

MINUTES

BOARD OF TRUSTEES  
JEFFERSON PARISH FINANCE AUTHORITY

REGULAR MEETING  
GENERAL GOVERNMENT BUILDING  
200 DERBIGNY STREET  
COUNCIL CHAMBERS - SECOND FLOOR  
GRETNA, LA 70053

Monday, October 21, 2019  
10:30 A.M.

The Regular Meeting of the Board of Trustees of the Jefferson Parish Finance Authority was held on Monday, October 21, 2019, 10:30 A.M., General Government Building, 200 Derbigny Street, Council Chambers, Second Floor, Gretna, Louisiana 70053.

Mr. Dennis DiMarco, Vice-Chairman, called the meeting to order at 10:30 A.M. **Members Present:** Mr. Lynwood Allemore, Mr. Jackie Berthelot, Mr. Mitchell L. Boyter, Mr. Dennis DiMarco, Mr. Frank L. Muscarello, Ms. Marcy Planer, and Mr. Dalton Simmons. **Absent:** Mr. Gregory G. Faia

**Others Attending:**

NAME	FIRM
Valerie Brolin	Executive Director
Provino Mosca	General Counsel
Betty Earnest, Esq.	Becknell Law Firm
Shaun Toups	Government Consultants of Louisiana
Angela Fyssas-Lear	Whitney Bank
Kent Schexnayder	Sisung Securities

The meeting opened with the Pledge of Allegiance and Invocation.

**APPROVAL OF MINUTES**

Motion was offered by Mr. Frank Muscarello, seconded by Mr. Jackie Berthelot, to approve the Jefferson Parish Finance Authority Minutes of October 7, 2019.

YEAS: (7)                      NAYS: (0)                      ABSENT: (1)  
Mr. Gregory Faia

Motion carried unanimously.

**TREASURER'S REPORTS / RECOMMENDATIONS**

Motion was offered by Mr. Mitchell Boyter, seconded by Mr. Frank Muscarello, to approve JPFA Expenses Totaling \$7,685.98.

YEAS: (7)                      NAYS: (0)                      ABSENT: (1)  
Mr. Gregory Faia

Motion carried unanimously.

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

## COMMITTEE REPORTS

### Advertisement and Marketing Committee -

There were 8 communications from October 7, 2019 - October 18, 2019. Report on file.

## GENERAL REPORTS

On motion of Mr. Frank Muscarello, seconded by Mr. Mitch Boyter, the following resolution was offered:

A resolution of the Jefferson Parish Finance Authority (the "Authority") authorizing its Executive Director to execute the Amended and Extended Agreement (the "Agreement"), attached hereto, with the Finance Authority of St. Tammany Parish ("FASTP"), whereby the Authority will continue to administer its Programs on behalf of FASTP.

WHEREAS, the Board of Trustees (the "Board") of the Authority established the Program on September 2, 2014; and,

WHEREAS, the Board on the 25<sup>th</sup> day of September, 2014 entered into that certain Agreement with FASTP allowing FASTP to participate in the Authority's Program; and,

WHEREAS, the Board desires to extend that certain Agreement until December 31, 2021, by authorizing its Executive Director to execute the Agreement, attached hereto, along with any other documents or instruments necessary or convenient to carry out the purposes of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Jefferson Parish Finance Authority, acting as the governing Authority thereof, that:

SECTION 1. The Board hereby authorizes and approves the Executive Director to execute the Agreement on behalf of the Authority.

SECTION 2. The Chairman, the Vice-Chairman, the Secretary and/or the Executive Director of the Authority are each hereby authorized to execute and attest to such other agreements, certificates, contracts, letters of instruction and written requests, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: (7)                      NAYS: (0)                      ABSTAIN: (0)                      ABSENT: (1)  
Mr. Gregory Faia

WHEREUPON, this resolution was declared to be adopted on the 21<sup>st</sup> day of October, 2019.

On motion of Mr. Frank Muscarello, seconded by Mr. Mitch Boyter, the following resolution was offered:

A resolution approving an Intergovernmental Agreement between Jefferson Parish (hereafter referred to as PARISH) and the Jefferson Parish Finance Authority (hereafter

referred to as JPFA) to implement a Pilot Program to enhance, transform, and revitalize the housing stock of the Terrytown Neighborhood which will improve the quality of life and the general welfare of the citizens living in Jefferson Parish and promote future economic development in the surrounding neighborhood at a cost not to exceed Two Hundred and Fifty Thousand Dollars \$250,000.00 which will be provided by PARISH.

WHEREAS, Art. VII, Sec. 14(C) of the Louisiana Constitution of 1974 provides that for a public purpose, the State and its political subdivisions may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private organization, corporation or individuals; and,

WHEREAS, Art. VII, Sec. 14(B) of the Louisiana Constitution of 1974 provides that public funds may be used for programs of social welfare for the aid and support of the citizens of Jefferson Parish; and,

WHEREAS, PARISH is a constitutionally and statutorily-created local political body of the State of Louisiana with the constitutional and statutory authority to contract, including entering into intergovernmental agreements; and,

WHEREAS, the JPFA is a Public Trust established for public purposes for the benefit of the Parish of Jefferson, State of Louisiana (the "beneficiary"), created pursuant to the provisions of the Louisiana Public Trust Act, Chapter 2-A of Title 9 of the Louisiana Revised Statutes of 1950, as amended (R.S. 9:2341-9:2347, inclusive (the "Act"), and other constitutional and statutory authority supplemental thereto and by that certain Trust Indenture dated the 9th day of February, 1979 and all amendments thereto (the "Indenture"); and,

WHEREAS, the JPFA Indenture empowers the JPFA to promote, encourage and further the accomplishment of all activities which are or may have a public purpose, including, but not limited to, the social welfare for the aid and support of the needy by providing for the development of safe, sanitary single family housing for the low and moderate income families of the Beneficiary, for projects authorized under the Act and the Indenture which shall be deemed an authorized public function under the provisions of the Act; and,

WHEREAS, The PARISH is authorized by Section 1.01(13) of the Jefferson Parish Charter to enter into this Agreement for the development and administration of Parish Housing and urban rehabilitation; and,

WHEREAS, in 2015, Councilwoman Lee Sheng funded a Cooperative Endeavor Agreement with The Jefferson Parish Economic Development Commission (JEDCO) to hire a National Planner, Mr. Michael Lauer, to develop the Jefferson Parish Housing Stock Enhancement Strategic Plan; and,

WHEREAS, as part of the Jefferson EDGE 2020 Economic Development Strategy for Jefferson Parish, and in conjunction with Mr. Michael Lauer, JEDCO and Jefferson Parish convened a blue-ribbon Housing Stock Enhancement Committee and Resource Group in 2016 charged with developing recommended strategies and actions toward the rehabilitation and enhancement of Jefferson Parish's housing stock; and,

WHEREAS, in January 2017, JEDCO published the "Jefferson Parish Housing Stock Enhancement Strategic Plan" as a result of the blue-ribbon committee and resource group's efforts; and

WHEREAS, the Housing Stock Enhancement Strategic Plan called for the launching of neighborhood revitalization pilot programs through a suite of actions and strategies aimed at improving existing housing stock, encouraging the

development of new desirable housing units, and improving neighborhood amenities and infrastructure; and,

WHEREAS, the Housing Stock Enhancement Strategic Plan also pointed out the need to identify funding and incentives to stimulate private investment in housing and public investments in improvements that enhance safety and physical appearance in the public realm; and,

WHEREAS, given its age, location, and robustness, Terrytown is a prime candidate for a neighborhood revitalization pilot program; therefore, the Terrytown Neighborhood Revitalization plan was formulated; and,

WHEREAS, homes in the earliest developed sections of Terrytown show their age, and although some of these homes have been renovated over the years, other homes are in need of makeovers; and,

WHEREAS, Jefferson Parish teamed with the Albert and Tina Small Center for Collaborative Design at Tulane University School of Architecture to create design standards with guidelines that would enhance Terrytown's housing renovations and new construction; and,

WHEREAS, on September 18, 2018, the Council adopted Resolution No. 132221 authorizing the Planning Department and the Planning Advisory Board to conduct a neighborhood revitalization study of all of Terrytown, and requesting and authorizing JEDCO to coordinate and participate in the Terrytown neighborhood revitalization program in cooperation with the Jefferson Parish departments, entities, and partner organizations identified in the Jefferson Parish Housing Stock Enhancement Strategic Plan; and,

WHEREAS, after a review and consideration of the proposed program, the JPFA Board of Trustees finds it necessary to provide the financing portion of the plan to ensure the success of new construction model homes and/or renovation projects which will be considered by the JPFA Board of Trustees on a case-by-case basis; and,

WHEREAS, the public purpose of the Project is described as implementing a Pilot Program to enhance, transform, and revitalize the housing stock of the Terrytown Neighborhood in Jefferson Parish which will improve the quality of life and the general welfare of the citizens living in Jefferson Parish and promote future economic development in the surrounding neighborhood; and,

WHEREAS, the PARISH has a reasonable expectation of receiving the benefit or value of an enhanced, transformed, and revitalized housing stock and future economic development surrounding the Terrytown neighborhood which is at least equivalent to the Two-Hundred and Fifty Thousand Dollars (\$250,000.00) provided for in this Agreement; and,

WHEREAS, the transfer or expenditure of public funds or property is not a gratuitous donation; and,

WHEREAS, the citizens of Jefferson Parish will benefit from the efforts of these parties working together; and,

WHEREAS, The JPFA desires to cooperate with the PARISH in the implementation of the project as hereinafter provided.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Jefferson Parish Finance Authority, acting as the governing authority thereof, that:

SECTION 1. The Board hereby authorizes and approves the Executive Director to execute the Intergovernmental Agreement on behalf of the Authority.

**SECTION 2.** The Chairman, the Vice-Chairman, the Secretary and/or the Executive Director of the Authority are each hereby authorized to execute and attest to such other agreements, certificates, contracts, letters of instruction and written requests, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this resolution.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

**YEAS: (7)                      NAYS: (0)                      ABSTAIN: (0)                      ABSENT: (1)**  
**Mr. Gregory Faia**

**WHEREUPON,** this resolution was declared to be adopted on the 21st day of October, 2019.

**Financial Advisor Report (Government Consultants of Louisiana)**

Mr. Toups reported that he is working with Mrs. Brolin on the Gateway Program.

**Bond Counsel Report (Becknell Law Firm)**

Ms. Earnest reported that she is still working on the Gateway Program documents.

**Motion was offered by Mr. Frank Muscarello, seconded by Mr. Mitch Boyter, to adjourn the October 21, 2019, Board of Trustees of the Jefferson Parish Finance Authority meeting.**

**YEAS: (7)                      NAYS: (0)                      ABSENT: (1)**  
**Mr. Gregory Faia**

**Motion carried unanimously.**

The October 21, 2019 Board of Trustees of the Jefferson Parish Finance Authority meeting adjourned at 11:00 A.M.