Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
Tuesday, October 6, 2026– 3:00 PM
In Person
201 St. Charles Avenue, Suite 3912

Meeting called to order at 3:00 p.m. Roll taken, Quorum present.

Members Present: Chair Chris Ross, Vice-Chair Alex Glaser, Treasurer Kenny Rubenstein, Secretary Ryan King, Commissioner Gregory Curtis, Commissioner Frank Zumbo, Commissioner David Piscola, Commissioner Edwin Murray,

Members Absent: Commissioner Michael DiSimone, Commissioner Stephanie Burks, Commissioner Sevetri Wilson Taylor

Staff/Counsel Present: Michael McKnight, CFO, Christopher Kane, Counsel, Adams & Reese

Attendees: Jennifer Guerin, Gilberto Ruiz, Clean Force, Robert Ramelli, Ramelli Brothers, Michelle Courseault, FQMD

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

Call for Public Input Cards: Jennifer Guerin, Clean Force, addressed the price increase which is justified by skilled labor. The company was the sub-contractor for lighting for 15-years and performed banner installation for the same period. She addressed the concerns about capability without a partner noting Clean Force technicians exclusively performed the contract in recent years.

Public Comments:

Action Items:

1. Approval of Meeting Minutes from September 1, 2026, Board Meeting - **Action Item***
2. Approval of August 2026 Financial Report - **Action Item***
3. Approval of 2027-2031 Strategic Plan - **Action Item***
4. Approval of 2027 Budget and Work Plan - **Action Item***
5. Resolution 26-08 Set Millage for 2027 - **Action Item***
6. Approval of Resolution 26-07 Award of the Labor and Maintenance Contract for Holiday Lighting and Banners - **Action Item***

Approval of Meeting Minutes September 1, 2026, Board Meeting - **Action Item***
Motion to approve September 1, 2026, meeting minutes by Commissioner Piscola. Second by Commissioner Curtis. Motion carried.

August 2026 Financial Report
The financial report showed year-to-date revenue of $10.1 million against a budget of $8.9 million, with various departmental actuals and budgets presented for public safety, development, marketing, and administration.

Motion to approve August 2026, Financial Report by Commissioner Murray. Second by Commissioner Rubenstein. Motion carried.

Approval of 2027-2031 Strategic Plan - **Action Item***
The final version of the 2027-2031 strategic plan had been developed over a six-month process with internal staff and Evan James Consulting. The board approved the strategic plan through a motion by Commissioner Rubenstein. Second by Commissioner Curtis. Motion carried

Approval of 2027 Budget and Work Plan - **Action Item***
Also reviewed was the 2027 budget and workplan, which included a substantial increase in homelessness funding, specifically mentioning plans for low-barrier shelter operations and potential staff for overnight outreach and shelter exits. Please note the DDD has not received a formal request for funding from the city officials regarding the Lower Barrier Shelter. The board approved the 2027 budget and work plan through a motion by Commissioner Piscola. Second by Commissioner Curtis. Motion carried.

Resolution 26-08 Set Millage for 2027 - **Action Item***
Property tax rate held at 13.73.
Roll was called - vote was taken 8 yes, 3 absent, the resolution was adopted.

Chairs Report:
Updated the board regarding his discussions with Michael Meredith regarding improvements to the American Bank building next door and attended a meeting with the Hotel and Lodging Association regarding DDD matters.

President's Report:
- Clean team maintains 90% performance in cleaning efforts with focus on graffiti and vandalism control.
- Stakeholder, City partnership strengthened through rodent abatement collaboration.
- Canal Street Phase 2 drainage improvement ongoing addressing 20 years of clogged drains. Work includes cleaning deep sediment buildup, sidewalk replacement.
- Tenant improvement Grant program application deadline set for October 15th
- Future of downtown event has 15 paid sponsors and 9 in-kind sponsors, covering costs and some staff time.
- Public art map launched featuring 116 documented works, promoting downtown guide to murals and sculptures.
- DDD - Active media presence and stakeholder engagement efforts continue.

Old Business:
Approval of Resolution 26-07 Award of the Labor and Maintenance Contract for Holiday Lighting and Banners - **Action Item**
The contract for lighting and banners installation was awarded to Clean Force, despite price increases, based on operational experience and cost analysis.
Roll was called – vote was taken with 7 yes, 3 absent, 1 nay, the resolution was adopted.

New Business: N/A

Executive Session: N/A

Adjournment: Treasurer Rubenstein made the motion to adjourn. Vice-Chair Glaser second the motion. Motion carried.