



JEDCO Board of Commissioners
August 27, 2026 @ 8:30 A.M.
JEDCO Administration Building
700 Churchill Parkway, Avondale, LA 70094

MINUTES

Call to Order: 8:30 a.m.

Attended: Chairman Jim Martin, Roxanne Arocha, Jimmy Baum, Darren Chifici, Billy Douglass, Josline Frank, Teresa Lawrence, Daniel Lichtl, Mayra Pineda, Joe Riccobono, Stephen Robinson, Gene Sausse, Melisa Simeon, Lynda Nugent Smith, Bob Stevens, Teri Tucker

Absent: Mickal Adler, Mike O'Connor, Joe Ewell, Melissa O'Neal, Shondra Williams

Staff: Jerry Bologna, Paul Fischer, Annalisa Kelly, Scott Rojas, Kelsey Scram, Penny Weeks, Kate Wendel, Jennifer Wollfarth

Attorney: Reed Smith – Jefferson Parish

Guest: Cate Creed – Adams and Reese
Adam Parker – Representing Westminster Tower II
Dan Wright – Wright Insights, LLC

I. Call to Order – Chairman Jim Martin

- **Swearing-in new Commissioner** – Parish Attorney, Reed Smith, performed the swearing-in ceremony for Daniel Lichtl. Chairman Martin announced that Daniel represents Council District 5 and will be serving on the JEDCO Executive Committee for 2026.
- **Approval of Board absences for today, August 27, 2026** – Jimmy Baum motioned, seconded by Stephen Robinson, to excuse the above-named absences and to excuse Mayra Pineda from the July 30, 2026 meeting. The motion passed unanimously.
- **Approval of minutes for July 30, 2026** – Billy Douglass motioned, seconded by Lynda Nugent Smith, to approve the minutes. The motion passed unanimously.

II. Public Comments

There were no public comments.

III. Unfinished and New Business

- **Resolution approving the form of and authorizing the execution of a Lease Agreement and Agreement to Issue Bonds with a favorable payment in lieu of tax arrangement with Westminster Tower Apartments II, LP and related matters – Jerry Bologna**

Commissioners were provided a copy of the Lease Agreement and Mr. Bologna provided the following overview:

The Westminster Towers development at 2301 Idaho Avenue in Kenner is an affordable housing development for senior citizens consisting of two connected towers of residential units with Tower I having 200 units and Tower II having 82 units. Westminster Tower, LP, an affiliate of the applicant Westminster Tower Apartments II, LP, acquired Tower I and secured a 20-year PILOT on the tower in 2025 to extend its tax-exempt status. The company is currently renovating Tower I at a capital cost of approximately \$3,000,000.

The non-profit entity Housing Preservation, Inc. ("HPI") is General Partner of both Westminster Tower, LP and Westminster Tower Apartments II, LP. HPI is an affordable housing owner and operator based in Memphis, TN focused on the long-term preservation and rehabilitation of affordable housing developments for the elderly.

Westminster Tower I and Tower II have been under non-profit ownership with tax-exempt status since they were placed in service in 1977 and 1999. Therefore, there is no history of property tax revenue stemming from the building, land or moveable items for Jefferson Parish or the City of Kenner.

Westminster Tower Apartments II, LP is acquiring Tower II and undertaking a 12-month rehabilitation of Tower II at a capital expense of \$1,720,000 (including cost of acquisition, construction of project, installation and equipping the tower). Per the company, the renovation project is designed to preserve long-term affordability while meaningfully enhancing the safety, functionality, and overall quality of life for residents.

The company has requested a PILOT arrangement to maintain the property's tax-exempt status after the acquisition which will enable the company to maintain HUD rental restrictions and affordability to the tenants and place more dollars into social services, routine maintenance, staff and other essential operational items over the long term.

The scope of work includes planned improvements to both the building exterior and interior systems at a capital cost of \$558,935. Per the company, these renovations will bring the property into alignment with current building standards,

ensure continued HUD compliance, and support safe and dignified aging in place for all residents.

The PILOT Lease as presented provides essentially a 100% property tax abatement on the land, buildings and fixtures. Any movable items, if purchased by the limited partnership, will be subject to property tax, such as furniture, appliances, machinery and equipment. To prevent the property from being placed on the property tax rolls with taxable status after Westminster Tower Apartments II, LP acquires the Project, the property must be conveyed to JEDCO by December 31, 2026. The PILOT lease provides 20 years of property tax abatement. The full 20-year term provides an estimated total tax savings of \$1,922,231.

The JEDCO PILOT Advisory Committee met on August 25, 2026 and unanimously agreed to recommend approval. Following discussion, Bob Stevens motioned, seconded by Melissa Semion, to approve the resolution. The motion passed unanimously.

- **Appointment to PILOT Advisory Committee – Jerry Bologna**

Stephen Robinson motioned, seconded by Jim Martin, to appoint Joe Riccobono, replacing Paula Polito. The motion passed unanimously.

- **Resolution approving Internal Control Policy – Jennifer Wollfarth**

Ms. Wollfarth presented the Internal Control Policy with amendments. Lynda Nugent Smith motioned, seconded by Jimmy Baum, to approve the amended policy as presented. The motion passed unanimously.

- **Financial Reports and approval of JEDCO and EDGE Amended Budgets for August 2026 – Jennifer Wollfarth**

Ms. Wollfarth presented the financial reports for the months of April, May, June and July 2026. Included were reports for the General Fund, EDGE, Forward Jefferson Corporation, JEDCO Development Corporation, and loan funds. Each fund detailed actual expenses for the respective months and year-to-date totals, comparing those amounts to the approved budget for the year 2026. The report also reflected an unbudgeted expense related to emergency repairs of the HVAC system at the JEDCO Conference Center, which was previously authorized by the President & CEO and Officers of JEDCO.

Mayra Pineda motioned, seconded by Gene Sausse, to approve the financial reports as presented and to ratify the approval of the unbudgeted expense related to the emergency repairs of the HVAC system. The motion passed unanimously.

- **Resolution authorizing JEDCO to apply to the Delta Regional Authority's Community Infrastructure Fund (DRA-CIF) to relocate a large retention pond in Churchill Park; authorizing Jerry Bologna and Annalisa Kelly to serve as an Authorized Organizational Representatives and to execute and submit any and all documents necessary for this application; and committing that \$291,041 in matching funds are available for this project should JEDCO receive and accept an award from DRA-CIF – Annalisa Kelly**

JEDCO has received a cost proposal from DDG indicating that the total project cost is estimated to be \$1,291,041. DRA-CIF can provide up to \$1,000,000. JEDCO, through funds it expects to receive from the Churchill-Fairfield Economic Development District, will receive over \$300,000 that are specifically to be used for economic development and infrastructure improvements in Churchill Park. JEDCO proposes to utilize these dollars for the matching funds of \$291,041 to secure \$1,000,000 in grant funding and complete this major component of the Churchill Master Plan.

The Delta Regional Authority requires organizations to provide proof of authorization to apply, as well as committed matching fund, before it can successfully review and score an application, and so a copy of this resolution must be submitted to DRA. Because DRA-CIF applications are due August 24, prior to this board meeting, and JEDCO will be submitting the application in advance of the deadline, JEDCO is seeking board approval to retroactively authorize JEDCO's application and provide commitment for the matching funds.

JEDCO staff recommended that the JEDCO Board of Commissioners adopt the resolution authorizing JEDCO to apply to the Delta Regional Authority's Community Infrastructure Fund (DRA-CIF) to relocate a large retention pond in Churchill Park; authorizing Jerry Bologna and Annalisa Kelly to serve as an Authorized Organizational Representatives and to execute and submit any and all documents necessary for this application; and committing that \$291,041 in matching funds are available for this project should JEDCO receive and accept an award from DRA-CIF.

Bob Stevens motioned, seconded by Joe Riccobono, to approve the resolution and retroactively authorize JEDCO's submission of the application. The motion passed unanimously.

- **Resolution approving a Cooperative Endeavor Agreement between the Parish of Jefferson and the Jefferson Parish Economic Development and Port District for \$40,000 to engage with Wright Insights LLC toward the creation of a Friends of Jean Lafitte National Park non-profit organization,**

and authorizing JEDCO's President & CEO to execute any and all documents necessary to accept these funds – Annalisa Kelly

JEDCO has been working with Councilman Kerner, Jefferson Parish, Wright Insights LLC, and regional partners to redesignate Jean Lafitte National Historical Park and Preserve to Jean Lafitte National Park & Preserve, making it the United States' 64th National Park. This designation change carries no fiscal cost, requires no alteration to park boundaries, management, or operations, and would deliver immediate and lasting economic and cultural benefits to the Greater New Orleans region and state of Louisiana.

Other national park units generally have "friends group" non-profits to fundraise and provide other support to expand and enhance visitor engagement, interpretive programming, and educational opportunities at the park, and resultingly help to encourage tourism to the park. Councilman Kerner's office and JEDCO have determined that the formation and development of a Friends Group for the Jean Lafitte National Historical Park and Preserve would be beneficial in the already existing efforts to uplist the park. Councilman Kerner desires to provide JEDCO with funding in the amount of \$40,000.00 to obtain the needed professional services to assist with the formation and development of a Friends Group for the Jean Lafitte National Historical Park and Preserve through this CEA.

JEDCO staff recommended that the JEDCO Board of Commissioners adopt the resolution authorizing Jerry Bologna, President & CEO, to execute a Cooperative Endeavor Agreement between JEDCO and the Parish of Jefferson substantially in the form as presented in Exhibit A, and any and all documents required to carry out the provisions of this resolution.

Jimmy Baum motioned, seconded by Josline Frank, to approve the resolution. The motion passed unanimously.

- **Review Nominating Organization's eligibility to continue serving as a Nominating Entity to the JEDCO Board of Commissioners and other related matters – Jerry Bologna**

Upon motion by Jim Martin, seconded by Lynda Nugent Smith, the Board unanimously voted to deem the Women's Business Enterprise Council South ineligible to continue serving as a Nominating Entity to the JEDCO Board of Commissioners.

Upon the motion of Jim Martin, seconded by Gene Sausse, the Board unanimously voted to authorize JEDCO's President and CEO to request an amendment to the Jefferson Parish Code of Ordinances eliminating the Women's Business Enterprise Council South as a Nominating Organization, and to request

an amendment to the Jefferson Parish Code of Ordinances allowing JEDCO to appoint one (1) member to the JEDCO Board of Commissioners.

IV. President and CEO Report – Jerry Bologna

- The construction documents for the Food and Beverage Incubator are currently being reviewed by EDA. Once approved, JEDCO will go out to bid for the project.
- Cornerstone Chemical recently announced plans to build a fertilizer plant with a cost of \$450 million that will bring several permanent jobs to Jefferson Parish. Attending the announcement ceremony included Governor Jeff Landry, U.S. Secretary of Agriculture Brooke Rollins, and other state and federal officials.
- New Orleans will host the 100-year anniversary annual conference of the International Economic Development Council in October this year. JEDCO will be presented with two awards at the conference – Bronze Award for the branding and promotion of Grand Isle Jewels; Silver Award for Economic Development Organization of the Year.

V. Adjournment – Lynda Nugent Smith motioned, seconded by Stephen Robinson, to adjourn the meeting.



Robert Stevens
JEDCO Secretary