

Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
Tuesday, September 2, 2025– 3:00 PM
In Person
201 St. Charles Avenue, Suite 3912

Meeting called to order at 3:01 p.m. Roll taken, Quorum present.

Members' Present: Chair Chris Ross, Vice-Chair Alex Glaser, Secretary Scott Polakoff, Jr. Commissioner Gregory Curtis, Commissioner Ryan King, Commissioner Kenny Rubenstein, Commissioner Edwin Murray

Members Absent: Treasurer William Bradshaw, Commissioner David Piscola, Commissioner Frank Zumbo, Commissioner Miles Tully

Staff/Counsel Present: Michael McKnight, CFO,

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:

1. Approval of Meeting Minutes from August 5, 2025, Board Meeting – **Action Item***
2. Approval of July 2025 Financial reports – **Action Item***
3. Approval of 2025 Budget Re-forecast – **Action Item***
4. Approval of Exercise of the Option for Extension of the Agreement for Sidewalk Cleaning & Public Space Maintenance Services Between the Downtown Development District of the City of New Orleans and Henry Consulting, LLC – **Action Item**
5. Resolution No. 25-07 – Award of Private Security Services RFP #2025-40-01 – **Action Item***
6. Election of Officers-**Action Item**

Approval of Meeting Minutes August 5, 2025, Board Meeting:

Motion to approve August 5, 2025, meeting minute by Commissioner Rubenstein. Second by Commissioner Curtis. Motion carried.

Approval of July 2025 Financial reports – Action Item*

Financials show revenue of \$9.6 M which exceeds the budget of \$5.29 M. Operating expenses are at \$5.3M vs a positive variance of \$174, 461. Current assets reported at \$14.5 M with other assets at \$2.2M. Discussion was held clarifying the difference between cash held by the BOL and the investments in T-Bills managed by the BOL.

Motion to approve July 2025 by Secretary Polakoff. Second by Commissioner Murray. Motion carried.

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.

Approval of 2025 Budget Re-forecast – **Action Item***

The board approved the 2025 budget reforecast, which includes a reduction in internal sources and a limited capacity for the 50th anniversary event. The largest changes were noted in city and state sources, with a carryover of \$1.4 million from prior year tax millage proceeds and a projected decrease in ad valorem tax collections. The board discussed the need to align expenses with revenue streams and the importance of maintaining a balanced budget for 2026.

Motion to approve 2025 Budget reforecast by Secretary Polakoff. Second by Commissioner King. Motion Carried

Approval of Exercise of the Option for Extension of the Agreement for Sidewalk Cleaning & Public Space Maintenance Services Between the Downtown Development District of the City of New Orleans and Henry Consulting, LLC – **Action Item**

The contract extension was approved with 5% increase for January 1, 2026, to December 31, 2026. P&C Seth Knudsen recommended a one-year extension, based on a recommendation from Chief of Public Safety & Field Operations Chuck Bourg, proposed cost reasonableness, and the need for additional time to determine whether stakeholder needs are being met and potential adjustments to the scope of services.

Secretary Polakoff asked that his thoughts be incorporated into the minutes. He wanted the Board to know that his vote does not represent any negative views toward Henry Consulting. He said he is not aware of any concerns regarding Henry Consulting’s performance within the DDD over the past two years however, his vote is very much focused on his perspective of the effects of corporate governance. It is his opinion that his responsibility as a commissioner is always to do what he thinks is best for the people who own property in the DDD, work in DDD or live in the DDD. His vote will represent those views. Commissioner Polakoff voted against the extension, citing preference for a competitive bidding process for contracts. He called for a roll call. Vote went as follows:

Chair Chris Ross	Yes
Vice-Chair Alex Glaser	Yes
Treasurer William Bradshaw, II	Absent
Secretary Scott Polakoff	No
Commissioner Gregory Curtis	Abstain
Commissioner Ryan King	Yes
Commissioner Edwin Murray	Yes
Commissioner David Piscola	Absent
Commissioner Kenneth Rubenstein	Yes
Commissioner Miles Tully, Jr	Absent
Commissioner Frank Zumbo	Absent

Motion to approve by Commissioner Murray. Second by Commissioner Rubenstein. Motion carried.

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Resolution No. 25-07 – Award of Private Security Services RFP #2025-40-01 – Action Item*

Allied Universal Security Services awarded the security contract scoring high/lowest cost with a term from October 1, 2025, to December 31, 2026. Allied has 35% DBE participation.

Motion to approve made by Commissioner Murray. Second, by Commissioner Curtis. Motion carried.

Election of Officers-Action Item

New officer elections resulted in Ryan King as Secretary, replacing Scott Polakoff. Existing leadership will retain their positions.

Motion to approve made by Commissioner Rubenstein. Second by Commissioner Murray. Motion Carried

Presidents Report:

President & CEO gave the following update:

- Quality assurance survey was implemented showing weekly improvements in cleanliness and safety maintenance.
- New graffiti survey implemented. Checking all areas regularly with the clean team The Clean Team successfully handled a large graffiti removal at Harmony Circle.
- The homeless population is 100-200 this was counted at night. A no sleeping strategy is expected to be implemented around September 22nd.
- Library will be overseen separately. There are plans to erect fencing around the library.
- 5% increase in YTD local visitation on Canal St. this is attributed to Celebrate Canal partnership efforts.
- DDD will position itself as a data authority with comprehensive data collection.
- 9/10/25 DDD will hold a Mayoral Forum with three confirmed candidates. Norm Robinson is the moderator.
- 50th Anniversary celebration and the Downtown NOLA Awards confirmed for November 20th at Caesars Sports Book.
- DDD staff will follow-up with the BOL regarding the legal process for submitting warrants for reserve funds.
- Commissioners to complete affidavits documenting qualifications to serve on the DDD Board of Commissioners.
- DDD marketing team will initiate conversations with hotels and district partners for potential sponsorships and marketing partnerships for 2026 budget planning.

Old Business: N/A

New Business: N/A

Executive Session: N/A

Adjournment: Motion to adjourn made by Commissioner Curtis. Second by Secretary Polakoff. Motion carried.

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