Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
Tuesday, October 7, 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 Ryan King, Commissioner Gregory Curtis, Commissioner David Piscola, Commissioner Frank Zumbo, Commissioner Kenny Rubenstein, Commissioner Edwin Murray

Members Absent: Treasurer William Bradshaw, Commissioner Scott Polakoff, 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 September 2, 2025, Board Meeting **– Action Item***
2. Approval of August 2025 Financial Report – **Action Item***
3. Approval of Resolution 25-08 Office Lease Agreement – **Action Item***
4. Approval of Resolution 25-09 Authorizing Signature for State funding Act 461**- Action Item***

Capt. Samuel Palumbo, 8th District.
Discussed public safety issues in the DDD area, including an upcoming program with OHSS to address homelessness and illegal activities. He said permanent housing vouchers are finished so only nightly shelter options are available. The homeless will be offered shelter and failure to comply will lead to enforcement action. Captain Palumbo provided updates on recent incidents, including a solved homicide case with a warrant issued, however the suspect is believed to be out of state. He mentioned the ongoing investigations at Brothers Supermarket. The board discussed the need to engage with property owners, like the owner of Brothers Supermarket, to address persistent problems. Troy Henry, Henry Consulting mentioned that he knows the owner of Brothers and offered to be a liaison. Capt. Palumbo touched on recent spikes in auto burglaries and thefts, particularly involving Hyundai and Kia vehicles. Law enforcement is monitoring the unusual case of 2 high-end vehicles stolen from the same owner on the same night. He also mentioned he has reduced man-power due to Troop NOLA scaling back overnight hours.

Approval of Meeting Minutes September 2, 2025, Board Meeting - **Action Item***
Motion to approve September 2, 2025, meeting minute by Commissioner Piscola. Second by Commissioner Curtis. 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 August 2025 Financial reports – Action Item*

Financial reports showed revenues of $9.8 million for August, with a variance of $2.4 million due to delayed ad valorem tax collections. Public safety expenses were 7% below budget, which Michael McKight, CFO, explained was due to incorrect categorization of private security costs. The board discussed the need to review budget projection methods for future years, as the current method of dividing annual budgets by 12 causes peaks and valleys in certain categories.

Motion to approve July 2025 by Commissioner Murray. Second by Commissioner Piscola. Motion carried.

Approval of Resolution 25-08 Office Lease Agreement – Action Item*

The 39-month lease extension was approved allowing for future strategic planning. The lease includes a slight rent increase and an improvement allowance. This extension allows for the time needed to develop a long-term office and facility strategy without disruption.

Motion to approve by Commissioner Murray. Seconded by Commissioner Rubenstein. Resolution was read in full; roll was called. Resolution adopted.

Approval of Resolution 25-09 Authorizing Signature for State funding Act 461- Action Item*

This resolution is to authorize the President & CEO Seth Knudsen to sign documents related to $100K, state appropriation under ACT 461.

Motion to approve the resolution by Commissioner Murray. Second, Commissioner Piscola. The resolution was read in full; roll was called. Resolution adopted.

Chair's Report:

Chair Chris Ross gave a brief report on the teams' attendance at IDA conference in Washington, DC. The team met with other BIDs. He also touched on collaboration with NOLA Public Library regarding security concerns. They hope to bring together city officials, Tulane University, and other stakeholders to address the ongoing issues.

Presidents Report:

Seth Knudsen, President & CEO discussed the progress on the Zone 2 closure in downtown, noting the challenges with limited resources for the unhoused individuals. He also mentioned the allocation of funding for repairs on Canal Street. Additionally, he talked about the recent ribbon-cutting for the BioInnovation Center, a company that has returned to New Orleans. Seth concluded by discussing the marketing efforts, including new data tracking and press features, a well-attended Mayoral Forum. Marketing efforts which include sandwich boards, vendor branded materials to highlight DDD funded projects downtown particularly on Canal St. Sponsorships from Delta Utilities, Helis foundation for upcoming events like the Downtown NOLA Awards.

The Clean Team performance improved. A supplemental pressure-washing schedule was introduced in August.

Action Items:

- Staff to provide an updated Canal Street pressure washing and surface scrubber schedule.
- Implement daily cleanliness audits with specified quality standards.
- Track outcome of new sanitation schedule and prepare an update for the next board meeting.
- Develop a strategy for low-barrier shelter relocation options. Explore these resources with the new administration.
- Evaluate the cost benefit of supplemental police and private security integration.
- Explore potential hiring from other law enforcement agencies to fill staffing gaps.
- Initiate Canal St. repairs in line with an approved budget.

Old Business: **N/A**

New Business: N/A

Executive Session: N/A

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

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