

Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
February 11, 2025– 3:00 PM
In Person
201 St. Charles Avenue, Suite 3912

Roll taken, Quorum present – Meeting called to order at 3:00 p.m.

Members Present: Chair Chris Ross, Vice-Chair Alex Glaser, Treasurer William Bradshaw, II, Secretary Scott Polakoff, Jr. Commissioner Gregory Curtis, Commissioner Ryan King, Commissioner David Piscola, Commissioner Kenny Rubenstein, Commissioner Frank Zumbo, Commissioner Edwin Murray (attended via zoom)

Members Absent: Commissioner Miles Tully,

Staff/Counsel Present: President & CEO Davon Barbour, Michael McKnight, CFO, Christophe Kane, Counsel, Adams & Reese,

Notice: The time, location, and agenda had been adequately and publicly noticed

Call for Public Input Cards: A public input card was read, expressing concerns about the selection of President & CEO successor at the DDD.

Public Comments: N/A

Action Items:

- Approval of Meeting Minutes from December 3, 2024, Board Meeting – **Action Item***
 - Motion to approve by Commissioner Piscola. Second by Secretary Polakoff. Motion Carried
- Motion for Approval of November 2024 Financial Reports by Finance Committee – **Action Item***
 - Motion to approve by Finance Committee. Second by Commissioner Curtis. Motion carried.
- Motion for Approval of December 2024 Financial Reports by Finance Committee – **Action Item***
 - Motion to approve by Finance Committee. Second by Commissioner Curtis. Motion carried.
- Approval of Resolution – 25-01 for Check Signing Authority – **Action Item***
 - The resolution was read, a vote was taken, and the resolution was adopted.
- Approval of Resolution Designating an Individual from the Downtown Development District to Act on its Behalf in All Matters Pertaining to Act 776 – **Action Item***
 - The resolution was read, a vote was taken, and the resolution was adopted.
- Approval of Resolution Designating an Individual from the Downtown Development District to Act on its Behalf in All Matters Pertaining to FP&C Project No. 50-NST-23-01 for Harmony Circle Planning and Construction – **Action Item***
 - The resolution was read, a vote was taken, and the resolution was adopted.
- Approval of Executive Recruitment Professional Service Contract – **Action Item***
 - Commissioners also discussed the approval of the executive recruitment professional services contract with the board, which is within budget and vetted by legal counsel. Motion to approve by Commissioner Curtis. Second by Commissioner Piscola. Motion carried.

- **Approval of Consent to Assign Private Security Contract – Action Item***
 - The Board of Commissioners also approved the assignment of a private security contract to Allied Universal, following their acquisition of Pinnacle Security. Motion to approve by Commissioner Piscola. Second by Commissioner Bradshaw. Vice Chair Glaser abstained from the vote. Motion carried.

Captain Lejon Roberts, 8th District Captain:

Captain Lejon Roberts from the NOPD presented the success of Super Bowl 59 in New Orleans and the preparations for Mardi Gras. NOPD will emulate the security provided during the Super Bowl for Mardi Gras. He is pleased with the DDD Security Outpost on Royal St.

Sandra Herman, President & CEO – Celebrate Canal

Ms. Herman discussed the vision of transforming Canal Street into a vibrant, diverse, pedestrian-friendly street that celebrates its culture and brings families back. She outlined the structure of their plan, which includes focusing on transportation, retail, public safety, and placemaking. Ms. Herman also announced plans for two events a year to bring families in, starting with the Window Zone Canal project. She requested funding and partnership with DDD for the French doors mural project. She would like a copy of the Canal Street map that hangs in the DDD and reminded everyone about the Champagne Stroll on 2/18/25 at 5:30 p.m. This event is in partnership with the DDD. She expressed her appreciation to Davon Barbour, President & CEO for his leadership and said that that she thinks DDD is the best run agency in the city.

Presentation by Rick Hathaway, City of Public Works Department,

Rick Hathaway from the City of New Orleans presented a revised scope of work for the DDD/City Stormwater Project, which includes upgrading the drainage system, relocating utilities, and doing incidental repairs to the sidewalk. The project will be in two phases, starting with six blocks. The commissioners expressed frustration about the slow progress of the project, which was approved five years ago but has not started construction. The commissioners questioned the selection of the engineering firm and the design process, Mr. Hathaway said that the initial plans were not sufficient. The commissioners also raised concerns about a contingency plan for unforeseen conditions and the protection of the \$5 million provided by the DDD Board. It was suggested that the project might not be completed within the planned time frame due to the change in scope and the need for additional funding. The possibility of using the DDD funds for the first phase and the city's funding for the second phase was discussed, but no final decision was made. The conversation ended with the need for further discussions and legal considerations regarding the project's scope and timeline.

Michael McKnight, CFO (complete financial report is in the board packet)

November 2024 Financial Status Report:

- **Revenue:**
 - YTD totaled \$9,700,429, and the YTD budget totaled \$6,863,457, which is a favorable variance of \$2,836,972. The revenue variance is associated to the ongoing collection of Ad Valorem Taxes by the City of New Orleans.
- **Expenses:**
 - Overall Operating Expenses YTD actual totaled \$8,388,713. YTD's budget totaled \$10,697,940, which is a positive variance of \$2,309,227.

Net Operating Income as of October 2024 totaled \$1,973,095

Balance Sheet Analysis:

- Current Assets, which are comprised of Cash and Investments, totaled \$12,674,145, and Other Assets, which are primarily comprised of Accounts Receivable, Prepaid Expenses, and Fixed Assets, totaled \$2,820,022, with a combined balance of \$15,494,167.

December 2024 Financial Status Report:

- **Revenue:**
 - YTD totaled \$9,715,967, and the YTD budget totaled \$6,878,993, which is a favorable variance of \$2,836,974. The revenue variance is associated to the ongoing collection of Ad Valorem Taxes by the City of New Orleans
- **Expenses:**
 - Overall Operating Expenses YTD actual totaled \$9,041,400. YTD's budget totaled \$11,670,480, which is a positive variance of \$2,629,080

Net Operating Income as of December 2024 totaled \$674,556.

Balance Sheet Analysis:

- Current Assets, which are comprised of Cash and Investments, totaled \$10,911,621.70, and Other Assets, which are primarily comprised of Accounts Receivable, Prepaid Expenses, and Fixed Assets, totaled \$2,982,298.10, with a combined balance of \$13,291,254.27.

The Board of Commissioners were updated by the Quality of Life Committee, which met earlier today, the committee is considering adding two new members, Stephanie Burks and Jasmine Brown. The board clarified that the Quality of Life Committee members were advisors, not voting members, and that the committee's recommendations would need to be approved by the full board. Commissioner Curtis also mentioned the need for the written minutes from the Quality of Life Committee meetings to be shared with all board members.

President's report:

The outgoing President & CEO, highlighted the successful hosting of the Super Bowl, attributing the success to the collaboration of various stakeholders including the State of Louisiana, Louisiana Economic Development, GNO, Inc., and multiple city departments. He also mentioned several key projects that contributed to the event's success, including the Spanish Plaza public art initiative, the French Doors project, and the deployment of street murals and landscaping throughout downtown. President & CEO Barbour also mentioned the establishment the DDD security outpost in the 100 block of Royal Street, which has already shown a positive impact on the area. He concluded by thanking all involved in the projects and introduced Chuck Bourg, the new Chief of Field Operations & Public Safety.

Old Business: N/A

New Business: N/A

Executive Session: Motion by Treasure Bradshaw to enter Executive Session. Second by Secretary Polakoff. Roll was called. Motion carried. The Board entered Executive Session. Treasurer Bradshaw made the motion to come out of the Executive Session. Second by Commissioner Zumbo. Upon the advice of counsel, the following actions were taken during the Executive Session:

1. To enforce the settlement agreement between the City of New Orleans and the Downtown Development District. Motion to approve by Vice-Chair Glaser. Second by Treasurer Bradshaw. Motion carried.
2. To accept the recommendation for President & CEO Davon Barbour's annual review and compensation. Motion to approve by Commissioner Curtis. Second by Commissioner Zumbo. Motion carried.
3. Vote on the Resolution to change the check signing authority, removing President & CEO Davon Barbour, and replacing him with the Board Chair Chris Ross. The resolution outlined the new check signing authority and the maximum amounts that could be signed for. The resolution was read, a vote was taken, and the resolution was adopted.

Next steps:

1. Legal counsel to take necessary steps to enforce the settlement agreement between the city of New Orleans and the Downtown Development District.
2. Bank signature cards to be updated to remove Davon Barbour and add Chair Ross as authorized signatory.
3. Downtown Development District staff will distribute Quality of Life Committee meeting minutes to the Board.
4. Chair Chris Ross to finalize appointments of Stephanie Burks and Jasmine Brown to the Quality of Life Committee.
5. Downtown Development District staff to prepare for the next phase of the Canal Street Improvement Project, including updating the Cooperative Endeavor Agreement with the city.
6. Michael McKnight, CFO, to follow up with Commissioners to ensure timely completion and return of audit questionnaires to the auditors.

Adjournment: Motion to adjourn by Commissioner Curtis, second by Commissioner Rubenstein. Motion carried.