

Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
Tuesday, May 6, 2025– 3:00 PM
In Person
201 St. Charles Avenue, Suite 3912

Roll taken, Quorum present – Meeting called to order at 3:05 p.m.

Members' Present: Chair Chris Ross, Vice-Chair Alex Glaser, Secretary Scott Polakoff, Jr. Commissioner Gregory Curtis, Commissioner Kenny Rubenstein, Commissioner Miles Tully, (via zoom), Commissioner Edwin Murray (via zoom), Commissioner David Piscola, Commissioner Frank Zumbo,

Members Absent: Treasurer William Bradshaw, II, Commissioner Ryan King,

Staff/Counsel Present: Michael McKnight, CFO, Christophe Kane, Counsel, Adams & Reese (via zoom), Erica Sensenbrenner, Counsel, Adams & Reese

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

Call for Public Input Cards: N/A

Public Comments: N/A

Action Items:

Approval of Meeting Minutes from April 1, 2025, Board Meeting – **Action Item***

Motion to approve by Commissioner Rubenstein, second by Commissioner Piscola. Motion carried.

Approval of Meeting Minutes from April 9, 2025, Board Meeting – **Action Item***

Motion to approve by Commissioner Rubenstein, second, Commissioner Curtis. Motion carried.

Presentation by Greg Nichols, Deputy Chief Resilience Officer – He presented a proposed energy benchmarking ordinance and would like a letter of support from the DDD. The ordinance would require buildings of over 20, 000 sq ft to benchmark energy use using Entergy Star Portfolio Manager. The benefits reduce costs for building owners, create jobs, improve public health, and increase occupancy rates. If implemented, the ordinance would apply to approximately 1500 buildings in New Orleans. The types of buildings would be warehouses, hotel/hospitality, retail, and offices. There would eventually be penalties for non-compliance. Some of the commissioners raised concerns about data privacy, and competitive information being made public. The next step for this proposed ordinance is submitting it to the City Council.

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

February 2025 Financial Status Report:

- YTD revenue \$1.8Mil. The budgeted total is \$2.3 Mil, resulting in a negative change of \$76, 684, this is due to delays in the city collecting ad valorem taxes.
- Expenses: Breakdown by department provided.
- Balance current assets \$10.6 Mil

Note: In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) the Board of Commissioners of the DDD may go into Executive Session to discuss legal or personnel matters.

- He gave detailed breakdown of expenses by department using a colour coded reporting system.

Motion to approve March 2025 Financial report made by the Finance Committee and second by Commissioner Curtis. Motion carried.

Michael told the commissioners that the year-to-date tax collected was \$2.4 Mil. BOL collection printouts show \$1.7 Mil collected in ad valorem taxes. Michael is working on tracking the remaining balance in the account. He mentioned that the total millage for the district is \$10.4 Mil, but only \$9.9 Mil in warrants were requested. A question was raised about whether \$500,00 remains unspent.

Chuck Bourg, Chief of Public Safety and Field Operations:

- Transition between Pinnacle and Allied has occurred. Their program allows tracking of security rovers and foot patrol.
- A new pressure washing schedule has been implemented. It expanded coverage beyond Canal and Poydras Streets. This provides more visibility in areas that had less coverage.
- DDD will submit projects to city Public Works for funding. These projects will include landscaping, sidewalk and street repairs and a gateway sign replacement.
- DDD will like to implement one-off repairs, for example the Gravier/Carondelet curb repair which costs \$1300.
- Homelessness - he shared a map of no sleep zones. Monthly meetings with the city scheduled to address the homeless issue.

Rene Pastorek, Chief of Economic Development

- Attended IDA capital fly-in to advocate for the revitalizing downtown act. Which is a 20% tax credit for office to residential conversions?
- Met with 12 stakeholders including property owners, business, and leasing representatives.
- Will attend ICSC in Las Vegas this month.
- Hosting a broker roundtable on June 3rd, and large property owner meeting on June 27th
- The market report will be out in June.
- Working on Canal St. marketing campaigns
- Ribbon cutting for Mayfair hotel and a meet and greet is scheduled for May 14th.
- Working with Tulane Univ. to map property tax assessments

Jared Brossett, Director of Public Policy & External Affairs

- Successful meetings with Louisiana congressional delegation regarding HR 241 – tax incentives.
- He arranged DDD day at the Capitol for May 29th to celebrate DDD 50th anniversary. Calendar invite forthcoming.

Chair/President's report:

- Complete ethics training by May 15th
- City Planning commission is reviewing a 2018 Canal Street study – it was recommended that DDD have a seat at the table.

Old Business: N/A

New Business: N/A

In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) the Board of Commissioners of the DDD may go into Executive Session to discuss legal or personnel matters.

Executive Session: Motion to enter executive session made by Commissioner Curtis, second by Secretary Polakoff. Roll was called. Motion carried. The Board entered Executive Session to discuss the following:

1. In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) and DDD guidance provided by the Louisiana Attorney General's Office, the Board of Commissioners of the DDD will discuss legal and personnel matters pertaining to the DDU that is confidential and protected.
2. *Downtown Development District v. The City of New Orleans, et al*, Case No. 201-3901, Civil District Court for the Parish of Orleans, State of Louisiana, Division "F".
3. In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) and guidance provided by the Louisiana Attorney General's Office, the Board of Commissioners of the DDD will discuss legal matters pertaining to the Stormwater Agreement with the City of New Orleans and received communication and advice from legal counsel that is confidential and protected.

Motion to come out of Executive Session by Chair Ross, second by Commissioner Curtis the Board came out of the Executive Session. Roll was called. No action was taken.

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