully have the outline by the middle of the week.

Mrs. Tucker inquired as to whether there have been any upfront conversations with DBEs. Mr. Collen advised that HRI is in communication and is working with the IDB and the City to meet these goals. Mr. Jeffrey Schwartz of the City's Office of Economic Development added that the City is in total support of this project and commended the Developer on its aspirations and innovative approaches to meeting affordable housing goals.

By motion of Mrs. Sherman, with a second by Mrs. Edith Jones, the Board unanimously gave final approval for the New LGD Rental I PILOT.

UPDATES BY Jeffrey Schwartz

Six Flags

Bi-weekly meetings continue with Bayou Phoenix who now have three (3) market/feasibility studies underway for the three major phases of the development. They include 1) a sports complex, 2) hotel/retail and 3) an entertainment venue. The developer is considering the continuation of filming at the site, working with the City's Film Office. A key component is the two-fold transaction of 1) a CEA with Bayou Phoenix for site control and 2) the CEA between the IDB and NORA (the New Orleans Redevelopment Authority) relating to the transfer of ownership of the property. It is anticipated that these components will be completed by June 2022. In this regard, Board members expressed the need to transfer ownership as soon as possible to relieve the IDB of continued coverage of expenses. Dr. Eric Jones inquired as to the barriers that keep this transaction from moving faster. Mr. Schwartz advised there were no barriers, only the matter of crafting the two agreements which are being worked on with the help of IDB Counsel. Dr. Jones added that a timeframe setting out dates, which was issued by Mr. Wolf to the Board, shows that such activity began in December at which time, drafts were sent to Mr. Schwartz. Mr. Wolf commented that it is a slow-moving process. Mr. Schwartz reiterated that the City is moving with urgency as it is committed to relieving the IDB of its long-lived stewardship. As relates to the financial history of Six Flags, the President reported that until lately, the rentals of the site were generating revenue to cover expenses, but the level of leasing by film companies has been greatly reduced. Mrs. Good provided additional historical revenue background.

Ms. Sharon Martin, IDB Administrator, updated the Board on the pending filming inquiries which may garner two possible short-term leases later in May and possibly October, both of which will generate some income. Mrs. Jones reminded everyone that the citizens of New Orleans East request urgency in getting the redevelopment started. Mrs. Sherman asked Mr. Schwartz if the matter can be resolved by no later than June. He stated that it was his goal.

DXC Technologies

Mr. Schwartz reported that as of yesterday, DXC had provided the City with its year three (3) report. The DXC delay is not a reflection of their success or lack thereof in hiring goals but rather a reporting matter. The year 3 report is currently with the City Attorney's office. Once review has been completed, it will be sent to the IDB. It is hoped that with this report, DXC remains on schedule despite the delay in delivery of requested documentation in support of 2020. DXC was also reminded that the report for 2021 (year 4) remains outstanding. Ms. Martin reminded Mr. Schwartz of the request of a report on the status of DXC's relationships with the universities. He advised that they have connected with the DXC rep on that issue and hope to have a report for the IDB by the April meeting. Mr. David Thompson advised that DXC is scheduled to be at Tulane University Business School recruiting. He added that if he has a chance to meet the recruiters, he will try to give them an aggressive push. Mr. Saizan requested that Mr. Schwartz seek a report on the relationships and activities with other universities and send same to the IDB.

Quarterly Reports by Developers

Ms. Martin reported that the representative from OCH Redevelopment advised, prior to the meeting, that they would not be present due to vacation scheduling. There was also no response from Bourgogne Bywater. Mr. Wolf interjected that the next quarterly report would be due by the April meeting and requested staff to reach out to the developers to remind them of their presentation.

THE PRESIDENT'S REPORT

The President updated the Board on the following: 1) He attended Committee meetings and that Mrs. Jones has volunteered to join the DBE Committee and Ms. Lisa Mazique has volunteered to serve on the Philipson-Randolph Committee; 2) He and Mrs. Good presented former IDB members, Eugene Green and Lesli Harris (who now serve as Councilmembers), with their framed resolutions of appreciation. Both pledged to continue working with the IDB; 3) The WD Phase I grand opening has a date change to April 11. The Board will receive a copy of the invitation; 4) He has been in contact with council members who have board vacancies in an effort to get them filled as soon as possible; 5) Along with Mrs. Good, approval was given for the purchase of webcams for the office computers; 6) Along with Mr. Wolf and other members of the Board, he has met with developers of HRI and 4400 Dauphine who will probably be making a presentation of its application at the next board meeting; 7) He has been working with staff to get the downed fence at Six Flags at the Lake Forest entrance replaced; 8) He and Mrs. Good have authorized the purchase of tickets for a table of 10 at the upcoming GNO, Inc. luncheon to be held at the Hyatt. Board members with an interest to attend are invited.

SPECIAL COUNSEL'S REPORT (D. Wolf)

Mr. Wolf advised that he had nothing to report for this meeting.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, presented the December, year-end report, and the January financials. The accountant has indicated a few minor adjustments to the year-end report. Mrs. Good advised that the IDB has contributed approximately \$137,000 in IDB funds for Six Flags expenses. There is a "due to IDB" item for which the IDB is keeping track regarding "loans" to Six Flags. In April, she advised there will be a need to move additional funds to the Six Flags account as the current balance is approximately \$6,000.

Per the January report, the IDB had not begun to receive any 2022 annual administrative fees. One of the 3 remaining CDs, Crescent Bank and Trust expires today. It was recommended to move the CD into a money market account in the total amount of \$250,000. There were no objections by the Board.

COMMITTEE REPORTS

DBE/Local Hire Committee (Kea Sherman)

Mrs. Sherman said details of the Committee report will take place at the April meeting. She further advised that the Committee met with representatives of HRI to discuss their new LGD application and their approach to meeting the targets, The Committee also met with reps, David Miller and Elizabeth Smyth, of OCH Redevelopment. Discussions with these developers will help in creating language to better implement and fulfill the targets. The Committee will be working with developers on the target objectives and to create a good standard of use, including claw back provisions and its impact.

Philipson-Randolph Committee (Edith Jones)

Mrs. Jones reported that this newly created committee met on February 2, 2022. Members attending included Mrs. Jones, Ms. Brickman and Ms. Martin. The Committee hopes to develop a fund in the name of two former officers (Alan Philipson and Allison Randolph) both of whom contributed greatly to the establishment of the IDB's DBE requirements and targets. The Committee suggested establishing a \$150K fund from IDB's annual revenue. The components of the program would be created based on the needs provided in response to a survey. It would be created and distributed to established DBEs and Developers, possibly through established organizations that work with DBEs. Once the Committee has created the program mission and outline, it will be presented to the Board. Further suggestions included that the funds for the program be placed with HOPE Credit Union, an institution which was instrumental in helping DBEs attain PPE funds during the pandemic. The Committee recognized that the IDB does not have staff to handle such a program and believes that working with other nonprofits offering the services needed might be the path in achieving the goal of this program.

The President offered an invitation to other member(s) wishing to participate on the committee. Mrs. Rachel Shields inquired whether there will be consideration and opportunity for other businesses to contribute to the fund. Mr. Saizan reminded the Board of HOPE's requirements of a \$10K deposit and Mrs. Jones added that it was offering an interest rate of 2.46%.

ELECTION OF VICE PRESIDENT

The President opened the floor for nominations for Vice President for 2022. Ms. Lisa Mazique nominated Mrs. Tucker and same was seconded by Dr. Jones. Mr. Thompson nominated Mrs. Sherman, which was seconded by Mrs. Tucker. There were no other nominations. Nominations were closed by motion of Mrs. Good with a second by Dr. Jones. Ms. Brickman was recognized and questioned whether the IDB By-laws supported having co-vice presidents. It was confirmed by Counsel that IDB By-Laws did allow such a suggestion. By motion of Dr. Jones, with a second by Ms. Brickman, the Board voted unanimously for the designation of Co-Vice Presidents. By vote, Mrs. Tucker and Mrs. Sherman were so elected.

OTHER BUSINESS/NEW BUSINESS

Mrs. Good broached the date of the next scheduled board meeting slated for April 12, advising that it is during spring break. Discussion ensued by the Board, with April 26 at noon chosen as the next IDB board meeting date. There was no objection.

PUBLIC COMMENTS

Ms. Tangee Wall was recognized and directed questions and comments to Mr. Schwartz. Ms. Wall sought clarity on the impact of the lack of a CEA with Bayou Phoenix in moving forward. She further inquired as to whether the absence of the CEA is a part of the delay and whether the IDB has any influence with the City in moving this matter forward. From the standpoint of the community, it seems that the timeframe continues to change, and it appears that Bayou Phoenix has done all that it has been asked. She begged that the City understands that the New Orleans East community wishes to have this matter move forward with aggression with no further delays. Mr. Schwartz acknowledged Ms. Wall's comments, advising that the City will continue to work with the developer and will follow up with her.

A motion for adjournment was offered by Dr. Jones with a second by Mrs. Tucker. The meeting adjourned at 1:38 PM.

/s/ APPROVED 5-10-2022
Susan P. Good
Secretary/Treasurer





NOTICE OF CANCELLATION

OF THE

BOARD MEETING

OF THE

INDUSTRIAL DEVELOPMENT BOARD

OF THE

CITY OF NEW ORLEANS, LA., INC.

THE TUESDAY, APRIL 12, 2022 MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. HAS BEEN CANCELLED. **THE MEETING IS BEING RE-SCHEDULED.** A NOTICE OF THE NEW MEETING DATE WILL BE DISTRIBUTED IN ADVANCE OF THE MEETING.

INDUSTRIAL DEVELOPMENT BOARD OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.

April 10, 2022



NOTICE OF CANCELLATION

OF THE

BOARD MEETING

OF THE

INDUSTRIAL DEVELOPMENT BOARD

OF THE

CITY OF NEW ORLEANS, LA., INC.

THE WEDNESDAY, APRIL 27, 2022 MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. **HAS BEEN CANCELLED.** THE MEETING IS BEING RE-SCHEDULED. A NOTICE OF THE NEW MEETING DATE WILL BE DISTRIBUTED IN ADVANCE OF THE MEETING.

**INDUSTRIAL DEVELOPMENT BOARD OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.**

April 12, 2022

MINUTES OF THE BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
MAY 10, 2022

Present:

Mindy Brickman	Ernest G. Gethers, Jr.	Susan P. Good
Edith G. Jones	Eric D. Jones, Ph. D	Steven Kennedy
Lisa S. Mazique	Darrel J. Saizan, Jr.	Theodore C. Sanders, III
Kea Sherman	Rachel Shields	Iam C. Tucker
C. David Thompson		

Absent:

Cherie Teamer Henley

Also Present:

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

Guests (per Zoom name and telephone numbers)

Courtney Stuckwisch Wong	City of New Orleans
Jerry Cook	JM Smuckers
Jeffrey Schwartz	City of New Orleans
Alexcear Short	N.O. East Matters
Tangee Wall	Friends of JWB Park
Rudy Courseault	
Ben Myers	N.O. Advocate/T.P.
Andy O'Brien	N.O. Building Trades
Leah Bailey	UNITE HERE
Peter Aamodt	4400 Dauphine Ave
Emerson Gibbs	4400 Dauphine Ave
Stan McDaniel	The McDaniel Group
Curtis Doucette	Iris Development
Tonya Pope	TPC-NOLA
Nick LaCour	Recovery School District
Eva Washington	N.O. East Matters
Debra W. Gould	Debra Gould & Assoc., Inc.
Billy Burk	Starlight Studios
James Rolf	Recovery School District
Brian Gibbs	4400 Dauphine Ave

The meeting was called to order at 12:07 PM by President, Darrel Saizan. A roll call confirmed a quorum.

The President welcomed newly appointed board members, Steven Kennedy, Ernest Gethers, and Cherie Teamer Henley.

An introduction of guests was conducted.

A motion for approval of the agenda was offered by Mrs. Iam Tucker and seconded by Mrs. Edith Jones.

APPROVAL OF THE MARCH 15, 2022 BOARD MEETING MINUTES

By motion of Mrs. Mindy Brickman and seconded by Mr. Theodore Sanders, the minutes of the March 15, 2022, Board meeting were unanimously approved by the Board.

EMRDC (4400 DAUPHINE) – PRELIMINARY APPROVAL

Developer representative, Mr. Brian Gibbs, provided an overview of the proposed development which is a renovation of Buildings 1 & 2 located on the former 19-acre Port of Embarkation on Poland Avenue. This is comprised of 295-100% affordable, HUD low-income units with parking and some commercial. The development has a \$121M budget. The property is City-owned; however, Joe Jaeger was awarded the lease for redevelopment of three buildings. It will entail financing through HUD, as well as historic, federal, state, and low-income tax credits (LIHTC). These incentives total approximately \$80M. The most current assessment of the property, which is tax-exempt, is approximately \$13M. After its meeting with HUD Representatives on May 15th the Developer plans to submit a “firm app to HUD”.

Mr. Gibbs answered questions by the Board for clarification: 1) the \$121M budget for phase I included construction of both buildings 1 & 2 and parking; 2) the 3rd building is not included in this PILOT application; 3) if retail in phase I is not successful it will be a part of Phase II project for housing. The retail would be a ground floor, dark shell until developed. 4) the retail in buildings 1 and/or 2 would be low-to-mid level retail; 5) the retail development would be triple net leasing; 6) the benefit to the City is 100% affordable housing, which affordability is defined by HUD. At this time, elderly housing is not included. Mr. Jeffrey Schwartz interjected that the developer is requesting a PILOT period that would match the 40-year HUD compliance period. The Developer has already received a conditional use request.

IDB Special Counsel, David Wolf, deferred explanation of the preliminary approval to Mr. Philip Sherman, IDB counsel. He advised that the Developer plans outreach for compliance of local hire and DBE goals to be met. He related that 1) the IDB will not take possession of the property until construction is completed; 2) the property is and has been tax exempt; and 3) currently there is a 99-year lease between the Developer, [Joe Jaeger], and the City.

By request of a motion by the President, same was offered by Mr. David Thompson with a second by Mrs. Brickman.

Mrs. Tucker advised that she was a part of the original application some 9-10 years ago. Therefore, she would recuse herself from the vote.

An inquiry was made as to whether a cost/benefit and but-for analysis would be required. Mr. Wolf advised that the Developer seeks to have both waived inasmuch as the property is currently not on the tax roll and has not and does not generate taxes.

By unanimous vote of the Board, the Developer was granted a waiver of both the cost/benefit and “but for” analyses and preliminary approval of its application.

RECOVERY SCHOOL DISTRICT/ROSE MARY LOVING SCHOOL – FINAL APPROVAL

Recovery School District representative, Nick Lacour, provided an overview advising the project is the renovation of a historic school site. The Developer is seeking federal and state historic tax credits. The structure will require a change of ownership from public school to a private entity. Without the tax credits, the upgrade would not be possible. As it is public property, the school is not on the tax rolls.

Dr. Eric Jones requested clarity as to changes made in the original application to the modified application which changed the submitting entity to the Rose Mary Loving School Facility. He questioned the ownership of the school upon completion. Mr. LaCour advised that the property remains under OPBS control and explained further that to take advantage of the tax credits, the school had to be placed with a private entity. Mr. Wolf advised that there was no difference in this application as relates to the previous five applications submitted by the RSD. Each application had to create an LLC to be eligible for the tax credits.

The Developer was asked to provide its plan to reach the IDB’s local hire and DBE goals. Mr. LaCour said that state schools use general contractors wherein everything is local, within the state. They will be unable to track Orleans Parish works only as 99% of the work is offered to a six-parish region. Mr. LaCour advised that DBE participation can be tracked and that to date, 28% of the construction has been awarded to DBEs with a planned 39.9% target.

Counsel, Lee Reid, interjected that RSD exists by State Statute. All schools in Orleans Parish have been transferred back to the Orleans Parish School Board pursuant to Act 91. Some properties still have FEMA funds to be spent. Once used and the tax credits run out, the property will be transferred back to OPBS. Mr. Reid deferred the remaining issue of the resolution to Counsel Cate Creed who advised that the resolution for the Rose Mary Loving Facility, now requires a Board vote for final approval.

By motion of Mr. Sanders with a second by Ms. Lisa Mazique, and the recusal of Mrs. Tucker, the Board voted unanimously to grant final approval of the Rose Mary Loving application.

UPDATES BY Jeffrey Schwartz **NORA**

Mr. Schwartz advised that the City remains in conversation with NORA (New Orleans Rehabilitation Authority) on the structuring of the three (3) CEAs - one with the IDB for transfer of the Six Flags property ownership to NORA, a second CEA between NORA and the City, and a CEA between NORA and Bayou Phoenix. The first two (2) CEAs are moving forward with NORA having discussed preliminary terms at its last meeting. Their next Board meeting is scheduled for the 2nd Wednesday in June. The Board reminded Mr. Schwartz that he had given a

timeline of completion on or about August for the NORA/IDB agreement and transfer. These CEAs are to be discussed at the next NORA meeting as he understood it, with all indemnifications having been hashed out.

Mr. Wolf added that he had received a few comments from NORA and he submitted a draft of the Act of Conveyance with no response to date. Mr. Schwartz was asked if it were possible to get a response from NORA very soon and was further questioned as to whether the proposed language between the IDB & NORA CEA need further approval. Board members shared concerns of the pace of the process and asked for urgency in getting this matter cleared up, particularly since the IDB continues to maintain, secure and insure this property from its funds. Mr. Schwartz interjected that part of the reason why NORA is the partner is to ensure a continuance of the good stewardship that has been demonstrated by the IDB. Mr. Wolf advised that currently, the IDB has offered NORA \$254,000 along with the property. He added that if NORA generates revenue from Bayou Phoenix or filming activity, etc., it must reimburse the IDB those amounts.

DXC Technologies

Mr. Schwartz reported there has been three (3) years of audited numbers at DXC and a status update of university relationships. He reported that the number of employees did decline during the period of 2020-2021. It is anticipated that year 4 will be better. The current payroll of \$26M is less than expected. The City Attorney's office examines the reports submitted to ensure the targets are met. Mr. Schwartz advised that ongoing programs with universities include: UNO, Southeastern, Tulane, Delgado and Utah State. Mr. Schwartz was asked to obtain and provide more specifics on the DXC training program(s). He suggested a meeting with the leadership of both parties, or perhaps inviting DXC to the next IDB board meeting. Mr. Saizan added that he would like to see HBCU's added to the list of universities. It was even suggested that perhaps training programs start at the high school level.

QUARTERLY REPORTS BY DEVELOPERS

OCH Redevelopment

Mr. Wolf informed the Board that construction on this development was completed. The Developer has had problems with the bonding company and they are working out issues to complete their final report.

Bourgogne Bywater

Developer representative, Mr. Curtis Doucette, informed the Board that this project was approaching closeout by next month. The DBE goal at the end of 2021 was 36% with 17 local hires on the site. By the end of the 1st Quarter, the DBE target was still at 36% for a total of \$4.3M in spending, with 19 local hires. Ribbon cutting is slated for June 16, 2022.

PRESIDENT'S REPORT

Mr. Saizan advised that he, Mrs. Susan Good, and administrator, Ms. Sharon Martin, made presentations of the Resolutions of Service Appreciation to Councilmembers Lesli Harris and Eugene Green. Mr. Walter Flower's Resolution will be presented later. Mr. Saizan then requested a Resolution in the name of Congressman Troy Carter for his service to the IDB and the City. Subsequently, there was a motion for the approval of the service appreciation resolution offered by Mr. Steven Kennedy with a second from Dr. Jones. The Board voted unanimously for same.

SPECIAL COUNSEL’S REPORT (David Wolf)

Mr. Wolf noted that he had discussions with the Office of the Louisiana Economic Development about “Project Kent” – a group Mr. Schwartz asked him to speak with concerning PILOTS. He spoke with the IDB President and the DBE Committee concerning the final audit for Woodward Julia (730 Julia) conducted by Stan McDaniel. The audit resulted in a deficiency in DBE participation at 22% of the 35% creating a penalty payment of approximately \$121,000, based on property taxes at \$326,000 (estimated). He will send a letter offering an opportunity to the Developer to prove-up the difference. He also reported that Edwards Mid City II project appears to have fallen short in meeting goals as well. The Developer wishes to clean up these issues as they intend to sell the property. Regarding, WD Phase I – construction is complete, and a grand opening held. Mr. Wolf reminded the Board of his pending retirement plans slated for August 1st. He assured the Board that his co-counsel are aware of the IDB’s business and he is confident in their ability to follow.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, presented the March financial report, advising that the final amount to be collected in annual administrative fees is Poydras Properties (The Hyatt). All else, she stated, is within budget. A Fidelity Bank CD matures this month. The goal is to move maturing CDs into either money market or savings accounts since rates are so negligible. She also reminded the Board that staff time in working on Six Flags issues has never been charged back or collected from Six Flags. Mrs. Good advised there was a need to discuss the Six Flags account and transfer, as a loan, funds from the IDB account into the Six Flags account to cover expenses. Since the Whitney account exceeds the FDIC limit, she proposed moving \$50,000 from the Whitney account to the Gulf Coast Six Flags account. She further advised that funds are currently needed in the account to repair the downed fence at the site. By unanimous vote of the Board, the fence repair/replacement was approved. Additionally, there is one short-term rental pending in terms of revenue. Finance Committee Chair, Mr. Thompson, reminded the Board that the IDB continues to support local banks such as Crescent Bank, Liberty Bank, and Fidelity Bank.

COMMITTEE REPORTS

The President acknowledged the excellent work the Committees have been doing.

DBE/Local Hire Committee

Chair, Mrs. Kea Sherman, reported that copies of the Committee’s report was previously distributed to the Board for review. In the report, she noted that 4 main areas have evolved; namely, Stan McDaniel’s reports which deal with compliance; Quarterly Reports submitted by the Developer which the Committee feels should be given to Stan in real time rather than at the end of construction so to address any compliance issue in real time. This process will better serve in being ahead of an issue rather than behind. Also, included in the process during construction, to facilitate economic development, is the opportunity to recommend expansion of outreach for participation in the DBE/Local Hire process. Thirdly, is the Employment Goals Accounting Plan (EGAP) that Mr. Wolf created. It is basically a communication’s opportunity between the IDB and the Developer to review and implement outreach. It is meant to supplement the CBA & BFA, allowing an opportunity to offer suggestions. Lastly, the Penalty Claw back – is an implementation of a yearly penalty to be paid. Currently, there is a savings with a one-time penalty. It is recommended that the penalty continues through the term of the PILOT. The citizens should benefit throughout the life of the PILOT. Mr. Wolf then provided an overview of EGAP. The

proposed new approach was suggested as a presentation to the City Council by both Mr. McDaniel and Mr. Schwartz.

Philipson/Randolph Economic Development Fund Committee

Committee Chair, Mrs. Jones, thanked the Committee members, as well as Mr. Saizan, for participating in the discussions. To-date, there have been two meetings at which time the Committee identified who the fund will serve and prerequisites of those being served. While very preliminary, the Committee discussed working with “startup businesses” which should be legally incorporated, in good standing with the Secretary of State, and willing to work as an incubator. The second focus would be established DBE’s that have been certified, have 3 years of tax filings, affiliated with an educational or nonprofit organization, are legally incorporated, in good standing with the SOS and are focused on construction.

The next step in moving forward is implementation of the project to fund. Proper language for all documentation will be the next step. Another meeting is scheduled for May 17th.

PUBLIC COMMENTS

Ms. Tangee Wall of New Orleans East Matters and Friends of Joe Brown commented on the progress of the Six Flags redevelopment process. From the onset she stated, there has been a problem in that the stakeholders, those who live in New Orleans East, are at a disadvantage. There have been constant delays in the process with little to no community input. She commented on the delayed CEA with Bayou Phoenix and reiterated the concerns of the New Orleans East citizens.

Mr. Saizan advised that the IDB is trying to do the “right thing”. The City’s selection process and the attempt to transfer the property has been going on for about a year. The IDB drafted a CEA wherein NORA would take the title. The City then joined in the process of needing a CEA with Bayou Phoenix (the IDB is not involved with that CEA). This too has been a frustrating process for the IDB. The redevelopment and the transfer of property ownership is a City effort. He added that the transfer will get done or the IDB may decide to place the property on the market.

For sake of clarity, Ms. Mazique, asked for assurance that three (3) separate CEAs are now underway: the IDB with NORA for transfer of ownership of the property, the City with NORA for stewardship purposes, and finally a CEA between NORA and Bayou Phoenix. Mrs. Sherman reiterated that as of now August 1 is the date for finalizing the agreement between the IDB and NORA. Dr. Jones stated that if the transfer does not happen in August, he will request that the Board to place the property on the market for sale.

There being no further business, the President requested a motion for adjournment. Same was offered by Mr. Ernest Gethers, with a seconded by Mrs. Tucker. The meeting ended at 2:05pm.

/s/ Approved 7-19-2022

Susan P. Good

Secretary/Treasurer



**MINUTES OF THE BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
JUNE 14, 2022**

Present:

Mindy Brickman	Ernest G. Gethers, Jr.	Edith G. Jones
Steven Kennedy	Lisa S. Mazique	Darrel J. Saizan, Jr.
Theodore C. Sanders, III	Rachel Shields	C. David Thompson

Absent:

Susan P. Good
Cherie Teamer Henley
Eric D. Jones, Ph. D
Kea Sherman
Iam C. Tucker

Also Present:

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

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

An introduction of guests was conducted.

Guests

Jeffrey Schwartz	City of New Orleans
Marcel Wisznia	Wisznia
Paul Simmons	Wisznia
Miles Granderson	Wisznia
Andy O'Brien	Building Trades
Ben Myers	Times-Picayune
Alexcear H. Short	NOEMFOJWB Park
Tangee Wall	NOEMFOJWB Park
Eva Washington	NOEMFOJWB Park
Lisa Ross	OPAD
Leah Bailey	UNITE HERE

A motion for approval of the agenda was offered by Mrs. Rachel Shields and seconded by Mr. Steven Kennedy.

APPROVAL OF MINUTES

A presentation of the minutes of the May 10, 2022, board meeting was deferred as requested by the Secretary-Treasurer due to her absence from the meeting.

TWO SAINTS CO-LIVING RESIDENTIAL PROJECT

Mr. Marcel Wisznia, Developer representative, provided a background of the development. A PILOT was granted approval in 2018. (Note: a copy of the previous resolutions of approval is attached to the file). This project remains a social, communal living, affordable housing development targeting hospitality industry workers. This type of housing is challenging from the standpoint of lenders; however, financing is in place. The impact of Covid has driven up construction costs which are 20% higher (from \$44M – \$52M). Further, he advised that he has had numerous conversations with the IDB President and DBE/Local Hire Committee members concerning his team's planned outreach in meeting the required targets. Construction has not begun but they foresee 18 months for construction to be financed through Common Mortgage Company. He assured the Board that there would be DBE participation as he believes it is a responsibility of the Developer.

Board members questioned the affordability of the unit at \$1100 per month for hospitality workers. Mr. Wisznia advised that for the intended demographics, the tenant's rent would include amenities such as utilities, wi-fi, cleaning services, utensils, cookware, kitchen appliance use, electricity, etc. The rents would be anywhere from 50 – 130% of the AMI (area median income). With regards to commercial tenants, he reminded the Board that Punch Bowl was its major tenant with a conditional use approval through the City.

Mr. Saizan requested a motion approving the Second Amended PILOT Resolution prepared by counsel, same was offered by Mr. Kennedy with a second by Mrs. Mindy Brickman.

Counsel, David Wolf, advised that the Resolution has been changed since the original approval in 2018. It was ratified in 2020 and placed on the back burner since then. The PILOT lease incorporates transfer of property after construction is complete. All DBE and workforce targets remain the same until the final audit is completed. The structure of the PILOT will be restrictive and include separation of the building and the land. If the developer decides to sell or unwind the PILOT, the successor must keep the original nature of the development. There can be no conversion. The rent restriction covenant must remain in effect to keep the PILOT. The current Resolution ratifies the actions of 2018, 2020 and 2022. The language for the 15-year restrictive covenant is in process and should be completed within the next 30-45 days. In the restrictive covenant, the Developer must show compliance and will require final approval by the Board.

By unanimous vote, the Board granted ratification of the Second Amended PILOT Agreement for Two Saints.

SIX FLAGS UPDATE – (Jeffrey Schwartz)

NORA

Mr. Schwartz advised that NORA held its board meeting. Discussions have been ongoing with the City, the IDB and NORA. The resolution of this matter should take place by the IDB's July board meeting. Board members expressed its concern over the pace and asked to please have same ready for review and approval by the Board since it seems the issues are not with the IDB. Mr. Wolf

interjected that for the next meeting of the IDB he has drafted a CEA, as well as the Act of Conveyance, so that all documents will be ready for signing once approved by the Board.

Bayou Phoenix

The City and Bayou Phoenix continue to work together on redevelopment of the Six Flags site. The feasibility study is yet ongoing.

DXC Technologies

DXC conducted a jobs audit, and it appears they are in a better position than initially perceived for the previous three (3) years creating a modest adjustment. The IDB's 2020 (Pay Year 3) contribution is \$70,462.17. (See letter attached). He further advised that local leadership and the Louisiana Economic Development Department have been active in participating with universities in creating a support system for the City in the tech industry, including DXC. Further, he would like to convene a meeting beginning with the leadership of IDB to further include City and State representatives, local universities and HBCUs as call ready partners that would entail a 300-student employee outreach. Interested Board members will be invited. The goal would be an attempt at leveraging programs in pursuit of investments for a greater impact.

PRESIDENT'S REPORT

Mr. Saizan presented his report which is attached to these minutes. He further advised that he authorized the repair/replacement of the damaged fence at Six Flags. He then announced that Joy Matthews, administrative assistant, is leaving the employment of the IDB. A floral presentation was made to her for her services with best wishes for her future.

SPECIAL COUNSEL'S REPORT(David Wolf)

A copy of Counsel's report is attached and made a part of these minutes.

COMMITTEE REPORTS

Philipson/Randolph Economic Development Fund Committee

Committee Chair, Mrs. Edith Jones, reported the committee is seeking \$150K to assist and aid in moving forward DBEs, start-ups (in business less than 3 years) and established businesses (in business 3 years or greater). Further parameters/requisites are yet being defined for presentation for Board approval. A few of these requisites include business history, tax IDs, registration with Secretary of State, etc. The committee has investigated funding/grant levels of \$5K and \$10K. Discussions include grant areas of acceptable expenses: insurance, skill enhancement programs, office equipment, as well as those expenses that will not be acceptable. A copy of the report is made a part of these minutes. The Committee believes the IDB should not administer the program but rather, the Committee will identify a nonprofit that provides and supervises programs of this type. The IDB's Committee would review and determine acceptance.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, was absent and the Board was advised that her report would be made at the next board meeting.

PUBLIC COMMENTS

Ms. Tangee Wall of New Orleans East Matters and Friends of Joe Brown thanked the Board for its push to move up the pace of the redevelopment of Six Flags and thanked Mr. Schwartz for his update.

There being no further business, the President requested a motion for adjournment. Same was offered by Mr. Theodore Sanders, with a seconded by Mr. Kennedy. The meeting ended at 12:55pm.

/s/ and APPROVED 7-19-2022

Susan P. Good
Secretary/Treasurer





NOTICE OF CANCELLATION

OF THE

BOARD MEETING

OF THE

INDUSTRIAL DEVELOPMENT BOARD

OF THE

CITY OF NEW ORLEANS, LA., INC.

THE TUESDAY, JULY 12, 2022 MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. HAS BEEN RESCHEDULED. A NOTICE OF THE NEW MEETING DATE WILL BE DISTRIBUTED IN ADVANCE OF THE MEETING.

INDUSTRIAL DEVELOPMENT BOARD OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.

February 22, 2022

MINUTES OF THE BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
JULY 19, 2022

Present:

Mindy Brickman	Ernest G. Gethers, Jr.	Susan P. Good
Cherie Teamer Henley	Edith G. Jones	Dr. Eric Jones
Steven Kennedy	Lisa S. Mazique	Darrel J. Saizan, Jr.
C. David Thompson	Kea Sherman	

Absent:

Theodore C. Sanders, III
Iam C. Tucker

Also Present:

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

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

An introduction of guests was conducted.

Guests

Andy O'Brien	SELABCTC
Alexcear H. Short	NOEM/FOJWBP
Eva Washington	NOEM/FOJWBP
Troy Henry	Henry Consulting
Jeff Schwartz	CNO/Econ. Dev.
Ben Myers	Times-Picayune
Leah Bailey	UNITE HERE
Stan McDaniel	McDaniel Group
Tonya Pope	Jazzland
David Miller	Renaissance Prop Grp

A motion for approval of the agenda was offered and accepted by unanimous vote of the Board.

APPROVAL OF MINUTES

A motion for approval of the minutes of the May 10, 2022, and the June 14, 2022, board meetings was offered by Mr. Ernest Gethers and with a second by Mrs. Kea Sherman. By vote of the Board, both sets of minutes were approved unanimously.

SIX FLAGS/CITY UPDATES – (Jeffrey Schwartz)

NORA, CEA Extension, Bayou Phoenix

Mr. Schwartz advised that the CEA with NORA is moving forward and is expected to be signed within weeks from today's meeting. Board members inquired as to why there has been such a delay in getting this agreement effectuated. Mr. Schwartz responded that the agreement by and between the City and NORA affects the transfer between the NORA and the IDB. Once NORA has been provided with expectation clarifications by the City which discussions are underway, the CEA between the IDB and NORA should be ready for signing. He added that under the current CEA between the City and the IDB, the IDB could have entered an agreement with the Developer for control of the site. The IDB, however, preferred to relieve its ownership of the property by transferring the property to an owner selected by the City rather than transfer control of the site to the Developer. As relates to the CEA between the City and the IDB, which expires at the end of August, Mr. Schwartz stated the City is seeking a year's extension of the agreement.

Dr. Eric Jones expressed the frustration among the residents in New Orleans East because they have no knowledge of what is going on and stated that he is not in agreement with extending the CEA another year. In response, Mr. Schwartz advised that the City is not negotiating the issues between the IDB and NORA. NORA, however, is looking for the City's indemnification in the agreement between it and the City. Discussions are underway on each of the drafted CEAs and those negotiations are not in the public forum. Mrs. Sherman, inquired to why is it that the IDB cannot transfer the property back to the City. Mr. Schwartz advised that such a process, by virtue of the City Charter, would take several months. Such a step now would further slowdown the process with the structures set in place in the City Charter concerning City ownership of properties for economic development. He emphatically stated that he is confident that these matters will be resolved very soon and that he understands the frustrations, but to move forward, there is a need for the extension of the CEA between the IDB and the City.

Mr. Wolf advised that he previously sent to the Board the CEA between the IDB and the City. In the CEA, the City has the responsibility for redevelopment of the site including the processing of the Request for Qualification (RFQ), the selection process. He advised renewing the CEA for a year as it is beneficial to the IDB. The IDB and its staff are not equipped to handle the depth of such a process. With those remarks, Dr. Jones suggested a 3 to 4-month extension, not a year. The President interjected that the IDB has done what it believes to be the right thing for the community and that since the Board has gotten this close, it would be a hasty move not to grant an extension. Mr. Schwartz interjected that he did not see the timeline lasting beyond another IDB board meeting.

Discussion continued concerning the timeline and the benefit of the CEA to the IDB. Mr. Wolf repeated the concerns of the burden that would be borne by the IDB and its staff if the CEA is not renewed, either for 3 – 4 months or a year.

Mr. Troy Henry, representing Bayou Phoenix, provided an update on his team and where things currently stand. A handout of the project was presented to the Board. (This handout will be made

a part of these minutes.) Bayou Phoenix is anxious to gain site control. The developers have invested upwards of a half million dollars to date. A feasibility study is being conducted, as well as an economic impact study. The project is to include a youth sports complex, a hotel, a retail component, and family entertainment venues. He asked the Board to please consider his report and the need to finalize all agreements necessary.

Mr. Wolf assured the developer that the Board is not slowing down the process. A draft of the CEA was submitted in January and has since been revised, adding that there is nothing more the IDB can do. He added that as he understands it, NORA is looking for protection should any phase of the multi-pronged process fall through.

After all discussion, a motion for a 3-month CEA extension between the IDB and the City was offered by Mrs. Edith Jones with a second by Mr. Gethers. The motion passed 12 to 1, with Dr. Jones objecting.

PRESIDENT'S REPORT

Mr. Saizan advised that he continues working with counsel on DBE/local hire compliance final targets of: Woodward-Julia (730 Julia); OCH Redevelopment Partners; Edwards Mid City Phase II; Edwards LGD. He signed off on the IDB's 2021 audit. He reported that Rachel Shields resigned from the Board due to residency compliance issues, which now leaves the IDB with 2 vacancies.

SPECIAL COUNSEL'S REPORT (David Wolf)

Counsel briefed the Board on the following issues:

OCH Redevelopment – Counsel provided background and overview of this project. He advised that David Miller, the OCH representative, was in attendance. This development encountered main/general contractor issues during construction which prevented it from meeting certain required goals in DBE and local hiring. Contractor employment records were lost or not made available. Covid also played a great part in trying to meet the targets. The Developer was not able to specifically nail down Orleans Parish worker numbers but believed them to be somewhere between 20%-40%. DBE participation appears to be around 38%, which is above the set target. The abandoned school redevelopment in the 7th Ward, created about 46 affordable units for seniors. Occupancy is at 100% as confirmed by Mr. Miller. It was further noted that support documentation of this matter has not yet been vetted by the IDB consultant. Counsel reminded the Board that this was a project with a small amount of tax savings – approximately \$10K a year.

Ms. Sherman queried as to where the onus lies in preserving records – the developer or the contractor? If the onus is on the developer, responsibility should not be allowed to shift to the contractor. The IDB policy, she stated, is DBE 35% and local hire 40%. Mr. David Thompson added that he thought this was a great project. Other Board members thought there should be no reason to compromise policy although they did not wish to seem harsh. Ms. Sherman stated that she understands the Board must be reasonable when assessing the situation and not penalize without considering the circumstances which placed the developer in this position. In deference to the developer, hiring during the pandemic did, in fact, place a hardship on many projects. Mrs. Mindy Brickman added that the developer realizes the failure to meet the target and wishes to pay the \$5,300+ penalty based on the evidence that was available. After full board discussion, it was

motioned by Mr. Steven Kennedy that this matter be set aside until such time that IDB consultant, Stan McDaniel, has a chance to review the documentation in support of the local hire and DBE participation. Mr. Wolf advised that the amount found to be due is based on the current assessment and is minimal. Mr. Saizan stated he would prefer to do a better job of requiring documentation in the future and would rather move this matter forward, creating a better system for future projects to follow.

Mr. Wolf then provided the current scenario sharing that DBE participation was at approximately 38%, greater than the 35% required. The local hire target was missed and based on the records available to the developer, if the miss was 100%, the amount that would be due would result in a penalty of approximately \$5,300. After discussions by the Board, Mr. Kennedy withdrew his motion to have Mr. McDaniel conduct a review of the support documentation and submitted a new motion for acceptance of the OCH penalty payment as provided by counsel. Same was seconded by Dr. Jones. The Board approved unanimously the \$5,300 penalty payment.

Woodward Julia (730 Julia) - Counsel provided an overview of the development. A final DBE/Local Hire Audit analysis was submitted by consultant, Mr. McDaniel which showed the developer failed to meet the Orleans Parish 40% target. Further, the Developer achieved 22% of the 35% DBE target. As a result, a letter was sent to the developer advising that due to the failures in meeting the targets, a total penalty of \$448,000 (\$327,000 and \$121,000 respectively), would be due. Through their attorney, an opportunity to rebut was offered. The developer has since been working on providing documentation to Mr. McDaniel to prove the targets were met. No action is needed by the Board today on this matter.

More discussion followed as to what type of proof of residency can be verified. Mr. McDaniel reported that acceptable forms of proof of residency are provided to developers in advance of the documentation.

WD Phase I and Bourgoigne Bywater are two pending audits that have not yet been submitted for review.

Edwards Mid City Phase II - In Mr. Wolf's overview of this matter, he advised that the DBE/Local Hire audit has been completed. This is a matter wherein the original application proposed the construction of one large development but that at the last-minute, the Developer split the project into two phases for financing purposes. Mr. Wolf advised that Mr. McDaniel's report shows a combined penalty of \$154,000. The report on Phase II further shows that review and analysis of the documentation submitted by the Developer, were unreliable in Mr. McDaniel's assessment, thus reducing the numbers submitted by the Developer. Both (the consultant and the developer), appear confident in what each had assessed. Mr. Wolf further advised that Edwards is currently in negotiations to sell the property and would like to resolve this matter by paying the penalty amount of \$95K which is the difference between or the average of the penalties in both phases. The President, then interjected that he has been involved in this process and after hearing all sides, recommends the Board approve the \$95K penalty payment.

After discussion a motion was offered by Mr. Kennedy to accept the penalty payment as presented by counsel (\$95K). Same was seconded by Dr. Jones. By vote of the Board, the motion passed 12 to 1, with one objection by Mrs. Jones.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, reported that the CD at First Bank and Trust was renewed at maturity in June. She added that as a result of the 2021 IDB audit, a “due to the IDB from Six Flags” is listed as a note on the monthly report. Additionally, the IDB, in accordance with the recommendation of the auditors, must show the Six Flags property as an asset of the Board. Therefore \$3M, the most recent approximate appraised value, is now listed on our financial reports. All line items are within budget as of this report.

COMMITTEE REPORTS

Philipson/Randolph Economic Development Fund Committee

Committee Chair, Mrs. Jones, reported an update from the Committee’s last meeting. (See a copy of the report attached). The report shows the requirements for participating in the grant program; a timeline for implementing the program that includes the creation of an RFP in August with issuance to the public in September, a review of responses submitted in November, and an Assessment and Selection of a Program Administrator in December which timeline is to include meetings with the selected Administrator for input and creation of program guidelines. Implementation is slated for 2023. She further advised that the Committee is requesting for approval, \$150K plus 15% for administrative costs. A request to place the funds with HOPE Credit Union was also made. Maximum grants would be \$5000 with no allowance for meals or entertainment.

With regards to requirements, Mrs. Cherie Henley suggested one year of business taxes or personal tax returns may be a more considerate requirement for a startup rather than three years. Mrs. Good requested clarity as to when the grants would be awarded, and which budget would be affected. Mrs. Jones advised that grants would be distributed in 2023 budget when the program is hoped to go into effect. With Mrs. Jones motion for approval on the floor and same being seconded by Mr. Kennedy, the Board voted unanimously on the motion as presented.

PUBLIC COMMENTS

Mrs. Eva Washington of New Orleans East Matters and Friends of Joe Brown presented that she and other members of community organizations attend IDB meetings in order to get information to the NOLA East community. She expressed the sentiments of the community at large concerning the pace of the redevelopment of Six Flags. She added that to make the citizens of New Orleans aware that N. O. East is eager for commerce, NOLA East Matters is hosting the first NOLA East Festival on September 17 at Joe Brown Park. It will be a family-oriented event and she asked for support from the IDB members.

Mrs. Tonya Pope of Jazzland was recognized and voiced that 1) A vote for the CEA extension should be invalid as public comment was not considered prior to the vote. She added that her company has been requesting to purchase the property and/or develop the site for many years. 2) Every year since 2017, she stated, the CEA has been extended and each time someone mentions selling the property. She suggested letting developers bid on the property to take it off the hands of the IDB.

Mr. Kennedy broached for discussion a concept by a Tulane graduate who wishes to conduct a case study of smaller projects involved with the redevelopment of the site. The IDB can be more effective he added and again suggested that the IDB allow such a case study.

Before closing of the meeting, Mr. Thompson reminded the Board that this would be the last meeting with special counsel, David Wolf, who as he is retiring. He praised the work of Mr. Wolf and his institutional knowledge and wished Mr. Wolf, on behalf of the IDB Board and Staff, a warm, heartfelt “Thank you” for all his contributions in making the IDB what it is today. There was a resounding, standing applause in praise to Mr. Wolf for his contributions over the years.

There being no further business, the President requested a motion for adjournment. Same was offered by Mr. Kennedy, with a second by Dr. Jones. The meeting ended at 2:18pm.

/s/ and APPROVED 8-16-2022

Susan P. Good

Secretary/Treasurer



**MINUTES OF THE BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
AUGUST 16, 2022**

Present:

Ernest G. Gethers, Jr.	Susan P. Good	Cherie Teamer Henley
Edith G. Jones	Dr. Eric Jones	Steven Kennedy
Lisa S. Mazique	Darrel J. Saizan, Jr.	Theodore C. Sanders, III
Iam C. Tucker		

Absent:

Mindy Brickman
Kea Sherman
C. David Thompson

Also Present:

Sharon Martin, Administrator, IDB
David Wolf, Adams & Reese, Bond Counsel
Philip Sherman, Adams & Reese
Cate Creed, Adams & Reese

The meeting was called to order at 12:10 PM by President, Darrel Saizan.
A roll call confirmed a quorum.

An introduction of guests was conducted.

Guests

Andy O'Brien	SELABCTC
Alexcear H. Short	NOEM/FOJWBP
Eva Washington	NOEM/FOJWBP
Jeff Schwartz	CNO/Econ. Dev. (via Zoom)
Ben Myers	Times-Picayune
Leah Bailey	UNITE HERE
Claudia Celestand	
Tonya Pope	Jazzland
Tangee Wall	New Orleans East Matters

The President deferred to Special Counsel, David Wolf, for the explanation for the addition to the agenda of a Resolution covering LIBOR (London Interbank Offered Rate). These changes may/could affect PILOTs currently and futuristically, but particularly at this time as it relates to Crescent Crown Distributors.

After the offer of the motion by Mr. Theodore Sanders and a second by Mr. Ernest Gethers, the Board voted unanimously to add said Resolution to the agenda, including full approval of the agenda as amended.

APPROVAL OF MINUTES

A motion for approval of the minutes of the July 19, 2022, board meeting was offered by Mr. Gethers and with a second by Mr. Steven Kennedy. By vote of the Board, the minutes were unanimously approved.

SIX FLAGS/CITY UPDATES – (Jeffrey Schwartz)

NORA, CEA Extension, Bayou Phoenix

Mr. Schwartz was introduced via a live Zoom video. He requested approval of the IDB resolution authorizing the President to sign a CEA with NORA which transfers the property for redevelopment of the former Six Flags site. He added that the CEA is expected to be signed within weeks from today's meeting. A motion was offered by Mr. Sanders with a second by Mrs. Iam Tucker. Mr. Wolf then explained the process of supporting the resolution and directed the Board's attention to a copy of the procedures that were distributed with the minutes.

Board members then sought from Counsel assurances that all was in order to hand the property over to NORA. Appreciation was offered regarding the job by counsel and staff in managing the site to date. Members also shared disappointment in the IDB not having been included in parts of the process along the way and that \$254K dollars were to be disbursed to transfer the property. Mr. Saizan reiterated the IDB's history of ownership of the property and how previously the filming industry served as a boon in generating income to cover the costs of maintaining, securing and insuring the site. Dr. Eric Jones expressed appreciation but added that he wished to see language included in the final draft of the CEA with NORA that the \$254,000 is specifically earmarked for those uses stated and not be used for any other purpose. He further inquired as to whether the amount would be issued in increments or in a lumpsum payment.

Mr. Wolf reminded the Board that the \$254K would be given to NORA in one lumpsum at the time of transfer of the property. The CEA stipulates that a month after the transfer, NORA is to make a report on the expenses and income. NORA also agrees that if funds are generated through filming, leases, etc., they will reimburse the IDB up to the first \$40K. When NORA is given the full amount, it will relieve the IDB of any responsibilities. The only other accountability clause, Mr. Wolf stated, is after the first year.

Mr. Schwartz was asked to update the Board on the status of the CEAs that were pending. He advised that all other CEAs have not been signed as of this date. The CEA between the City and the IDB must be approved by the City Council. Once approved, that CEA can be signed. Mr. Schwartz added that when the CEA between the City and NORA is signed, which he anticipates soon, there will be no need for an extension agreement between the IDB and the City. The City is currently working to make sure all CEAs are signed in short order. Mr. Steven Kennedy inquired specifically regarding the assurance of NORA's continued maintenance, security and grass cutting of the site, asking that if and when the developer begins paying for these expenses, will the fund balance be returned to IDB. He emphasized the need for the Board to be assured there would be no slack in these services. Ms. Sharon Martin, Administrator, interjected that it would be to NORA's benefit to keep the current security company as they have protected the property well and are most familiar with the site, and its uses.

Board member, Mrs. Cherie Henley, sought assurance that the CEA with Bayou Phoenix is one of those being signed. Mr. Schwartz reiterated the other CEAs are not yet ready for this timeline.

NORA, however, will be the agent to sign the agreement with Bayou Phoenix. All CEAs are in some phase of moving forward. Mrs. Tucker asked to have reflected in the record that it is hoped that all parties are committed to signing the affected CEAs.

Mrs. Susan Good reminded the Board that the Resolution requires amending the budget if the \$254K is transferred before December 31, 2022. Additionally, she stated, the Board should be aware that staff's time and effort have never been accounted for in the management of Six Flags.

The President opened the floor for public comment. Ms. Tonya Pope was recognized, stating that for clarification her bid to purchase the site many years ago remains in that position to date. Mr. Wolf reminded the Board there is no written offer to purchase. Ms. Pope reiterated her offer to purchase at this time was still on the table.

Ms. Tangee Wall, stated she is excited to see the forward movement of the CEAs, hoping the transition is smooth. She added that at the Mayor's meeting (the night before), the Six Flags presentation was positive but nothing seems real until the site is in the hands of Bayou Phoenix. Ms. Wall thanked the Board for its continued concern for the New Orleans East community.

Mr. Wolf then reminded that if the property has not been transferred by the end of the month, there will be a need for the signing of the 3-month extension. Discussions ensued as to when there would be a signing of the CEA with NORA and the time issue involved with the signing of all CEAs. Mr. Wolf advised that the IDB does not have control over the terms of any agreement between NORA and other parties or, the City and other partners, and that NORA has made it clear that it does not have the money to pay the expenses associated with the site. Again, it was reiterated that the City is confident that the CEAs will be executed by all parties involved to effectuate the property transfer from the IDB to NORA. It is hoped that all CEAs will be signed at or around the same time.

After all discussions and clarifications, and with the motion and second having been rendered, the Board voted unanimously for the resolution outlining the signing of the agreement between the IDB and NORA for the transfer of the property, including the budget amendment.

Mr. Wolf then encouraged everyone to contact their district councilmember to request this matter be approved at the next City Council meeting.

LIBOR (London Interbank Offered Rate) Resolution for Approval

Based on the explanation provided by Special Counsel for the need of this Resolution, by Motion of Mr. Kennedy, and a second by Mr. Gethers, the Board voted unanimously, approving the blanket resolution regarding LIBOR changes.

PRESIDENT'S UPDATE

Mr. Saizan advised that he recently had discussions concerning a possible application by a concrete company that may come before the Board for a PILOT incentive. The concrete company would be located near the intra-coastal waterway, near Blade Dynamics at the Michoud slip. Mr. Wolf added that he and Jeffrey Schwartz spoke with a company representative. The PILOT sought would be a different type of PILOT and that at this time nothing has been formulated. No application has yet been received by the IDB. The company was advised of the employment and DBE goals.

SPECIAL COUNSEL’S REPORT (David Wolf)

There was no Special Counsel report at this meeting.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, reported that as of June, there was a balance of \$19K in the Gulf Coast Six Flags account and that the 2020 DXC Technologies payment in the amount of \$70,462.17 was made to the City. She reminded the Board that the IDB budgets a commitment of \$150K annually to the City for this purpose. The amount was reduced due to DXC’s failure to meet employment targets. All other line items are within budget. Currently, we are maintaining only three (3) CDs. All other CDs have been converted into either a savings account or money market account or, at maturity, the funds were transferred to the IDB’s LAMP account. She reported that First Bank & Trust has been changed to Bank Plus with all documents requiring updating. The CD at Crescent Bank and Trust will mature in September.

Mr. Kennedy inquired as to whether the Six Flags property, as an asset, would be removed from the IDB’s current list of assets once transferred to NORA. Mrs. Good responded, “Yes”.

COMMITTEE REPORTS

There were no committee reports for this meeting.

Dr. Jones expressed concern regarding the distribution of an email related to the Board’s education of Robert’s Rules of Order. He did not understand the email’s intent but strongly recommended that perhaps the Board should secure a Parliamentarian to ensure that rules of order are maintained.

PUBLIC COMMENTS

Mrs. Eva Washington of New Orleans East Matters and Friends of Joe Brown thanked the Board for its contribution over the years with regards to Six Flags, adding that she is looking forward to a celebration.

There being no further business, the President requested a motion for adjournment. Same was offered by Mr. Gethers, with a second by Mrs. Tucker. The meeting ended at 1:11pm.

/s/ and APPROVED 10-11-2022

**Susan P. Good
Secretary/Treasurer**





NOTICE OF CANCELLATION

OF THE

BOARD MEETING

OF THE

INDUSTRIAL DEVELOPMENT BOARD

OF THE

CITY OF NEW ORLEANS, LA., INC.

THE TUESDAY, SEPTEMBER 13, 2022, MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. **HAS BEEN CANCELLED.** THE NEXT IDB BOARD MEETING IS SCHEDULED FOR TUESDAY, OCTOBER 11, 2022. A NOTICE OF THE NEW MEETING DATE WILL BE DISTRIBUTED IN ADVANCE OF THE MEETING.

**INDUSTRIAL DEVELOPMENT BOARD OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.**

SEPTEMBER 8, 2022

**MINUTES OF THE BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
OCTOBER 11, 2022**

Present:

Mindy Brickman	Ernest G. Gethers, Jr.	Susan P. Good
Cherie Teamer Henley	Edith G. Jones	Dr. Eric Jones
Steven Kennedy	Lisa S. Mazique	Darrel J. Saizan, Jr.
Theodore C. Sanders, III	Kea Sherman	Iam C. Tucker

Absent:

C. David Thompson

Also Present:

Sharon Martin, Administrator, IDB
Angelle Laraque, Administrative Assistant
Lee Reid, Adams & Reese
Philip Sherman, Adams & Reese

The meeting was called to order at 12:10 PM by President, Darrel Saizan.
A roll call confirmed a quorum.

An introduction of guests was conducted.

Guests

Ben Myers	Times-Picayune
Andy O'Brien	Selabce
Jeff Schwartz	City of New Orleans
Travers Mackel	WDSU
Alvin Moore	WDSU
Kevin Duckworth	WVUE-TV
Alexcear H. Short	NO East Matters
Tangee Wall	NO East Matters
Eva Washington	NO East Matters
Stephanie Riegel	Times-Picayune

APPROVAL OF AGENDA

By motion of Mrs. Mindy Brickman, with a second from Mr. Ernest Gethers, the Agenda was unanimously approved by the Board.

APPROVAL OF MINUTES

By motion of Ms. Lisa Mazique, with a second from Mr. Steven Kennedy, the Board voted unanimously for approval of the August 16, 2022, minutes.

SIX FLAGS/CITY UPDATES – (Jeffrey Schwartz)

NORA, CEA Extension, Bayou Phoenix

Mr. Schwartz was recognized and advised that by request of the Mayor, a motion for approval of the CEA extension was submitted to the City Council under MCS #3905. Because of regulations, there is a 14-day process before the Council will review to approve. He further advised that the Mayor shared a letter with the Board, thanking it for its continued stewardship.

Further, Mr. Schwartz said negotiations continue between the developer, Bayou Phoenix, and NORA. He added that he cannot state what will or will not happen but was confident the agreement between the parties would be signed. NORA, at its board meeting the previous week, stated that it will pass a resolution regarding the transfer of the property by its next meeting which has not yet been scheduled.

Board members expressed concern, stating that nothing was complete and final, particularly with regards to the transfer of the property. The property, after transfer to NORA, must have the Act of Sale recorded as well. Mr. Saizan added that the Board has done all it could over these many years to maintain, secure and insure the property for the sake of the N. O. East Community. He wishes to ensure that it will continue to be serviced in like manner once the property is transferred. Mr. Schwartz was asked to please deliver to the Board a copy of the Mayor's letter aforementioned.

DXC

Mr. Schwartz reported that although late, fourth year numbers are available. He further advised that local DXC leadership would like to meet with the IDB and other partners to engage in its efforts in moving forward. The State will be disengaging, but in doing so, all is not negative. Hiring numbers have been low due to Covid. Currently, there are 200-300 New Orleans hires. Efforts are also underway to determine how a partnership can help with the workforce capacity since the State committed \$25M for career and tech training to benefit the State. DXC wishes to continue its partnership with the City. Mr. Schwartz reported that DXC will be staying in New Orleans, working towards its ambitious goal of filling 2,000 jobs over the 10-year period with a projected payroll of \$70M per year despite missing all targets to date. Leadership at DXC is recalibrating.

The City intends to continue its cash incentive which is geared towards a tech workforce with colleges and universities. The City's agreement entails a \$650K contribution over a 10-yr period commitment. The IDB contributes up to \$150K per/year with the City adding the additional \$500K. The payments are prorated based on the hiring numbers met towards the yearly goal. He further explained that failure in meeting these goals could possibly be recaptured later. He then reiterated the desire to coordinate a meeting amongst DXC, IDB, universities/colleges and the City. Mrs. Iam Tucker stated that the concept of DXC, including a program that would work in tandem in preparing high school students for a career path in technology, would be an even greater benefit to the City. Mrs. Susan Good asked if the 2021 figures would be submitted to the IDB any time soon. He advised, by December.

QUARTERLY REPORT BY DEVELOPERS

The Board was informed that Bourgoigne Bywater has submitted its final DBE and local hire reports copies of which were provided to each member. Said reports will be reviewed by the IDB Committee, per Mrs. Tucker.

PRESIDENT'S UPDATE

Mr. Saizan informed the Board of former member, Walter Flower's, passing. Mr. Flower was instrumental in providing a PILOT to the Hyatt after Hurricane Katrina for redevelopment, and for the implementation of the Job Match program of the IDB. Mr. Saizan brought to the Board's attention that the next Board meeting is scheduled for Tuesday, November 8, which is also Election Day. That meeting date is to be rescheduled. Staff will conduct a poll for a new date.

SPECIAL COUNSEL'S REPORT (Lee Reid)

Mr. Reid advised that he and the other team members (Philip Sherman and Cate Creed) have been working with Mr. David Wolf and are ready to take the helm once he has made his retirement final. He updated the Board that 1) Two MOU's (Memoranda of Understanding) have been signed in connection with the Edwards developments (Edwards Mid City I and II, and Edwards NOLA LGD) providing an understanding of the administrative fee and PILOT payments due in 2023; 2) A meeting will be arranged to review the addendum to the final DBE/Local Hire Audit in Woodward Audubon. The addendum covers the review of additional documents submitted by the Developer for DBE participation; 3) They are working with the IDB staff in re the distribution of annual PILOT reporting forms to Developers; 4) The legal team is working with a number of developers and their attorneys regarding PILOTs and bond issues that included LIBOR (London Inter-Bank Offered Rate) conditions; 5) A lawsuit was filed against the Hyatt (a/k/a Poydras Properties Hotel Holding) which names the IDB as a co-defendant. Pursuant to the PILOT language of the Lease Agreement, the Lessee provides for defense of the IDB. That defense has been accepted by the Developer; and 6) There is a possibility of additional PILOT deals to come before the Board, but they are not yet ready for presentation and approval.

A question was raised concerning a Board Retreat to ensure all Board members understand the many issues involved with the review of PILOT requests for approval. The retreat would also be a perfect opportunity to review the "mini-PILOT" concept that can be offered by the IDB as an incentive to smaller businesses.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, reported the CD with Crescent Bank & Trust will be renewed. She reminded the Board that at its last meeting a question was raised concerning the additional \$3M added as an asset (Six Flags property) of the IDB, advising that it will be removed once the property is transferred to NORA. She then advised that the overall financials show that the budget is on yearly target. She then welcomed Angelle Laraque as the IDB's newest staff member.

COMMITTEE REPORTS

Mrs. Edith Jones presented an update, advising that a copy of a draft of the RFP proposal was completed and sent to the Philipson/Randolph Economic Fund Committee for review. Once reviewed, it will be sent to counsel for review and guidance and final format. Once that process has been exhausted, it will be presented to the Board for review and final approval. The funds for this economic development program will be presented in the 2023 budget when completed.

PUBLIC COMMENTS

Mrs. Tangee Wall of New Orleans East Matters was recognized. She expressed concern of the timeline involved in the Six Flags process for redevelopment. She stated that based on the updates at the August meeting, it was anticipated that the property transfer from the IDB to NORA and moving forward by the Developer would have taken place by now. The timeline for these

processes, including the Developer signing a CEA and the other CEAs, has been over a year ago and nothing has happened to date.

Mr. Schwartz responded that the IDB has done all that is required at this point. The next steps will come later this month or early November, but he could not provide precise dates with regards to the time of signing of the agreements. He reminded everyone that the City is not involved in the agreement between NORA and the Developer but added that they are currently in negotiations with a meeting scheduled this Thursday. The process is moving forward he assured. In response to the question of “what is the hold up?” by Ms. Wall, Mr. Schwartz reiterated that each CEA warrants negotiations wherein each party feels assured and confident in taking on the conditions of the CEA.

Mrs. Eva Washington informed the Board that she, too, attended the NORA meeting the day before and that Bayou Phoenix was not on the agenda. She was advised that a special meeting by NORA is slated to take place by the end of the month. Ms. Mazique inquired as to whether there has been any engagement with the community on Bayou Phoenix or if there has been any feedback. Ms. Wall advised that Bayou Phoenix has reached out to the community.

Dr. Eric Jones stated that based on what he heard, the IDB is still in the same position, waiting to get the CEA signed for transfer of the property and still assuming all responsibility, with the same report being presented by the City at every meeting. After sharing his frustration, which was echoed by Mrs. Jones, other board members expressed that they were hopeful that these matters were being worked on in good faith, with Bayou Phoenix being given the opportunity to redevelop the site.

There being no further business to discuss, the President requested a motion for adjournment. Same was offered by Mrs. Tucker with a second by Mr. Kennedy. The meeting ended at 1:09 pm.

/S/ and APPROVED 11-10-022
Susan P. Good
Secretary/Treasurer



**MINUTES OF THE BOARD MEETING
OF THE
INDUSTRIAL DEVELOPMENT BOARD
of the
CITY OF NEW ORLEANS, LOUISIANA, INC.
NOVEMBER 10, 2022**

Present:

Ernest G. Gethers, Jr.
Edith G. Jones
Lisa S. Mazique
Iam C. Tucker

Susan P. Good
Dr. Eric Jones
Darrel J. Saizan, Jr.

Cherie Teamer Henley
Steven Kennedy
Kea Sherman

Absent:

Mindy Brickman
Theodore Sanders
C. David Thompson

Also Present:

Sharon Martin, Administrator, IDB
Angelle Laraque, Administrative Assistant
Philip Sherman, Adams & Reese

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

An introduction of guests was conducted.

Guests

Parker Boyd	WVUE-TV/Fox 8
Jim Pennison	WVUE-TV/Fox 8
Andy O'Brien	SELA Bldg & Constr
Scott Hedlund	Bayou Phoenix
Lauren Marshall	Woodward
Bill Hoffman	Woodward
Travers Mackel	WDSU
H. Uatt	WDSU
Troy Henry	Bayou Phoenix
Ben Myers	Times-Pic
Ed Parker	NOE Matters
V. Porter	Office of the Assessor
Lisa Ross	Office of the Assessor
Marilyn Laforce	Friends of Culture
Rosalind Peychaud	LA-OLD
Tangee Wall	NOE Matters
Alexcear H Short	NOE Matters
Claudia Celestand	Faubourg

APPROVAL OF AGENDA

By motion of Mrs. Susan Good, with a second from Mr. Ernest Gethers, the Agenda as presented was unanimously approved by the Board.

APPROVAL OF MINUTES

By motion of Mrs. Kea Sherman, with a second from Mr. Gethers, the Board voted unanimously for approval of the October 11, 2022, minutes.

SIX FLAGS/CITY UPDATES

The Board was informed by Mr. David Wolf, Counsel, that Mr. Jeffrey Schwartz would not be in attendance today due to his presence at the City's Budget hearings.

Dr. Eric Jones requested permission for Bayou Phoenix to make a presentation. The President, agreed, but deferred to Mr. Wolf for updates. He advised that Mr. Schwartz submitted a report which provided a summary of the status of the signing of the extension. Mr. Wolf presented that the current three-month extension of the CEA between the IDB and the City has yet to be executed. That extension was approved by the Board in August. An ordinance was introduced to the City Council in September, for approval of the extension of the CEA with an expiration date of November 30, 2022, which would then be signed by the Mayor.

An email to the Board from Mr. Wolf included an excerpt of the 2017 CEA that shows the City was responsible for the redevelopment of the former Six Flags site. The IDB's purpose was solely to own the property for the sake of the City. The ownership which allowed for the transfer of the property was the justification for the City moving forward in finding an entity to lease or take ownership of the property. In his correspondence, Mr. Schwartz has assured that the with November 30th expiration of the extension, the City will not drop or abandon the process. Mr. Wolf then counseled that the best course of action for the IDB is to leave the process with the City. All parties are still involved in negotiating an agreement. In the future, he advised, the Board may wish to review the status of the current processes and make some determination.

Dr. Jones stated that the IDB continues to hold the title of ownership, and to be responsible for expenses. After Board discussion, the President recognized, Bayou Phoenix ("BP") developer representative, Mr. Troy Henry.

Mr. Henry introduced Mr. Scott Hedlund of his team and proceeded to provide a background presentation on the history of where he and his team are today after a year and a half. He advised that the City, through the Department of Economic Development, has delayed some eight months in determining who the counterparts in negotiating the phases of the process would be. NORA was then selected. He advised that with entertaining potential investors, it is important to have a long-term lease in place and that lease has yet to be negotiated. BP was then advised that NORA would approve the master plan and would be involved in "all elements of the redevelopment, i.e., how physically laid out and with a master lease". BP rejected such involvement and the proposal as all conditions were untenable and could possibly harm any deal made with potential investors. Mr. Henry stated that the structure of the agreement was such that it proposed that if milestones were missed, the master lease could be terminated, even when providing quarterly updates on each aspect of such. To date, the BP team has invested some \$1M. All outstanding analyses should be completed within the next couple of weeks. He stated that such interference and oversight at all phases can kill the deal.

Mr. Hedlund stated that proposing these small incremental leases with oversight can hamper the redevelopment. Since much of these 227 acres has reverted to swampland, except for the parking lot, it will now require Corp of Engineer permits.

Ms. Lisa Mazique questioned, and Mr. Henry advised, that the economic investment of a \$500-\$600-M would have a \$1B impact on property values in New Orleans East alone. Further, in response to a question by Mrs. Sherman, Mr. Henry stated that the controls should be in the hands of Bayou Phoenix and not an outside party. In response to inquiry by Mrs. Iam Tucker, Mr. Henry informed that if the terms with NORA were reasonable, they [BP] could move forward immediately. The BP representatives were asked “if” the IDB could sell the property tomorrow, would they be in position to purchase, to which they responded “Yes”.

Mrs. Cherie Henley questioned that in the IDB’s limited capacity in this matter, what is it that the IDB can do? Mr. Gethers was recognized and advised that he is the only member on the Board who has real history of Jazzland/Six Flags. The reason the property was transferred to the IDB is that it would allow the selling process to have fewer complications. Ms. Mazique added the IDB should not deal with another delay and further suggested the IDB ask the City, in earnest, to make a presentation. The President then reminded the Board that despite all the IDB has done over the years, the IDB is not involved in the negotiations among the Developer, the City, or NORA.

Mrs. Edith Jones suggested that the IDB place the property on the market if by the end of November there is no advancement or sell it to the Developer which has already been approved by the City. Dr. Jones suggested entering into an agreement to purchase with BP and expressed further that as a member of this Board and a resident of New Orleans East, he is disappointed with the City and its process. He wishes the Board to consider a motion to remove NORA from the negotiations.

Further discussions ensued as to the nature of the motion or revising the motion that was placed on the floor. Mr. Wolf added clarity as to the number of CEA machinations currently in effect, including an extension of the current IDB CEA with the City. Mrs. Henley stated for the record that she did not want to extend the CEA with the City, which the IDB approved. She further suggested a special meeting be held to discuss another course of action by the IDB. Dr. Jones added that if NORA doesn’t change its oversight in dealing with the Developer, that a special meeting be called. Mrs. Tucker again inquired as to what the IDB can or cannot do and motioned not to do anything as this point and determine if the IDB can enter into an agreement with the Developer.

The President stated that the Board has resolved to do nothing at this time.

DXC (David Wolf)

Mr. Wolf advised that DXC submitted its 2021 report which the City has determined was short of the commitment goals. The IDB received notice from Mr. Schwartz for a \$41,000+ payment to the City as its part of the contribution to DXC. This amount, Mr. Wolf advised, is included in the IDB’s 2022 budget. Mr. Wolf noted that the IDB does not receive from nor check reports submitted by DXC to the City. The IDB receives, per the agreement, a notice annually for the amount due from the IDB by way of letter requests sent to the IDB from the City.

Mr. Steven Kennedy inquired as to what the IDB receives from DXC and what are the metrics used to determine if DXC is delivering. He believes the IDB should know how these thresholds

are being met or not. Other Board members expressed concern and disappointment with DXC's failure to meet its goals and its processes in outreach to local universities. The Board also expressed a desire to see the City's attempts at outreach in attracting more tech companies.

FINANCIALS (Susan Good)

Mrs. Good, Secretary-Treasurer, directed the Board to the printed copy of the financials, and suggested that the Board consider moving funds from the Whitney account since the balance exceeds the FDIC limit of protection. She further advised that the notes at the end of financials show the status of CDs. It also includes updates on Six Flags, noting that it shows that expenses paid by the IDB are not always a constant drain, as there are occasions when the site is rented, and the funds generated help to offset the costs.

COMMITTEE REPORTS

Philipson/Randolph Committee Update

Mrs. Jones advised that the Request for Proposal (RFP) has been completed with input from the A&R Team. It is ready for release by November 15. She then requested a motion to release the RFP and requested up to \$2500 for the cost of professional fees to advertise and distribute. Same was offered by Mrs. Jones with a second Mr. Kennedy. By majority, the Board voted with an abstention by Dr. Jones.

DBE/Local Hire Committee

Mrs. Sherman reported that the Woodward issues concerning their project, The Julia, missing the DBE/local hire targets as identified in the initial audit conducted by IDB consultant, Stan McDaniel were revisited. The audit warranted exploring because the matter was addressed up to a year and a half later. Mr. McDaniel's audit concluded that each target was missed due to lack of or insufficient information to support the developer's statement of having met the targets. Meetings were held by the Committee with the Developer rep and its compliance contractor, Mr. McDaniel and counsel. After these meetings the Committee thought it prudent to obtain a second review by Mr. McDaniel. Based on the review of documents submitted by the Developer as requested, Mr. McDaniel concluded that 95% of the 40% local hire target had been met. He further determined that the documents supporting DBE outreach, demonstrated "good faith effort" and had also been met. Considering these final findings, the Committee found the Developer compliant and in conclusion that no penalty should be imposed. The Committee further concluded that based on this experience additional steps are necessary for future auditing of the DBE and local hire commitments, and the language of the lease agreement requires revisiting for greater specificity.

Mr. Wolf explained that the method of review that began in 2017 has changed over time. Because the language was nebulous and open for interpretation, the components cited in the agreement are now being revised. The targets have always been 35% and 40% but the measures of meeting those targets along with the necessary support documentation seem to have been open to interpretation. In this case, based on the consultant's review, the Developer has met 95% of the employment goal and has proven that its efforts to meet the DBE targets were sufficient to show "good faith". These terms are now more specific in the PILOT language and have been implemented in current Lease Agreements.

Developer representative, Bill Hoffman, appreciated the opportunity to prove that it did everything it could to meet both targets based on the language and interpretation of the agreement.

Mrs. Sherman added that based on this lapse of time and the final review of documents, the Committee gave the Developer the benefit of the doubt. Mrs. Tucker advised that the Committee explored the documents and the deficiency of the language to come to this conclusion. The Committee Chair requested a motion for leniency under the aforesaid conditions and requested that no penalty be imposed. Same was offered by Ms. Mazique and with a second having been submitted. By majority, the Board voted to not impose a penalty, with one abstention by Mr. Kennedy

PUBLIC COMMENTS

Mrs. Tangee Wall of New Orleans East Matters was recognized and expressed, with regards to the Six Flags stalemate, that she wished the IDB would take some level in responsibility in getting the Six Flags redevelopment matter moved forward. She stated they came to the meeting today with the understanding that something positive would take place yet again there is a request for another extension. The citizens of New Orleans and particularly New Orleans East had hoped for more this time. Mrs. Jones interjected there was no vote for an extension today and that, in and of itself, is positive. She further reminded Mrs. Wall that the current extension expires on November 30.

Other Board Members expressed frustration in the Six Flags process, hoping something more definitive would have taken place today, as well. The President interjected that he wished to give the City the benefit of the doubt, and was sorry that Mr. Schwartz was not available to give a report. He suggested that the City, NORA and the Developer come to terms as the IDB would like to transfer the property as soon as possible.

Mr. Wolf, suggested Board Members contact their respective Councilmember, seeking the Council's support in getting these issues resolved.

There being no further business to discuss, the meeting ended at 2:08pm.

/s/ **APPROVED 1-10-2023**
Susan P. Good
Secretary/Treasurer





NOTICE OF CANCELLATION

OF THE

BOARD MEETING

OF THE

INDUSTRIAL DEVELOPMENT BOARD

OF THE

CITY OF NEW ORLEANS, LA., INC.

THE TUESDAY, DECEMBER 13, 2022, MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. HAS BEEN CANCELLED. A PRELIMINARY NOTICE OF THE JANUARY 10, 2023, BOARD MEETING WILL BE DISTRIBUTED IN ADVANCE OF THE MEETING AS A REMINDER.

INDUSTRIAL DEVELOPMENT BOARD OF THE
CITY OF NEW ORLEANS, LOUISIANA, INC.

December 5, 2022