

**DOWNTOWN DEVELOPMENT DISTRICT  
FINANCE & EXECUTIVE JOINT COMMITTEE MEETING MINUTES  
Wednesday, October 1, 2025, 2025  
3:00 p.m.  
DDD Ronald E. Gardner Board Room**

Roll taken - Meeting called to order at 3:01 p.m.

**Members Present:**, Chair Chris Ross, Vice-Chair Alex Glaser, Secretary Ryan King, Commissioner David Piscola,

**Members Absent:** Finance Committee Chair William Bradshaw, II, Commissioner Scott Polakoff

**Other Board Members Present:** N/A

**Staff/Counsel Present:** Michael McKnight, Chief Financial Officer, Chris Kane, Legal Counsel, Adams & Reese

**Others Present:** N/A

**Notice:** The time, location, and agenda were adequately and publicly noticed.

**Public Input Card:** N/A

**Public Comments:** N/A

DDD Millage Re-authorization Presentation – David Wolf, Adams & Reese

- Mr. Wolf presented the details on the current millage rate, historical changes, and legislative requirements. It was also clarified that the City Council has final approval over the millage rate. For any changes this would require the public being involved. The enabling legislation would also need to be changed.
- There was discussion about the DDD being able to directly collect taxes without the need for the warrants. This would mean amending the statute to allow DDD to collect the taxes. It was pointed out that some other entities for example the School Board receive their funds directly from the city without going through the Board of Liquidation.
- Mr. Wolf discussed the implications of becoming a political subdivision, explaining that while the district would have more autonomy in setting millage rates, certain processes would still require council approval. He highlighted the need to amend subsection F by removing the 50-year tax limit, which expires in 2029, and suggested simplifying the language to allow for indefinite tax levies. Mr. Wolf also proposed clarifying the district's political status and governance structure.
- Mr. Wolf explained the timeline and requirements for amending enabling legislation and calling an election to renew a tax. He outlined key deadlines, including the need to start working on

**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.**

legislation now, get approval from the State Bond Commission by May 19, 2026, and have the city council call the election by July 1, 2026 for a November 2026 election. Mr. Wolf noted that if the legislation process is delayed, there are other election options in 2027, including the gubernatorial election, which could help address the cost of the election.

- He discussed the reauthorization process for a downtown development district (DDD), explaining that the current citywide vote system was established to ensure adequate voter participation when few residents lived in the DDD areas. He noted that political subdivisions typically hold elections within their boundaries, but the DDD's citywide electorate was maintained to accommodate the small number of voters.

**Note:**

- Seth Knudsen, Jared Brossett, Chris Ross, and David Wolf to work together drafting revisions to the enabling legislation for the 2026 legislative session.
- Michael McKnight to work with Seth Knudsen on budgeting considerations for the legislative effort in 2026.
- Staff to prepare a presentation for the full board regarding potential legislative changes to the enabling legislation.
- Begin conversations with potential legislative sponsors and coordinate political pathway through state legislature.
- Develop a timeline for pre-filing legislation before March 2026 sessions with proper notice requirements.
- David Wolf and Chris Ross to create amendment language to remove the 50- year limit and address other operational improvements.
- Have an executive session to get legal advice on legislative options and political subdivision implications.
- Review budget implications for 2026 legislative and legal costs.

Approval of August 27, 2025, Finance Committee Meeting Minutes - **Action Item**

Motion to approve by Commissioner David Piscola. Second Vice-Chair Alex Glaser. Motion carried.

Approval of August 27, 2025, Executive Committee Meeting Minutes - **Action Item**

Motion to approve by Vice-Chair Alex Glaser. Second Secretary Ryan King. Motion carried

**Michael McKnight, Chief Financial Officer:**

**August 2025 Financial Report**

The board reviewed the August financial report, which showed a year-to-date variance of \$2.4 million between actual and budgeted revenues, with operating expenses at \$746,713 under budget.

Motion to approve August 2025 financial report by Vice-Chair Alex Glaser. Second by Commissioner David Piscola. Motion carried.

**Approval to submit Resolution 25-08 approval of DDD Office Lease Extension**

The office lease extension strategy balances operational stability with future flexibility. It is a 39-month term which aligns with millage authorization timeline through 2029. The rate is \$24 per sq. ft. including improvement allowance. Commissioners said that a more visible location, street level should be considered in the future. Motion to approve and submit to the Board made by Vice-Chair Glaser. Second by Secretary Ryan King. Motion carried.

**Approval to submit Resolution 25-09 approval Authorizing Signature for State funding Act 461**

Motion to approve and submit to the Board made by Vice-Chair Glaser. Second by Secretary Ryan King. Motion carried.

**Old Business: Downtown Development Unlimited Update (DDU)**

Commissioners and counsel discussed the need to reconstitute its board composition to address ethical concerns and allow for better operational flexibility between DDD and DDU. Francia explained that current board overlap violates AG's opinion regarding transactions between entities, though no immediate action is required as no money is currently exchanged. The group agreed that DDU should remain a separate nonprofit affiliate for accepting donations and partnerships, and discussed potential strategies for identifying new board members, including former commissioners.

**New Business: N/A****Executive Session: N/A**

**Adjournment:** Motion to adjourn by Commissioner David Piscola, second by Vice-Chair Alex Glaser. Motion carried.