

MINUTES
BOARD OF TRUSTEES
JEFFERSON PARISH FINANCE AUTHORITY

REGULAR MEETING
JOSEPH S. YENNI BUILDING
1221 ELMWOOD PARK BOULEVARD, SUITE 505
JEFFERSON, LOUISIANA 70123

Monday, March 10, 2025
10:30 A.M.

The Regular Meeting of the Board of Trustees of the Jefferson Parish Finance Authority was held on Monday, March 10, 2025, 10:30 A.M., Joseph S. Yenni Building, 1221 Elmwood Park Boulevard, Suite 505, Jefferson, Louisiana 70123.

Mr. Dennis DiMarco, Vice Chairman, called the meeting to order at 10:30 A.M. **Members Present:** Ms. Sally F. Bourgeois, Mr. Dennis DiMarco, Ms. Marcy Planer, Ms. Elizabeth R. Strohmeyer, and Ms. Judy Sullivan. **Member Absent:** Mr. Gregory Faia and Ms. Da’Trice Smith-Jones.

Others Attending:

NAME	FIRM
Lauren Ruppel	Executive/Marketing Director
Heather Alexis	
General Counsel	
Shaun Toups	Government Consultants of Louisiana
Angela Fyssas-Lear	Hancock Whitney Bank
Kent Schexnayder	Sisung Securities

The meeting opened with the Pledge of Allegiance and Invocation.

APPROVAL OF MINUTES

Motion was offered by Ms. Judy Sullivan, seconded by Ms. Sally Bourgeois, to approve the Jefferson Parish Finance Authority Minutes from February 3, 2025.

YEAS: (5) NAYS: (0) ABSENT: (2)

Motion carried unanimously.

TREASURER’S REPORTS / RECOMMENDATIONS

Motion was offered by Ms. Marcy Planer, seconded by Ms. Judy Sullivan, to approve JPFA Expenses Totaling \$12,801.23.

YEAS: (5) NAYS: (0) ABSENT: (2)

Motion carried unanimously.

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

COMMITTEE REPORTS

Administrative Committee –

Mr. DiMarco reported the minutes from the Administrative Committee meeting held on February 6, 2025. A copy of the minutes is on file in the office.

Advertising and Marketing Committee -

Ms. Bourgeois asked about the JPRD signs and Ms. Ruppel confirmed the signs had all been hung at the 26 JPRD locations. Ms. Bourgeois mentioned the realtor luncheon on March 28th at The Red Maple Restaurant. There was also mention of the Jefferson Parish Bicentennial Ball on June 14, 2025.

Ms. Sullivan reported there were 29 communications from February 3- March 2, 2025. Report on file.

GENERAL REPORTS

Executive/Marketing Director Report (Lauren Ruppel)

Ms. Ruppel thanked the Committees for their hard work in helping bring recommendations back to the full Board of Trustees. Ms. Ruppel thanked each Member for their consideration in approving her merit increase and discussed each item in the letter (on file) she prepared.

Ms. Ruppel mentioned the audit would begin and asked the Trustees to complete the letter for Camnetar and Co. and mail it to Ms. Rogers as soon as possible.

Ms. Ruppel reported as of Friday, March 7, 2025, approximately \$9.5 million loans have closed. There was discussion about location of properties, loan amounts, and grants that have been applied. Ms. Ruppel is trying to create a system to collect testimonials to share on the website and future events hosted by the JPFA.

The realtor luncheon is scheduled for The Red Maple Restaurant and the invitation will go out via Eventbrite this week. Tim Hand and Laura Ferrera from True Title will join us as partners and share a market update.

Ms. Ruppel shared the pictures she received from JPRD of the signs that were hung. There was discussion about adding additional signs to the playgrounds outside of JPRD. Ms. Sullivan offered to help put signs up in Gretna.

Financial Advisor Report – Shaun Toups

Mr. Toups is continuing to work with Ms. Ruppel and the team on extending the program to December 2025. They will have a report on the options at the next meeting.

Bond Counsel Report – Bill Becknell

Mr. Becknell did not have any new matters to report.

Underwriters Report – Kent Schexnayder

There will be a liquidation of securities to purchase the loans made and goes to Standard Mortgage Corporation. The balance will then be brought down, and the cash will be kept

on hand in the money market fund. Ms. Ruppel will sign a letter to liquidate additional funds that will be used for loans that are continuing to close in the program. Ms. Ruppel asked the professional team to confirm the extension is positive due to the JPFA's competitive rate and additional grants.

General Counsel Report – Heather Alexis

Ms. Alexis commented she continues to have weekly calls with Ms. Ruppel to discuss matters that arise and adjust documents.

Trustee Report – Angela Fyssas-Lear

Ms. Fyssas- Lear has been assisting with the wiring of funds for the bond program as well as continue to work with the team on extension.

APPROVALS -

1. On Motion of Ms. Sally Bourgeois, seconded by Ms. Elizabeth Strohmeyer the following resolution was offered:

A resolution approving and accepting the attached Commercial General Liability and Property Insurance Policy proposal, submitted by USI Insurance Services, LLC, as Agent for Evanston Insurance Company, at a cost not to exceed of \$1,500.00, for the period 3/18/2025 through 3/18/2026.

BE IT RESOLVED that The Jefferson Parish Finance Authority does hereby approve and accept the attached insurance policy proposal submitted by USI Insurance Services, as Agent for Evanston Insurance Company, for the purchase of a Commercial General Liability and Property Policy, for the period 3/18/2025 through 3/18/2026, at a total cost not to exceed \$1,500.00.

BE IT FURTHER RESOLVED that the Executive Director, Chairman, Vice-Chairman and/or Secretary of the Jefferson Parish Finance Authority be and hereby is authorized to execute the attached Commercial General Liability and Property Insurance Policy proposal, as well as any additional documents, to give full force and effect to this resolution, between The Jefferson Parish Finance Authority and USI Insurance Services, LLC, as Agent for Evanston Insurance Company, covering the period 3/18/2025 through 3/18/2026, at a cost not to exceed of \$1,500.00.

Yeas: (6)

Nays: (0)

Absent: (2)

Mr. Gregory Faia

Ms. Da'Trice Smith-Jones

The resolution was declared to be adopted on this 10th day of March 2025.

2. The following resolution was offered by Ms. Sally Bourgeois, and seconded by Ms. Elizabeth Strohmeyer:

A resolution of the Jefferson Parish Finance Authority (hereinafter the "Authority") authorizing the Chairman of the Board of Trustees of the Authority, along with the recommendation the Authority's Administrative Committee, to approve a salary merit adjustment of eight percent (8%) for Lauren M. Ruppel (hereinafter "Mrs. Ruppel").

WHEREAS, the Board of Trustees (hereinafter the "Board") of the Authority

hired Mrs. Ruppel as its Executive Director pursuant to an Employment Agreement (hereinafter the "Agreement") dated June 23, 2022 and began her employment on June 18, 2022; and,

WHEREAS, pursuant to the agreement, the base salary for Mrs. Ruppel is commensurate with the standard payroll practices of Jefferson Parish, including salary and periodic classification reviews and adjustments; and,

WHEREAS, a unanimous decision was made by the Administrative Committee members on Monday, February 6, 2025, that Mrs. Ruppel satisfactorily met the expectations set for her position as Executive Director and to recommend an eight percent (8%) base salary increase to the full board based on Mrs. Ruppel's performance as Executive Director; and,

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

SECTION 1. The Authority authorizes the Chairman, with the recommendation of the Administrative Committee, to extend an eight percent (8%) percent base salary increase to Mrs. Ruppel thereby **increasing her base annual salary from \$109,974.3904 to \$118,772.3416 effective Saturday, March 8, 2025;** and,

SECTION 2. The Authority authorizes the Chairman to execute any and all documentation required to effectuate the provisions of this resolution.

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

Yeas: (6)

Nays: (0)

Absent: (2)

Mr. Gregory Faia

Ms. Da'Trice Smith-Jones

The resolution was declared to be adopted on the 10th day of March 2025.

The Board and Ms. Ruppel discussed the hotel and flights for the upcoming NALHFA Conference in May.

Ms. Da'Trice Smith Jones arrived at the meeting at 11:02 a.m.

The March 10, 2025, Board of Trustees of the Jefferson Parish Finance Authority meeting adjourned at 11:03 A.M.