

MINUTES

BOARD OF TRUSTEES
JEFFERSON PARISH FINANCE AUTHORITY

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

Monday, April 6, 2026
10:30 A.M.

The Regular Meeting of the Board of Trustees of the Jefferson Parish Finance Authority was held on Monday, April 6, 2026, 10:30 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 10:49 A.M. **Members Present:** Mr. Dennis DiMarco, Ms. Sally F. Bourgeois, Ms. Marcy Planer, Ms. Melissa Maestri Martin and Ms. Elizabeth Strohmeyer **Members Absent:** Ms. Judy Sullivan and Da'Trice Smith-Jones

Others Attending:

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

The meeting opened with the Pledge of Allegiance and Invocation.

APPROVAL OF MINUTES

A Motion was offered by Ms. Sally Bourgeois, seconded by Ms. Marcy Planer, to approve the Jefferson Parish Finance Authority's Regular Meeting Minutes for March 2, 2026 and Special Meeting Minutes for March 10, 2026.

YEAS: (5)

NAYS: (0)

ABSENT: (2)

Ms. Sullivan

Ms. Smith-Jones

Motion carried unanimously.

TREASURER'S REPORTS / RECOMMENDATIONS

A Motion was offered by Ms. Elizabeth Strohmeyer, seconded by Ms. Sally Bourgeois, to approve JPFA Expenditures totaling \$35,744.46 and Fortified Roof Grant Expenditures totaling \$63,579.01.

YEAS: (5)

NAYS: (0)

ABSENT: (2)

Ms. Sullivan

Ms. Smith-Jones

Motion carried unanimously.

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

COMMITTEE REPORTS

Administrative Committee -

Mr. DiMarco reported that there is nothing to report at this time.

Advertising and Marketing Committee -

Ms. Bourgeois reported that she anticipates convening a meeting in either April or May. Ms. Ruppel recommended a meeting right after the NALHFA meeting in May.

The Communications Log for March 2-April 3, 2026 was read by Ms. Strohmeyer and a copy is on file.

GENERAL REPORTS

Executive/Marketing Director Report (Lauren Ruppel) -

Ms. Ruppel began by reporting on the Fortified Roof Program including its purpose and funding source from Council-at-Large, Division A, Jennifer Van Vrancken. Once the program's available spending balance reaches a certain point, Ms. Ruppel will meet with Ms. Van Vrancken to discuss any future plans for the program and report back to the Board.

There was no new loan reservation activity in the Comfort of Home Program. Since the interest rates on the Series 2025A Bond Program were reduced, there have been nineteen new loan reservations, totaling \$ 4,000,000, two of which were Heroes to Homeowners Program Grants, since the last board meeting. Ms. Ruppel anticipates having the program fully reserved prior to the NALHFA Annual Conference.

There are two resolutions on the agenda: one, to permit the transfer of funds from the Authority's Trust Accounts into the Authority's Checking Account to pay for operating expenses and, the other is to approve a CEA between the Authority and Jefferson Parish to expand the existing Façade Improvement Program into the lower Marrero neighborhood area.

Ms. Ruppel reported that she was invited to participate in a panel discussion titled "How to Strengthen Partnerships and Combat DPA Myths" at this year's NALHFA Annual Conference. She will join Sue Denihan, from eHousing, and Angel Romero from Down Payment Resources. Ms. Romero operates a down payment resource database that makes available a list of down payment programs to lenders.

Ms. Ruppel reported that she, along with True Title Inc., will co-sponsor new agents at the New Orleans Metropolitan Association of Realtors (NOMAR) in order to pursue new networking opportunities.

Ms. Ruppel also reported that she attended a JEDCO event entitled "Women in Leadership" comprising three panelists including Dr. Larissa Littleton-Steib, Chancellor of Delgado Community College, Gretchen Hirt, Public Information Officer for Jefferson Parish and Erin Comeaux, of RNGD Construction.

Ms. Ruppel reported that due to outside constraints, the annual election of Board Officers and appointees should be postponed until the June meeting.

Lastly, Ms. Ruppel reminded the Board to complete their annual Ethics and Harassment training before the end of the year and, furthermore, to complete their Financial Disclosure reports before the May 15th deadline.

Underwriters Report -

Mr. Schexnayder, for the benefit of Ms. Martin, offered a brief history of the bond programs used by the Authority.

General Counsel Report -

Ms. Alexis commented that both she and Lauren worked diligently on the required documentation for the lower Marrero Façade Program.

APPROVALS -

**1. JEFFERSON PARISH FINANCE AUTHORITY
MOTION TO TRANSFER FUNDS**

A motion was offered by Ms. Sally Bourgeois seconded by Ms. Melissa Maestri Martin to authorize the Trustee to transfer an amount not to exceed \$ 225,000.00 from either the Jefferson Parish Finance Authority’s Residual Account (# ending in 1991) or Dedicated Account (# ending in 1016). Said transfers shall be into The Authority’s Checking Account (# ending in 6365) in connection with funding the operating expenses of The Authority. Said operating expenses have already been approved via Board Resolution adopted the 1st day of December 2025.

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

Yeas (5)

Nays (0)

Absent (2)

Ms. Sullivan

Ms. Smith-Jones

The motion was declared to be adopted on this, the 6th day of April 2026.

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

A resolution approving a Cooperative Endeavor Agreement between the Parish of Jefferson and the Jefferson Parish Finance Authority to provide administration of funding for the New Orleans Education League of the Construction Industry to implement and manage a Residential Façade Improvement 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 Eighty-five thousand dollars and 00/100 cents (\$85,000) for the Lower Marrero Residential Façade Improvement Program.

WHEREAS, the JPFA Board of Trustees passed a resolution unanimously on August 5, 2019, authorizing its partnership and participation in the Lower Marrero Residential Façade Improvement Program; and

WHEREAS, the Pilot Program has since identified the renovation of existing homes in Marrero as essential to the program; and

WHEREAS, the Pilot Program created the Jefferson Parish Residential Façade Improvement Program, which is a voluntary program that provides homeowners

with funds up to \$8,500 to improve the exterior of their homes, which is intended to provide more handsome and safe neighborhoods for Jefferson Parish residents; and

WHEREAS, Jefferson Parish wishes to provide eighty-five thousand dollars and 00/100 cents (\$85,000) for the operation of this program; and

WHEREAS, the funds will be administered through Jefferson Parish Finance Authority (JPFA), and managed by the New Orleans Education League of the Construction Industry (NOEL); and

WHEREAS, the public purpose of the Project is described as implementing a Residential Façade Improvement Program to enhance, transform, and revitalize the housing stock by providing more handsome and safe neighborhoods in Jefferson Parish 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, it is the intent of the Board of Trustees for the JPFA to authorize the Executive Director's execution of this document.

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 approves the Cooperative Endeavor Agreement between the JPFA and NOEL, which is attached hereto as Exhibit "A" confirming its partnership in the Jefferson Parish Residential Façade Improvement Program and to administer and disburse the dedicated funds from Jefferson Parish pursuant to the terms and conditions outlined in the Cooperative Endeavor Agreement attached.

SECTION 2. The Board hereby approves the Cooperative Endeavor Agreement between the JPFA and Jefferson Parish, which is attached hereto as Exhibit "B" confirming its partnership in the Jefferson Parish Residential Façade Improvement Program and to administer and disburse the dedicated funds from Jefferson Parish pursuant to the terms and conditions outlined in the Cooperative Endeavor Agreement attached.

SECTION 3. The Board hereby authorizes the Executive Director to execute the Cooperative Endeavor Agreements attached hereto.

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

YEAS: (5)

NAYS: (0)

ABSENT: (2)

Ms. Sullivan

Ms. Smith-Jones

The resolution was declared to be adopted on this the 6th day of April, 2026.

A Motion to adjourn was offered by Ms. Marcy Planer seconded by Ms. Melissa Maestri Martin. The April 6, 2026 Board of Trustees of the Jefferson Parish Finance Authority meeting was adjourned at 11:14 A.M.