JEDCO Executive Committee
September 24, 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, Mickal Adler, Josline Frank, Daniel Lichtl, Joe Riccobono, Stephen Robinson, Gene Sausse, Bob Stevens

Absent: Billy Douglass, Mike O'Connor, Mayra Pineda

Staff: Jerry Bologna, Lacey Bordelon, Paul Fischer, Annalisa Kelly, Scott Rojas, Penny Weeks, Jennifer Wollfarth

Attorney: None

Guest: Philip Sherman – Adams and Reese

I. Call to Order – Chairman Jim Martin

The Chairman asked for a motion to amend the agenda to include the following:

1. A resolution appointing Daniel Lichtl to the Board of Directors of Forward Jefferson Corporation replacing Paula Polito; and
2. A resolution appointing Daniel Lichtl to the Board of Directors of JEDCO Partnership Fund replacing Paula Polito.

There were no public comments regarding amending the agenda.

Josline Frank motioned, seconded Mickal Adler, to approve amending the agenda. The motion passed unanimously. The Chairman announced that the items will be discussed under Unfinished and New Business.

- **Approval of absences for today – September 24, 2026** – Gene Sausse motioned, seconded by Joe Riccobono, to excuse the above-named absences. The motion passed unanimously.

- **Approval of minutes for August 27, 2026** – Bob Stevens motioned, seconded by Josline Frank, to approve the minutes. The motion passed unanimously.

II. Public Comments on Agenda Items

There were no public comments.

III. Unfinished and New Business

- **A resolution approving the form of and authorizing the execution of Cooperative Endeavor Agreement between the State of Louisiana and the Jefferson Parish Economic Development and Port District ("JEDCO") relative to FP&C Project No. 36-P41-22-01 Restore Rail Connection and Crossing to Avondale Marine, Planning and Construction, designating and authorizing Scott Rojas, JEDCO's Vice President of Facilities and Capital Projects, to act on behalf of JEDCO on all matters pertaining to said project, including certifying requests for State disbursements, and providing for other matters with respect to the foregoing – Lacey Bordelon**

  Josline Frank motioned, seconded by Stephen Robinson, to defer this item to the October 29, 2026 meeting. The motion passed unanimously.

- **A resolution approving and authorizing the execution of the Avondale Industrial Marine Rail Extension and Improvements Cooperative Endeavor Agreement ("Avondale CEA") with Avondale Global Gateway, LLC relative to the State of Louisiana FP&C Project No. 36-P41-22-01 Restore Rail Connection and Crossing to Avondale Marine, Planning and Construction, and providing for other matters with respect to the foregoing – Lacey Bordelon**

  Josline Frank motioned, seconded by Stephen Robinson, to defer this item to the October 29, 2026 meeting. The motion passed unanimously.

- **A resolution authorizing the establishment of the condominium regime for the New Orleans Food and Beverage Incubator property and authorize legal counsel to take any and all necessary actions to complete the condominium documents – Scott Rojas**

  As part of the Economic Development Administration (EDA) requirements for the Food and Beverage Incubator project, JEDCO must complete site certification and demonstrate that the property associated with the federally funded project meets EDA's requirements regarding title, ownership, and existing liens.

  The property on which the Food and Beverage Incubator will be constructed is currently part of the larger JEDCO property. An existing lien associated with the bond financing used for the JEDCO building currently extends across the property, including the portion of the property on which the Food and Beverage Incubator will be constructed. In order to satisfy EDA's site certification requirements, the property associated with the Food and Beverage Incubator must be separated from the property encumbered by the existing bond lien.

To address this issue without subdividing the overall property, JEDCO proposes establishing a condominium regime consisting of three distinct components:

1. JEDCO Building Condominium Unit – consisting of the existing JEDCO building and the property specifically associated with that facility;
2. Food and Beverage Incubator Condominium Unit – consisting of the new Food and Beverage Incubator building and the improved parking areas associated with the facility; and
3. Common Area – consisting of the remaining property and shared infrastructure and amenities serving the condominium regime, including green space, stormwater retention facilities, the generator, the future access road and plaza, and service areas, access and circulation, utilities, and other shared improvements as necessary.

Following discussion, Bob Stevens motioned, seconded by Joe Riccobono, to approve the resolution. The motion passed unanimously.

- **A resolution approving a contract between the Louisiana Department of Environmental Quality and JEDCO not to exceed $75,000 to oversee the research, evaluation, and recommendations for a parish-wide strategy to address vacant properties in Jefferson Parish, and authorizing JEDCO's President & CEO to execute any and all documents necessary to accept these funds – Annalisa Kelly**

The Jefferson EDGE 2030 economic development strategic plan calls for JEDCO and Jefferson Parish to engage in several strategies related to the redevelopment of major vacant and underutilized land. JEDCO reviewed various possibilities to conduct research and review legal and operational considerations for the establishment of such an entity.

Ms. Kelly and Councilwoman Bohannan attended the National Land Bank Conference in 2025 and met with a wide range of land banks, who encouraged them to engage with the Center for Community Progress (CCP). The CCP is a national nonprofit that oversees the National Land Bank Network and is dedicated to helping communities tackle property vacancy, abandonment, and deterioration, and the reuse of such properties.

When the Brownfield Department at LDEQ learned of JEDCO's interest in conducting this work, they were eager to support the effort. LDEQ has technical assistance dollars available through an EPA grant that can be used to compile, understand, and develop strategies for underutilized, vacant, and brownfield properties, and offered to fully cover the costs to engage with the CCP on this work. They desire to provide JEDCO with up-to $75,000 to engage with CCP to understand the scope and scale of vacant and brownfield properties in Jefferson Parish and current efforts to address these properties through the possible formation of a redevelopment authority and/or land bank; assess the utility of the State Land Banking Authority Act and other relevant state and local laws; and

provide actionable recommendations on how to leverage existing statutory powers to address these properties in the context of national best practices and local resources and capacity.

Stephen Robinson motioned, seconded by Joe Riccobono, to approve the resolution approving a contract between LDEQ and JEDCO. The motion passed unanimously.

- **A resolution approving a Cooperative Endeavor Agreement between JEDCO and the Center for Community Progress not to exceed $72,500 to research, evaluate, and provide recommendations to develop a parish-wide strategy to address vacant properties in Jefferson Parish, and authorizing JEDCO's President & CEO to execute any and all documents necessary to accept these funds – Annalisa Kelly**

  Ms. Kelly advised that the proposed work outlined in the CEA will allow for the advancement of an important EDGE initiative that has broad political support at no cost to JEDCO. By engaging with a national firm that oversees the National Land Bank Network, JEDCO stands to gain national best practices and third-party expert perspectives.

  Mickal Adler motioned, seconded by Bob Stevens, to approve the resolution approving the CEA with the Center for Community Progress for an amount not to exceed $72,500. The motion passed unanimously.

- **A resolution authorizing JEDCO to accept a $3.65 million award from the Small Business Administration for the Food & Beverage Incubator, and authorizing JEDCO's President & CEO and Vice President of Strategic Programs & Partnerships to serve as Authorized Organizational Representatives and to execute any and all documents necessary to accept these funds – Annalisa Kelly**

  The proposed Food & Beverage Incubator at Churchill Technology & Business Park will be a major investment and development in Churchill Park, bringing dozens of small businesses to the area and building a network and campus of entrepreneurs on the West Bank. The $3.65 million is anticipated to fully cover the construction gap as well as kitchen equipment and personnel salaries.

  Mickal Adler motioned, seconded by Bob Stevens, 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 Commissioner – Jerry Bologna**
  - Jefferson Chamber of Commerce (Eastbank)
    Mr. Bologna presented the Jefferson Chamber of Commerce documents to the Executive Committee and stated that based on document review, the

organization meets the requirements to continue serving as a nominating entity. Joe Riccobono motioned, seconded by Bob Stevens, to approve Jefferson Chamber of Commerce (Eastbank) as eligible to continue serving as a nominating entity. The motion passed unanimously.

- Greater New Orleans Black Chamber of Commerce
  Mickal Adler motioned, seconded by Gene Sause, to defer consideration of approval to the October 29, 2026 meeting. The motion passed unanimously.

- **A resolution appointing Daniel Lichtl to the Board of Directors of Forward Jefferson Corporation replacing Paula Polito – Jerry Bologna**

  Stephen Robinson motioned, seconded by Bob Stevens, to approve the resolution. The motion passed unanimously.

- **A resolution appointing Daniel Lichtl to the Board of Directors of JEDCO Partnership Fund replacing Paula Polito – Jerry Bologna**

  Joe Riccobono motioned, seconded by Gene Sausse, to approve the resolution. The motion passed unanimously.

IV. President and CEO Report – Jerry Bologna

- The Jefferson Chamber held its annual D.C. Fly-in last week where members met with federal leaders, policy makers and elected officials. Tours included Capitol Hill, the Pentagon, and the U.S. Mint. Discussions with the delegation included funding for Jean Lafitte Park and a Space Force Academy for this area.
- Event sponsorships for the 2026 JEDCO Annual Luncheon have surpassed last year's totals, with Clearview City Center joining as this year's official video sponsor.
- JEDCO staff participated in meetings with Boomtown to discuss their $200 million renovation plans. JEDCO will work with the Parish to advance beautification efforts.

V. Adjournment Josline Frank motioned, seconded by Bob Stevens, to adjourn the meeting.

Robert Stevens
JEDCO Secretary