

Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
Tuesday, April 7, 2026– 3:00 PM
In Person
201 St. Charles Avenue, Suite 3912

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

Members' Present: Chair Chris Ross, Vice-Chair Alex Glaser, Secretary Ryan King, Treasurer William Bradshaw, Commissioner Gregory Curtis, Commissioner Edwin Murray, Commissioner David Piscola, Commissioner Kenny Rubenstein, Commissioner Scott Polakoff

Members Absent: Commissioner Frank Zumbo, Commissioner Edwin Murray (**attended via zoom**)

Staff/Counsel Present: Michael McKnight, CFO, Erica Sensenbrenner, Counsel, Adams & Reese

Attendees: Sophie Kasakove, reporter with Times Picayune, Henry Consulting

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 March 3, 2026, Board Meeting – **Action Item***
2. Approval of February Financial Report – **Action Item***
3. Court Relocation Resolution 26-04 – **Action Item***

Approval of Meeting Minutes March 3, 2026, Board Meeting - Action Item*

Motion to approve March 3, 2026, meeting minutes by Commissioner Rubenstein. Second by Treasurer Bradshaw. Motion carried.

February 2026 Financial Report

Michael McKnight, CFO:

- February revenue was \$2.4 million exceeding \$2.2 mil budget. Expenses were \$1.3 million versus \$1.8 million budget. Balance sheet total assets are \$10.8 million with \$8.8 million in current assets.
- In response questions from board members Michael and Seth discussed specific line items on the consolidated balance sheet, including a \$974 bond payment and a \$655 line item related to rolled-forward expenses from 2025 to 2026. They explained that \$2.5 million from a \$5 million revenue stream would be used to pay down the bond, while the remaining \$2.5 million, along with \$600,000 carried over from the previous year, would contribute to operating revenue. The group acknowledged that the 2026 budget relied heavily on one-time revenue sources and non-core expenses, emphasizing the need to carefully manage expenses in 2027 to align with core revenue streams.
- He also explained that DOL retains \$978,000 of DDD money due to bond sale terms.

Motion to approve February 2026, financial report by Treasurer Bradshaw. 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.

Resolution 26-04 supporting keeping the Civil District and First City Court in downtown New Orleans was read in full, a vote was taken; the Resolution was adopted.

Chairs Report: N/A

Presidents Report:

Seth Knudsen gave updates on various downtown development initiatives, including progress on Canal Street repairs, lighting improvements at Molly Marine Plaza, and the Summer Downtown marketing campaign. Additionally, he discussed the status of enabling legislation, which has passed the Senate and is currently in the House committee process, he noted that the current treasurer's term William Bradshaw has ended, requiring a replacement to be appointed.

Old Business: N/A

New Business: N/A

Executive Session: N/A

Adjournment: Commissioner Piscola made the motion to adjourn. Commissioner Curtis second the motion. Motion approved