

MINUTES

BOARD OF TRUSTEES  
JEFFERSON PARISH FINANCE AUTHORITY

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

Monday, October 6, 2025  
10:30 A.M.

The Regular Meeting of the Board of Trustees of the Jefferson Parish Finance Authority was held on Monday, October 6, 2025, 10:38 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 10:38 A.M.  
**Members Present:** Mr. Dennis DiMarco, Ms. Sally F. Bourgeois, Ms. Marcy Planer, Ms. Elizabeth Strohmeyer, and Ms. Da'Trice Smith-Jones, and Ms. Judy Sullivan.

**Others Attending:**

NAME	FIRM
Lauren Ruppel	Executive/Marketing Director
Heather Alexis	General Counsel
Kent Schexnayder	Sisung

The meeting opened with the Pledge of Allegiance and Invocation.

**APPROVAL OF MINUTES**

Motion was offered by Ms. Sally Bourgeois, seconded by Ms. Da'Trice Smith-Jones, to approve the Jefferson Parish Finance Authority Minutes from September 8, 2025.

YEAS: (6)                      NAYS: (0)                      ABSENT: (0)

Motion carried unanimously.

**TREASURER'S REPORTS / RECOMMENDATIONS**

Motion was offered by Ms. Elizabeth Strohmeyer, seconded by Ms. Marcy Planer, to approve JPFA Expenses Totaling \$39,670.73.

YEAS: (6)                      NAYS: (0)                      ABSENT: (0)

Motion carried unanimously.

Motion was offered by Ms. Elizabeth Strohmeyer, seconded by Ms. Judy Sullivan, to approve Terrytown Façade Improvement Grant Expenditures Totaling \$40,056.22.

YEAS: (6)                      NAYS: (0)                      ABSENT: (0)

Motion carried unanimously.

**PUBLIC ADDRESSES TO THE BOARD** – No individuals appeared.

## **COMMITTEE REPORTS**

### **Administrative Committee –**

Mr. Dennis DiMarco did not have any items to report. Ms. Planer mentioned the JPFA received one submission for General Counsel and it was from Ms. Alexis; therefore, a meeting was unnecessary.

### **Advertising and Marketing Committee -**

Ms. Bourgeois reported the Committee was excited about the closing of the Series 2025A Bond Program. The Committee did not schedule a meeting and will decide if there is a need to meet in November. Vector Media will begin advertising on the buses and benches. Ms. Ruppel confirmed advertising will begin in October along with NOLA Family Magazine. Discussion on what the advertisement looked like and the locations was had between the group. The Communication Log will be expanded to capture new advertising initiatives.

The Communications Log was read by Ms. Sullivan and is on file for September 8 through October 3, 2025.

## **GENERAL REPORTS**

### **Executive/Marketing Director Report (Lauren Ruppel)**

Ms. Ruppel reported there were two meetings left in 2025 and all training must be completed by December 31, 2025. The training is part of the annual audit and must be completed by employees and Board Members.

Ms. Ruppel confirmed the approval to select Hinshaw & Culbertson, represented by Heather LaSalle Alexis, as General Counsel was on the agenda. The JPFA received one submission after advertising September 15-30, 2025 in the Public Notices section of The Advocate.

The 2026 meeting schedule approval as well as a resolution to approve the JPFA to be the payment processor for Councilwoman VanVrancken's Fortified Roof Program were also discussed. Details on the number of individuals selected from Jefferson Parish will be released soon and more information will be provided once it is received. Ms. Alexis confirmed the JPFA will remain independent in the selection process and will only be processing payments.

Ms. Ruppel reported there has been \$2.96 million of the \$15 million originated in the bond program for a total of thirteen loans. There are two additional loans waiting to close in the Comfort of Home program totaling \$465,000.00.

Ms. Ruppel is adding a realtor tab to the JPFA website and created a QR code to allow realtors to approve their contact information to be added to our website once they attend a training session with Ms. Ruppel. This will be a great opportunity to continue partnering with realtors to promote the programs.

Ms. Ruppel confirmed she will be attending the GNOMLA, NOMAR Symposium, and Women's Council of Realtor events this month.

### **Underwriters Report**

Mr. Schexnayder was pleased to hear the success of the Series 2025A Bond Program success so far.

## General Counsel Report

Ms. Alexis reported she and Ms. Ruppel continue to meet and review documents related to the items on the agenda. Mr. DiMarco and the Board are pleased to continue to work with Ms. Alexis.

## APPROVALS

1. On motion of Ms. Sally Bourgeois, seconded by Ms. Da'Trice Smith-Jones, the following resolution was offered:

A resolution approving the Jefferson Parish Finance Authority's (the "Authority") Board of Trustees' Regular Meeting Schedule ("Meeting Schedule") for the Calendar Year 2026 and authorizing submission of the annual Meeting Schedule to the Jefferson Parish Council Clerk by December 31, 2025, as required by Jefferson Parish Council Summary No. 20292, Ordinance No. 21328.

**SECTION 1.** The Authority hereby approves and accepts the Meeting Schedule for the Calendar Year 2026, a copy of which is attached hereto.

**SECTION 2.** The Authority approves and authorizes the submission of the annual Meeting Schedule to the Jefferson Parish Council Clerk by December 31, 2025 as required by Jefferson Parish Council Summary No. 20292, Ordinance No. 21328.

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

**YEAS: (6)**

**NAYS: (0)**

**ABSENT: (0)**

The resolution was declared to be adopted on this the 6<sup>th</sup> day of October 2025.

2. On motion of Ms. Sally Bourgeois, seconded by Mr. Dennis DiMarco, the following resolution was offered:

A resolution of the Board of Trustees of the Jefferson Parish Finance Authority (hereinafter the "Board") selecting Hinshaw & Culbertson, LLP, as represented by Heather LaSalle Alexis, Attorney-at-Law, as its General Counsel and to authorize the Authority's Administrative Committee to negotiate an agreement subject to Board approval.

**WHEREAS**, the existing contract between the Jefferson Parish Finance Authority and its General Counsel will expire on October 7, 2025; and,

**WHEREAS**, the Board advertised a Statement of Qualifications for licensed attorneys for the position of General Counsel; and,

**WHEREAS**, in response thereto, the Board received one (1) application for the position of General Counsel.

**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 selects Hinshaw & Culbertson, LLP, as represented by Heather LaSalle Alexis Attorney-at-Law, as its General Counsel and to authorize its Administrative Committee to negotiate an agreement between the Jefferson Parish Finance Authority and Hinshaw & Culbertson, LLP, as represented by Heather LaSalle Alexis Attorney-at-Law, subject to Board approval.

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

**YEAS: (6)                      NAYS: (0)                      ABSENT: (0)**

The resolution was declared to be adopted on this the 6<sup>th</sup> day of October 2025.

3. On motion of Ms. Sally Bourgeois, seconded by Ms. Da’Trice Smith-Jones, the following resolution was offered:

A resolution approving the Cooperative Endeavor Agreements between the Parish of Jefferson and the Jefferson Parish Finance Authority to implement Roof Enhancement Lottery Incentive program.

**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 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**, the Parish of Jefferson (“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**, Pursuant to Resolution No. 146495, adopted on June 18, 2025, the Jefferson Parish Council created the Roof Enhancement Lottery Incentive (“RELIF”) in an effort to maximize the Department of Insurance’s (LDI) Fortify Homes Grant Program by increasing the number of fortified roofs; and

**WHEREAS**, the lottery grant program is expected open applications again in September 2025 with grants anticipated to be awarded in October 2025; and

**WHEREAS**, the grant awards will be up to \$10,000.00 per home for installation of a Fortified Roof; and

**WHEREAS**, LDI will validate the list of eligible grantees and provides the list of all approved Jefferson Parish grantees to the PARISH; and

**WHEREAS**, once an IBHS Fortified certificate has been issued to a grantee in Jefferson Parish, LDI will provide the certificate and invoice documenting the total cost of the fortified roof; and

**WHEREAS**, Jefferson Parish will pay, on behalf of the eligible grantee, directly to the contractor ‘gap funding’ in an amount up to \$5,000.00; and

**WHEREAS**, the RELIF funds will empower LDI-certified lottery award grantees in Jefferson Parish up to \$5,000 in gap funding needed to achieve the installation of a fortified roof for long-term reduction in home insurance costs; and

**WHEREAS**, the 'gap funds' funds from Jefferson Parish will be disbursed by the Jefferson Parish Finance Authority; and

**WHEREAS**, the public purpose of the Project is described as implementing the RELIF program to enhance, transform, and revitalize the housing stock by providing gap funding for more fortified roofs 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 and help address the insurance crisis by increasing the number of fortified roofs; and

**WHEREAS**, PARISH has a reasonable expectation of receiving the benefit or value of an enhanced, transformed, and revitalized housing stock and future economic development which is at least equivalent to the Five Hundred Thousand Dollars (\$500,000.00) 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**, PARISH desires to cooperate with Jefferson Parish Finance Authority in the implementation of the project as hereinafter provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Jefferson Parish Finance Authority, that:

**SECTION 1.** That the Cooperative Endeavor Agreements between the Parish of Jefferson and the Parish of Jefferson and the Jefferson Parish Finance Authority to implement Roof Enhancement Lottery Incentive program, is hereby approved.

**SECTION 2.** That all costs associated with this Agreement shall be submitted by the Jefferson Parish Finance Authority and charged to account no. 44530-4007-7331 (45325.610). The funds will then be disbursed from the Jefferson Parish Finance Authority's PILOT account.

**SECTION 3.** That the Executive Director of the Jefferson Parish Finance Authority, Secretary, or Chairman, is hereby authorized to sign any and all documents necessary to give full force and effect to this resolution.

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

YEAS: (6)

NAYS: (0)

ABSENT: (0)

The resolution is declared to be adopted on this the 6th day of October, 2025.

**The September 8, 2025 Jefferson Parish Finance Authority's Board of Trustees meeting ended at 11: 05 a.m.**