



**MINUTES OF THE BOARD MEETING  
OF THE  
INDUSTRIAL DEVELOPMENT BOARD  
CITY OF NEW ORLEANS, LA, INC.**

**JANUARY 14, 2014 AT 12:30 PM  
21ST FLOOR CONFERENCE ROOM  
1340 POYDRAS - THE AMOCO BUILDING**

**Present:**

Walter C. Flower, III  
Eugene J. Green, Jr.  
Allison B. Randolph, III  
C. David Thompson

Dr. Ronald French  
Edith G. Jones  
Darrel J. Saizan, Jr.

Susan P. Good  
Alan H. Philipson  
Theodore Sanders

**Absent:**

Justin Augustine, III  
M Cleland Powell

Laura H. Brown  
Eric B. Strachan

**Also Present:**

Sharon Martin, Administrator, IDB  
Joyce Matthews, Admin. Assistant, IDB  
David Wolf, Adams & Reese, Bond Counsel

**Guests:**

Stephen Daste, FFC Capital  
LaSwanda Green, Downtown Development District  
Katherine Sayre, Times-Picayune  
Rod Miller, New Orleans Business Alliance  
Jeffrey Thomas, New Orleans Business Alliance  
Aimee Quirk, Mayor's Office of Economic Development  
Maurice Baird, City Council, District E  
Jasmine Gossett, Mayor's Office  
Stanley McDaniel, The McDaniel Group  
Jeb Bruneau, Advantous Consulting  
Ernest Gethers, Mayor's Office of Economic Development  
Rosalind Peychaud, Office of Community Development, State of Louisiana  
Tonya Pope, Jazzland Park  
Jaquette White, The New Orleans Advocate  
Robin Shannon, New Orleans City Business  
Ted Kirn, Office of Assessor Erroll Williams  
Alan B. Fisher, Almaron, LLC  
Frank Scurlock, Scurlock Development  
Carol G. Rocque, Damon Rocque Securities Corp.  
Paul deClouet, Citizen  
Coner Gaffney, City of New Orleans  
Steven Kennedy, Citizen

President, Alan H. Philipson, called the meeting to order at 12:35 PM. A roll call was conducted and a quorum confirmed. Introductions by all guests were held. By motion of Mr. Walter Flower and seconded by Mr. Theodore Sanders, the Board voted unanimously for approval of the board minutes of the November 11, 2013.

### **BUDGET**

The budget was presented by Mrs. Susan Good. She advised there were no major changes to the budget from the previous year and that the bulk of the income is collection of annual administrative fees. She advised that storage and office lease space may increase this year as it does every year, but no formal lease has been presented for the office space as of this date

Mrs. Good presented to the Board that it consider a vote on a yearly automatic cost of living increase for employees using the Consumer Price Index (“CPI”) as of September 30 of each year. Mrs. Good proposed a Board vote on approval of the budget and the automatic cost of living adjustment to salaries based on CPI of the 3<sup>rd</sup> quarter of the previous year. By motion of Mr. Flower and seconded by Mr. David Thompson, the Board voted unanimously for approval of the budget and the yearly CPI salary adjustment. Some discussion ensued regarding PILOTS and the administrative fees the IDB collects. Depletion of these fees will occur as the PILOTS do exhaust, but they are staggered over a number of years so the depletion of income will not be all at once.

### **IBERVILLE**

Bond Counsel, Mr. David Wolf informed the Board that closings were held on Phase I and Phase II of the On-site Iberville and a closing on Phase III is expected sometime later in the year.

### **SOUTH MARKET DISTRICT**

Mr. Wolf reminded the Board that the first phase of South Market District closed last year using new market tax credit, and the Board voted on the PILOT arrangements for both phases at that time. He then advised that closing on the second phase of South Market District is expected to take place sometime later this year.

### **SIX FLAGS**

Mr. Philipson informed the Board the form of the Request for Proposal (RFP) for redevelopment of the Six Flags site has been completed and would be posted at the end of the day on the IDB and the City’s websites. He further advised that the request seeks all types of redevelopment proposals. The proposal is subject to a public process and will, therefore, seek public input. The RFP includes robust DBE and local participation. Responses to the request are due by February 28. He further stated that other proposals may possibly be accepted after that date depending on the responses received. He then announced that the responses to the RFP would be reviewed by a Review Committee consisting of five members. Three are IDB appointees and two City appointees. Mr. Philipson, Mr. Justin Augustine and Ms. Edith Jones will serve as the IDB’s appointees. The City has not yet submitted their two appointees. Regular meeting dates and times will be established.

Mr. Eugene Green stated his regard and appreciation for proactive inclusion of public input as a good measure. Dr. Ronald French requested that the Board be informed of the volume and types of responses received after each meeting of the Review Committee. Mr. Philipson reiterated that the process would be “open”. Mr. Steven Kennedy, a New Orleans citizen, asked if the IDB is considering a community benefits agreement with developers if IDB incentives are requested. Deferring the response to bond counsel, Mr. Wolf advised that the IDB process includes claw backs which relate to employment targets and disadvantaged business enterprise use. He noted that community benefits agreements are used in other cities. He added that while not against such agreements, the Board may be amenable, along with the City, to negotiate such an agreement. However, such an agreement is not a part of the RFP.

Mr. Rod Miller of the New Orleans Business Alliance thanked the IDB for its work. He added that the public recognizes the work that has taken place in New Orleans East with the construction of the field services hospital and the new Wal-Mart along with Joe Brown Park rehabilitation. A host of other projects are underway in New Orleans East, including development around Michoud. He assured those in attendance the New Orleans Business Alliance will be aggressive in ensuring awareness. Redevelopment of the Six Flags site is a huge step in the right direction.

A question was raised by a member of the audience as to the determination of whether or not the responder would have to propose development of all the Six Flags' property and whether or not any deposits will be required. Mr. Philipson responded that the proposal could include part of the land and not necessarily all of the land and that a \$5,000 non-refundable deposit is required. The deposits will go to the IDB for expenses incurred in processing the application.

Mr. Wolf added that the proposal is flexible. Ideally, one great development is sought, however the Board and the City may accept proposals that incorporate only part of the land and, therefore awards can be given to several responders. He stated that the initial deadline is 45 days (Feb. 28) once the proposal is posted but there could be continued acceptance of proposals after that deadline if nothing significant is received. Mr. Thompson added that previously a scoring matrix was also included in the process. The goal is what fits best for east New Orleans and it must meet certain criteria.

Mr. Philipson then deferred further comment on the process to Ms. Aimee Quirk, the Mayor's Advisor on Economic Development. She stated the RFP should come out today, and that the development environment is different now and any project selected will have a community benefit with DBE and local participation included. She added that there is a lot of interest in the redevelopment of the Six Flags site. Mr. Darrel Saizan commented that many citizens have expressed disappointment with the handling of past projects. He is hoping that someone will come in and live up to their proposed redevelopment that will include DBE and local participation as defined by City code.

Again, Mr. Wolf stated that the RFP was in its final form and that it should be posted by today or tomorrow on both the IDB and City's websites. Ms. Martin, the IDB Administrator, will email a copy to those who have inquired. The notice will also be posted in the Times-Picayune and the Advocate for the next two weeks and in City Business for the next two Fridays.

### **FINANCIAL REPORT**

Mrs. Good, Secretary-Treasurer, presented the December financial reports. Notes of interest are that the Six Flags income went up as a result of rental of the site, the cost of the audit increased as a result of the additional work required in reporting to the La. Legislative Auditors and we were under budget on catering due to the cancelled meetings. She added that in Note 5 on the last page, the \$401.52 is still being carried as a pre-paid cost received from clients. She reminded the board that this is the balance from the Hyatt payment to the IDB for its failure to meet employment targets. Mrs. Good asked that the amount be removed as a liability from the balance sheet and be placed as "other income" in the financial report.

Mrs. Good then presented a motion for approval of the December financial statement that was seconded by Ms. Jones. The vote passed unanimously.

### **ADMINISTRATOR'S REPORT**

Ms. Martin informed the Board that a copy of her report was included in their packets and proceeded to highlight the following activities from the report: 1) A supplemental PILOT payment in the amount of \$23,000 has been paid to the City. Receipt of this payment from the Lafitte Phase II is based on the results of the McDaniel report which proved failure to meet employment target 2) A supplemental PILOT payment in the amount of \$5,381 was also paid to the City as a result of the C. J. Peete project's failure to meet the employment target as defined by the

McDaniel report 3) Continued management of complaints, calls, inquiries and visits to the Six Flags site 4) Completed calculations for administrative fees to be invoiced 5) Completed the budget and met with Mrs. Good and the accountant for review and readied same in final form 6) Began preparations for the 2013 audit 7) Prepared PILOT payment reminder letters 8) Followed up on office space lease (per Mrs. Bobby Snow Howard, the agreements are currently in the office of Property Management).

### **ELECTIONS**

Prior to the vote process, Mr. Allison Randolph, requested that elections be deferred until the March meeting after the February 1, city-wide elections. After board discussion concerning the IDB election process, IDB board tenure and City-wide elections, the general consensus of the Board was that elections be carried forward as planned. Mr. Randolph withdrew his request for postponement.

A slate-nomination motion for reelection of current officers was presented by Mr. Thompson that included Alan Philipson as President, Allison Randolph as Vice President and Susan Good as Secretary Treasurer. This motion was seconded by Mr. Saizan. There being no further discussion, the Board voted unanimously to elect the slate of officers.

There being no additional new or old business, a motion was offered and seconded for adjournment.

The meeting adjourned at 1:25 PM.

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Susan P. Good, Secretary/Treasurer