

MINUTES

BOARD OF TRUSTEES
JEFFERSON PARISH FINANCE AUTHORITY

REGULAR MEETING
JOSEPH S. YENNI BUILDING
1221 ELMWOOD PARK BOULEVARD
COUNCIL CHAMBERS - SECOND FLOOR
JEFFERSON, LOUISIANA 70123

Tuesday, September 6, 2022
10:30 A.M.

***The recording equipment did not properly record an audio file for this meeting. Therefore, the information below is a recollection of the meeting's details made by the Executive/Marketing Director, Ms. Lauren Ruppel.**

The Regular Meeting of the Board of Trustees of the Jefferson Parish Finance Authority was held on Tuesday, September 6, 2022, 10:35 A.M., Joseph S. Yenni Building, 1221 Elmwood Park Boulevard, Council Chambers, Second Floor, Jefferson, Louisiana 70123.

Mr. Dennis DiMarco, Vice-Chairman, called the meeting to order at 10:30 A.M. **Members Present:** Mr. Jackie Berthelot, Ms. Sally F. Bourgeois, Mr. Dennis DiMarco, Mr. Frank L. Muscarello, Ms. Marcy Planer, and Ms. Carol Smith. **Absent:** Mr. Gregory Faia and Ms. Elizabeth R. Strohmeyer

Others Attending:

NAME	FIRM
Lauren Ruppel	Executive/Marketing Director
Shaun Toups	Government Consultants of Louisiana
Kent Schexnayder	Sisung Securities

**Attending via
Teleconference:**

	FIRM
Provino Mosca	General Counsel
Betty Earnest, Esq.	Becknell Law Firm

The meeting opened with the Pledge of Allegiance and Invocation.

APPROVAL OF MINUTES

Motion was offered by Mr. Frank Muscarello, seconded by Ms. Marcy Planer, to approve the Jefferson Parish Finance Authority Minutes of August 15, 2022.

YEAS: (6)

NAYS: (0)

ABSENT: (2)

**Mr. Gregory Faia
Ms. Elizabeth Strohmeyer**

Motion carried unanimously.

TREASURER'S REPORTS / RECOMMENDATIONS

Motion was offered by Mr. Jackie Berthelot, seconded by Ms. Sally Bourgeois, to approve JPFA Expenses Totaling \$67,802.49.

YEAS: (6)

NAYS: (0)

ABSENT: (2)

Mr. Gregory Faia

Ms. Elizabeth Strohmeyer

Motion carried unanimously.

PUBLIC ADDRESSES TO THE BOARD - There were no Public Addresses to the Board.

COMMITTEE REPORTS

Advertisement and Marketing Committee -

Mr. Berthelot, Committee Chair announced that the Advertisement and Marketing committee will meet on Thursday, September 8, 2022, at 1:30 PM, in the JPFA office. The purpose of the meeting is to hear and discuss Ms. Michelle Tuggle's (Digital Media Consultant from NOLA.com) advertisement and marketing proposal for the remainder of 2022 and preparation for 2023 and any other related matters therein.

There were 26 communications from August 15, 2022 - September 2, 2022. Report on file.

GENERAL REPORTS

Executive/Marketing Director Report (Lauren Ruppel)

Ms. Ruppel informed the Board that the July Financial Reports are in their folders and if they have any questions to contact her.

Ms. Ruppel informed the Board that the JPFA received a deposit from CAFA's Eustis Edge Program for \$715.38.

Ms. Ruppel reported that the Jefferson Parish Community Development announced its 2022, First-Time Homebuyer Assistance Program on August 18th. She was invited to be a guest speaker at the Lender Training on August 23rd by Ms. Nicole Fontenot, Director of Jefferson Parish Community Development. Ms. Ruppel is in the process of adding three new participating lenders to JPFA's programs because of the Lender Training.

Ms. Ruppel reported that she has been getting calls about the HOME Program and it gives her the opportunity to tell people about JPFA programs. She has been tracking these inquiries on the Communication Log as well as sending follow-up e-mails.

Ms. Ruppel reported that the Cooperative Endeavor Agreement (CEA) between the JPFA and Jefferson Parish Community Development will go before the Jefferson Parish Council on September 14, 2022.

Ms. Ruppel reported that she and Mr. Toups attended a meeting with Richard Wolcott, Bill Nelson, and Kristie Berggren of Standard Mortgage. The purpose of the meeting was to introduce her as the new Executive Director of the JPFA. Ms. Ruppel has

another meeting scheduled with Ms. Kristie Berggren and the loan officers from Standard Mortgage to go over the SMAP/LAP and the Heroes to Homeowners Program.

Ms. Ruppel reported that she is in the process of completing the Disaster Recovery/Business Continuity Policy, which includes JPFA's Record Retention schedule. There are 75 boxes located at the Parish's Causeway Storage facility that need to be removed. The Authority is waiting for approval from the State of Louisiana to go ahead with record destruction and certification by Iron Mountain

Ms. Ruppel reported that she and Mr. Schexnayder attended a meeting with Ochsner and JEDCO. The purpose of the meeting was to introduce her as the new Executive Director as well as to discuss future opportunities to partner with them. Plans to get the Heroes to Homeowners and program information out to the employees is ideal to start and then we will move into other options for next year.

Ms. Ruppel reminded the Board to complete the LA State Board of Ethics and Sexual Harassment Trainings online.

Let the record show that Ms. Carol Smith arrived at the meeting at 10:45 AM.

Financial Advisor Report (Government Consultants of Louisiana)

Mr. Toups reported that he has been working with Mr. Schexnayder looking into ways to enhance the Authority's programs to make the interest rates more desirable and for the Authority to be able to offer more aid.

Ms. Planer reported that properties listed on Multiple Listing Service (MLS) have decreased in price and staying on the market longer. This may indicate that people looking for houses may wait until after hurricane season and the possibility of insurance being a little lower.

Mr. Berthelot mentioned an article published by Fannie Mae that expounds on more than mortgage affecting a borrower's ability to buy a home. Non-mortgage expenses such as utilities, property tax, and home improvement affects the borrowers also. The Authority can explore long-term ways to aid the borrowers to help them stay in their homes.

Underwriters Report (Stifel, Nicolaus & Company) (Sisung Securities)

Mr. Schexnayder reported that the goal is to continue to find ways to get people into homes.

General Counsel Report -

Mr. Provino Mosca confirmed that the CEA from Community Development is being processed.

Mr. Mosca received a letter about the Kenner Housing Development Project. He requested information from the attorney to give to Ms. Ruppel so the Board can discuss and decide on the project. Mr. Mosca advised against it, but the Board would like to discuss it at the next meeting and want to put it on the agenda.

Ms. Smith asked that the documents be reviewed to make sure that the Authority makes the right decision.

ITEMS TO BE DISCUSSED

Mr. Muscarello would like the word "Mortgage" to be included in the Jefferson Parish Finance Authority name. He would like this suggestion to be added to the agenda for the next meeting.

Mr. Muscarello would like to increase the amount of the Heroes to Homeowners grant and make the grant available to more people. He would like to this suggestion added to the agenda for the next meeting.

Motion was offered by Ms. Sally Bourgeois, seconded by Ms. Carol Smith, to adjourn the September 6, 2022, Board of Trustees of the Jefferson Parish Finance Authority meeting.

YEAS: (6)

NAYS: (0)

ABSENT: (2)

Mr. Gregory Faia

Ms. Elizabeth Strohmeyer

Motion carried unanimously.

The September 6, 2022, Board of Trustees of the Jefferson Parish Finance Authority meeting adjourned at 11:15 A.M.