



**JEDCO Executive Committee**  
**April 24, 2025 @ 8:30 A.M.**  
**JEDCO Administration Building**  
**700 Churchill Parkway, Avondale, LA 70094**

**MINUTES**

**Call to Order:** 8:30 a.m.

**Attended:** Vice Chairman Jim Martin, Mickal Adler, Brian Heiden, Jim Martin, Joe Riccobono, Stephen Robinson, Lynda Nugent Smith, Gene Sausse, Bob Stevens

**Absent:** Billy Douglass, Josline Frank, Mayra Pineda

**Staff:** Jerry Bologna, Lacey Bordelon, Janet Galati, Annalisa Kelly, Jennifer Lapeyrouse, Scott Rojas, Neil Schnider, Kelsey Scram, Penny Weeks, Kate Wendel, Jennifer Wollfarth

**Attorney:** Colin Cisco – Jefferson Parish Attorney’s Office

**Guest:** Jefferson Parish Staff:  
Gretchen Hirt, Public Information Office  
Steve LaChute, Chief Operating Officer  
Ben Lepine, Director of Drainage  
Jessica Styons, Director of Libraries  
Harold Buhler, Director of Recreation  
Mark Drewes, Director Public Works

**I. Call to Order – Vice Chairman, Jim Martin**

- **Approval of absences for today – April 24, 2025** – Gene Sausse motioned, seconded by Lynda Nugent Smith, to excuse the above-named absences. The motion passed unanimously.
- **Approval of minutes for March 27, 2025** – Bob Stevens motioned, seconded by Mickal Adler, to approve the minutes. The motion passed unanimously.
- **Presentation – Property Tax Millage Renewals**  
On May 3, 2025, voters will decide whether to renew the millages for drainage, libraries and recreation. Steve LaChute, Jefferson Parish Chief Operating Officer, and the Directors of Public Works, Drainage, Libraries, and Recreation, presented a video on how these millages affect the quality of life for the residences of Jefferson Parish.

## II. Public Comments on Agenda Items

There were no public comments.

## III. Unfinished and New Business

- **A resolution giving preliminary approval to a proposal by Westminster Tower, LP and its affiliates, for the Jefferson Parish Economic Development and Port District to enter into a payment-in-lieu-of-tax arrangement as an incentive for the acquisition and renovation of a 7 story senior, low-income, apartment community with 200 units, located in Kenner, Louisiana; providing for the employment of special counsel; and providing for other matters in connection with the foregoing – Lacey Bordelon**

JEDCO received an application for a Lease Agreement with a payment-in-lieu-of tax (PILOT) arrangement in reference to the acquisition and rehabilitation of the Westminster Towers senior affordable housing development in the City of Kenner at 2301 Idaho Avenue. The applicant is Westminster Tower, LP, (the “applicant”) a for-profit limited partnership with the non-profit entity Housing Preservation, Inc. (“HPI”) as General Partner and two investors as limited partners.

The preliminary resolution authorizes JEDCO to begin development of the PILOT Lease structure with Westminster Tower, LP related to the acquisition and rehabilitation of Tower I of the Westminster Towers in Kenner. When finalized, the draft lease agreement including major deal terms will first be presented to the PILOT Advisory Committee of the Board of the Commissioners for the committee’s recommendation. The committee’s recommendation along with the final Lease Agreement will then be presented to the Board of Commissioners or the Executive Committee of the board for final consideration later this year. In addition, the Jefferson Parish Council will consider the final Lease Agreement with PILOT arrangement at a regularly scheduled Council meeting as will the Kenner City Council.

Following discussion, Lynda Nugent Smith motioned, seconded by Bob Stevens, to approve the resolution. The motion passed unanimously.

- **A resolution authorizing the submittal of a Preliminary/Final Plat major resubdivision application to Jefferson Parish of JEDCO’s property within the Churchill Technology & Business Park to facilitate the development of new roadways and appointing JEDCO’s Vice President & CEO, Lacey Bordelon, and Director of Churchill Technology & Business Park, Neil Schneider, to act on behalf of JEDCO in regard to the resubdivision application with Jefferson Parish – Lacey Bordelon**

The proposed resubdivision of the land within Churchill Park is needed to facilitate development of the two new roads in the park for which the parish has received state capital outlay dollars to improve. The establishment and



improvement of the new roadways is identified as a near-term investment within Churchill Park's phased infrastructure plan within the park's Strategic Business Plan. JEDCO staff recommends the approval of the attached resolution which authorizes the completion and submittal of a major resubdivision application to Jefferson Parish of property in Churchill Park owned by JEDCO and appointing JEDCO's Vice President & COO, Lacey Bordelon, and Director of Churchill Park, Neil Schneider, to act on behalf of JEDCO on all matters related to the resubdivision application to Jefferson Parish.

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

- **A resolution approving a Memorandum of Understanding (MOU) between Callatex LLC and JEDCO establishing a 30-day exclusivity period on JEDCO's land in Churchill Technology & Business Park for the purpose of hospitality development, and requiring the submittal of project deliverables to JEDCO; and authorizing the execution of the MOU by JEDCO's President & CEO– Neil Schneider**

JEDCO was approached by a development group, Callatex LLC, who shared their intent to respond to a Jefferson Parish Recreational Department RFP to operate the John Alario, Jr. Sports Complex as well as their interest in utilizing JEDCO's development-ready land in Churchill Park to bring complementary uses that would support visitors to the Sports Complex, starting with a hotel development.

While Callatex discussed ideas with JEDCO for the Sports Complex - related investment in Jefferson Parish, Callatex communicated to JEDCO that it was interested in developing an initial 100-room hotel on JEDCO land on a long-term land lease agreement in Churchill Park. Callatex emphasized that their interest in building a hotel in Churchill Park was not predicated on the group operating the Sports Complex. The group is also interested in non-sports complementary developments in the Park such as office buildings, restaurants, retail, and healthcare.

Callatex requested an agreement with JEDCO that would prohibit JEDCO from engaging in discussions with other hotel developers on the available land while they work on submitting their proposal to JEDCO. Ultimately, they want the assurance that the land they seek will not be made available to other hospitality developers prior to their submission.

JEDCO consulted SVN/Urban Properties who believe there is currently a market for a hotel and recommended JEDCO employ a Memorandum of Understanding (MOU) with Callatex granting an exclusivity period. The recommendation is that the MOU can lead to a LOI and negotiation of a ground lease if JEDCO is satisfied with the submitted proposal.

Bob Stevens motioned to approve the amended resolution presented, seconded by Lynda Nugent Smith. The motion passed unanimously.

- **Approval of a Federal Lobbying Engagement contract with Adams and Reese for a direct appropriation request related to the Greater New Orleans Food and Beverage Incubator – Jerry Bologna**

In early 2024, JEDCO received a \$2 million EDA award for the design, engineering, and construction of a food & beverage incubator, coupled with matching funds from Jefferson Parish (\$1.5 million), Louisiana Economic Development (\$500,000), and JEDCO Development Corporation (\$200,000), bringing the total project cost to \$4.2 million. This funding awarded to date cannot be used for furniture, fixtures, and equipment (FF&E); associated Churchill Park development costs; or programmatic development or other technical assistance to businesses, and so JEDCO is seeking additional funding to cover these expenses. Because of increased construction costs since the grant application and associated budget to EDA in November 2023, the \$4.2 million may not be sufficient for the full build-out as originally envisioned; following an RFQ, JEDCO secured a contract with a design, engineering, and architecture firm, Eskew Dumez Ripple, and has begun conversations with the firm regarding the construction of the incubator, in which cost was discussed.

JEDCO strategized submitting an FY26 Congressional Appropriations Request to Senator Bill Cassidy, who has expressed great support and enthusiasm for this project, and met with Adams & Reese LLP regarding lobbying services, as a registered lobbyist is highly recommended to meet with Appropriations Committee staffers and representatives while the bills are being drafted in order to successfully receive earmark funding.

Senator Cassidy's Congressional Appropriations funding requests were due April 11, and JEDCO submitted such a request for \$3.65 million at the recommendation of Adams & Reese and the OK of Senator Cassidy's Appropriations Director.

An initial earmark request is just the beginning of the process to secure appropriations funding; the rest requires meeting with Congressional and agency staff to ensure the language makes it into the final Appropriations bill, which is done by a registered lobbyist. Adams & Reese has extensive experience with Federal lobbying and securing Congressional appropriations, and, under the proposed agreement, Jeffrey Brooks will serve as JEDCO's registered lobbyist for this project and will provide JEDCO with governmental relations assistance before the U.S. House of Representatives, the U.S. Senate, and any appropriate Federal Agencies to secure Community Project Funding. Adams & Reese would perform these services for \$8,250.00 per month for six months, totaling \$49,500.

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



- **Approval of an unbudgeted expense in the amount of \$49,500 related to the Greater New Orleans Food and Beverage Incubator – Jerry Bologna**

Adams and Reese will serve as JEDCO's registered lobbyist for the Congressional Appropriations funding request and will perform these services for \$8,250.00 per month for six months, totaling \$49,500. In accordance with JEDCO's bylaws, all unbudgeted expenses must be approved by the Executive Committee or the Board of Commissioners.

Joe Riccobono motioned, seconded by Stephen Robinson, to approve the unbudgeted expense. The motion passed unanimously.


**IV. President and CEO Report – Jerry Bologna**

- On April 9, the Parish Council appointed Darren Chifici to the JEDCO Board of Commissioners representing the Louisiana Restaurant Association.
- With Janet Galati's resignation, Paul Fischer, JEDCO's Economic Development Specialist, will be assuming Janet's duties within the Industry Recruitment department.
- The grand opening for the Metro at Clearview is scheduled for April 28 between 3:00 and 6:00 – 4409 Trenton Street, Metairie.
- The Zurich Insurance, Fore!Kids Foundation, and the PGA announced a multi-year extension of the Zurich's sponsorship through 2030.

**V. Other Updates or Comments from the JEDCO Board of Commissioners**

There were no other updates.

**VI. Adjournment – Mickal Adler motioned, seconded by Bob Stevens, to adjourn the meeting.**

  
Joseph Riccobono  
JEDCO Secretary