

MINUTES

BOARD OF TRUSTEES
JEFFERSON PARISH FINANCE AUTHORITY

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

Monday, September 8, 2025
10:30 A.M.

The Regular Meeting of the Board of Trustees of the Jefferson Parish Finance Authority was held on Monday, September 8, 2025, 10:32 A.M., Joseph S. Yenni Building, 1221 Elmwood Park Boulevard, Suite 505, Jefferson, Louisiana 70123.

Mr. Dennis DiMarco, Chairman, called the meeting to order at 10:37 A.M.
Members Present: Mr. Dennis DiMarco, Ms. Sally F. Bourgeois, Ms. Marcy Planer, Ms. Elizabeth Strohmeier, and Ms. Da’Trice Smith-Jones **Member Absent:** Ms. Judy Sullivan

Others Attending:

| NAME | FIRM |
|----------------|------------------------------|
| Lauren Ruppel | Executive/Marketing Director |
| Heather Alexis | General Counsel |
| Shaun Toups | Government Consultants |

The meeting opened with the Pledge of Allegiance and Invocation.

APPROVAL OF MINUTES

Motion was offered by Ms. Sally Bourgeois, seconded by Ms. Marcy Planer, to approve the Jefferson Parish Finance Authority Minutes from August 4, 2025.

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| YEAS: (5) | NAYS: (0) | ABSENT: (1) |
| | | Ms. Sullivan |

Motion carried unanimously.

Motion was offered and approved by Ms. Da’Trice Smith-Jones, seconded by Ms. Marcy Planer, to amend the agenda to approve the Jefferson Parish Finance Authority Minutes Meeting held on August 25, 2025.

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| YEAS: (5) | NAYS: (0) | ABSENT: (1) |
| | | Ms. Sullivan |

Motion carried unanimously to amend the agenda and approve minutes.

TREASURER’S REPORTS / RECOMMENDATIONS

Motion was offered by Ms. Elizabeth Strohmeier, seconded by Ms. Sally Bourgeois, to approve JPFA Expenses Totaling \$34,513.88.

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| YEAS: (5) | NAYS: (0) | ABSENT: (1) |
| | | Ms. Sullivan |

Motion carried unanimously.

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

COMMITTEE REPORTS

Administrative Committee -

Mr. Dennis DiMarco read the minutes from the Administrative Committee Meeting held on August 13, 2025. A copy of the agenda and minutes are on file and may be requested.

Advertising and Marketing Committee -

Ms. Bourgeois reported the Committee could meet in October. Finalization of the Vector Media advertising will be completed soon. Discussion was had on when the meeting will be held, but a final date will be determined soon and announced.

The Communications Log was read by Ms. Smith-Jones and is on file for August 4-September 5, 2025. Additional signs have been placed in yards by Ms. Strohmeyer that were not captured on the log.

GENERAL REPORTS

Executive/Marketing Director Report (Lauren Ruppel)

Ms. Ruppel updated the Board on loan reservations with the Comfort of Home program. There is a total of three reservations at \$603,744.00 that are set to close in September or October.

Welcome to Jefferson is no longer available and expired on August 31, 2025. There are no plans in place to open the grant again; however, Heroes to Homeowners will remain open until December 31, 2025. As the professional team reviews programs, a recommendation for grants will be set for the December agenda.

Ms. Alexis's contract with the JPFA will end October 7, 2025. There is a resolution on the agenda to approve the advertisement to solicit Statements of Qualifications for licensed attorneys seeking to submit. Once the deadline is over, Ms. Ruppel will report on how many were received and schedule time to review. Ms. Ruppel thanked Ms. Alexis for her support and service to the JPFA and mentioned the next contract for renewal will be for the audit; however, Camnetar and Co., CPA's will conduct the 2025 audit.

Review of the Terrytown Façade Improvement Plan has continued and Ms. Alexis and Ms. Ruppel are in the process of adding the additional funding sources to the CEA with NOEL for approval at the next Board Meeting.

Ms. Ruppel also discussed the CEA and resolution that will be added to the agenda for the JPFA to be the payment processor for Councilwoman VanVrancken's Fortified Roof grant. This is a great opportunity for those who qualify for the \$10,000 state grant to get additional gap funding in an amount not to exceed \$5,000.

Ms. Ruppel has many events scheduled for October and announced the rate for the Series 2025A Bond Program. The government loan rate will be 6.54% and the conventional loan rate is 6.79% with 4% assistance that is forgiven after five years. The rate is very competitive with state agency and professional team feels confident we landed in a great spot. Reservations are now open. Training for lenders and realtors will be scheduled. There are a couple new lenders that will receive one on one trainings.

Financial Advisor Report

Mr. Toups mentioned the last program built 1% in lender compensation for the Series 2023 whereas we priced the full 2% lender compensation in this deal. The Welcome to Jefferson grant helped replace the 1% origination fee lenders could charge. Mr. Toups discussed the Series 2025A pricing deal and was very pleased with where we landed as a local HFA versus the state agencies. Stifel and Sisung did a great job with the rate and we still have a bit of room in issuer fee if origination lacks.

Eustis Mortgage proposed a new program that is being used by CAFA, FANO and SETH. Mr. Toups explained how the program would work and that the team was initiating a proper proposal for the October meeting for Board approval. This program will be priced daily with DPA as well as renovation loan component. Eustis would act as the servicer and the originator. Ms. Alexis reviewed the guidelines and servicing agreements and follow up calls are set up next week. This would be another resource for those looking to get assistance in Jefferson Parish. Ms. Ruppel mentioned how successful Eustis has been originating the bond program and believes the partnership would be successful.

Ms. Bourgeois asked Mr. Toups to discuss the role of Master Servicer and there was discussion about the report and fee structure.

General Counsel Report

Ms. Alexis reported she has been meeting regularly to review documents for the bond program and additional programs that are coming up for review. Ms. Alexis has been attending weekly call with Ms. Ruppel as well as weekly calls with the professional team for the bond program.

APPROVALS

1. The following resolution was offered by Ms. Sally Bourgeois, and seconded by Ms. Da'Trice Smith-Jones:

A resolution of the Board of Trustees of the Jefferson Parish Finance Authority authorizing the Executive Director to advertise for submittals of Statements of Qualifications from licensed attorneys interested in providing General Counsel Services to the Jefferson Parish Finance Authority.

WHEREAS, the Jefferson Parish Finance Authority (the "Authority") has a need for legal services from a licensed attorney(s) to offer counsel to the management and Board of Trustees to ensure the Authority always operates within the law, as well as offer counsel on programs and business strategic development; and,

WHEREAS, it is in the Authority's best interest to advertise for submittals of Statements of Qualifications from licensed attorneys interested in providing General Counsel Services to the Jefferson Parish Finance Authority; and,

WHEREAS, the Board hereby desires that the Statements of Qualifications seeking to fill the General Counsel position be published in the official journal of the Parish of Jefferson and the Authority's official website.

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

SECTION 1. The Board hereby authorizes the Executive Director to advertise for submittals of Statements of Qualifications from licensed attorneys interested in providing General Counsel Services to the Jefferson Parish Finance Authority.

SECTION 2. The Board hereby desires that the Statements of Qualifications seeking to fill the General Counsel position be published in the official journal of the Parish of Jefferson and the Authority's official website.

This resolution having been submitted to a vote; the vote thereon was as follows:

YEAS: (5)

NAYS: (0)

ABSENT: (1)

Ms. Sullivan

WHEREUPON, the resolution was declared to be adopted on the 8th day of September 2025.

ITEMS TO BE DISCUSSED

Ms. Ruppel announced the annual NALHFA Conference would be held in San Antonio, Texas May 4-6, 2025. Ms. Ruppel will notify the Board when reservations are open.

A motion to adjourn was made by Ms. Elizabeth Strohmeyer and seconded by Ms. Sally Bourgeois. The September 8, 2025 Jefferson Parish Finance Authority's Board of Trustees meeting ended at 11: 14 a.m.