



Board of Commissioners Meeting Minutes

Monday 7 April 2025

2:00 pm

Via Teleconference:

Video:

<https://meetings.ringcentral.com/j/2047589217>

<https://meetings.ringcentral.com/personallink.html>

Meeting ID: 204 758 9217

Audio: +1 (469) 445 0100

Commissioners Present: Jane Cooper, Christine Bondio, Mamie Gasperez, Alex Fein, Sue Klein, David Bilbe, Frank Zumbo, Glade Bilby, Heidi Raines, Christian Pendleton, Steve Caputo

Executive Director: Michelle Courseault

Coordinator: Shelby Ursu

Guests: Alex Dunkenberger, Erin Holmes, Pat Tobler, Bob Bejarano, Sharonda Williams, Sophie Kasakove

- I. **CALL TO ORDER: ROLL CALL: INTRODUCTION OF ATTENDEES** –Chair Ms. Cooper called the French Quarter Management District (FQMD) April 7th, 2025 regular meeting to order at 2:00 p.m. Ms. Courseault read the agenda as noticed and Ms. Klein called the roll.
- II. **PUBLIC COMMENT:** The Public Comment Policy can be found at <https://www.fqmd.org/publiccomment-policy>. Written public comment may be submitted electronically via email to publiccomments@fqmd.org.
No written public comment was received at the conclusion of the reading of the agenda.
- III. **BOARD CHAIR COMMENTS:** Ms. Cooper
Ms. Cooper welcomed the Commissioners and guests. She thanked Ms. Courseault and Ms. Ursu for successfully hosting FQMD’s third annual Love the Boot cleanup event on Saturday, April 5th, as part of the FQMD’s Keep the Quarter Clean program. She announced that, with the success of the streetlight repairs project, the Board and Mr. Tobler will celebrate with champagne this afternoon.
- IV. **MARCH 10TH, 2025, MEETING MINUTES:** Ms. Klein reported that she noted two minor edits for Ms. Ursu, which have been revised prior to today’s Board meeting. She stated that one revision was grammatical, and the other was an additional statement added under the Agreement Monitors report that states that Mr. Dunkenberger will look into the unspent dollars in the Trust Fund. Mr. Pendleton motioned (**M1**) to “approve the March 10th, 2025 meeting minutes as corrected...”, Mr. G. Bilby seconded the motion, and it was approved.
- V. **MARCH 2025 TREASURER’S REPORT:** Mr. Fein reviewed the March Treasurer’s report with the Commissioners. He noted that under the Accounts Payable Aging Summary the \$612,191.40 for ASE Services LLC has been paid, but not at the point that the report was made. Mr. Fein stated that the -\$638,996.49 net income on page seven of the report is because the funds for the streetlight repairs were received in 2024, but were not paid until 2025. He noted that this will balance out, and added that overall, the financials are looking good. Ms. Raines motioned (**M2**) to “approve the March 2025 Treasurer’s reports...”, seconded by Mr.

Pendleton and it was approved. ANNEX I.

VI. DISCUSSION – UPDATE ON THE 2024 FRENCH QUARTER ECONOMIC DEVELOPMENT DISTRICT STREETLIGHT REPAIRS PROJECT:

Mr. Tobler reviewed the closeout procedures for the streetlight repairs project with the Commissioners, noting that the memo outlines two Change Order requests and a Certificate of Substantial Completion. He stated that Change Order #004 details a reduced pole cost, due to available Department of Public Works inventory, and Change Order #005 is the final reconciliation of contract quantity versus actual quantity. Mr. Tobler noted that the new contract sum including the change order amounts to \$1,423,384. He stated that the Certificate of Substantial Completion will be recorded on the City Record and will then begin the lien period, adding that once the 45 day period has passed, the City will issue a clearing certificate, and the retainage will be due. Mr. Tobler noted that once the Retainage has been paid, the final step in the closeout procedure is the cancellation of the contract, unless the FQMD decides to extend the contract for maintenance outside of the one-year warranty period that ends on February 16th, 2026. Ms. Courseault stated that she will have the full inventory of streetlights by asset number, as well as a full list of costs per each streetlight component. She added that the on-call maintenance contract will first go through legal, then it will be reviewed by the Finance and Development Committee. Ms. Courseault informed the Board that she is working with Mr. Dunkenberger to develop a reporting process for residents and businesses to be able to report any streetlights in need of repairs moving forward. The Commissioners thanked Mr. Tobler and Greater New Orleans, Inc. for stepping up as partners with the FQMD to get this project completed. Ms. Cooper added that she would like to particularly thank Ms. Courseault and Mr. Bejarano for doing an outstanding job taking this endeavor on during Ms. Courseault's transition into her role as Executive Director.

Mr. Fein motioned (**M3**) to “approve the Board Chair to sign off on the 2024 French Quarter Economic Development District Streetlight Repairs Project Change Order #004, Change Order #005, and the Certificate of Substantial Completion...”, seconded by Ms. Gasperecz and it was approved. ANNEXES II-VI.

VII. GOVERNMENT AFFAIRS CHAIR REPORT – Mr. G. Bilby

Mr. G. Bilby reported that he and Ms. Courseault met with Councilmembers over the past few weeks to discuss the FQMD's stance on the tax renewal and get any feedback. He stated that the Councilmembers have expressed their gratitude to the FQMD, and noted that, while some Councilmembers voiced their opinions on raising the tax rate, it was the general consensus that it would be wise to leave the rate as is with the upcoming tariffs. He added that everything is on track to have the vote on the November election. Ms. Courseault added that she will be meeting with Mr. Dunkenberger and the City Council attorney this week to discuss the next steps, and Ellie Rand will be unveiling a PR plan to the Board next month. Mr. G. Bilby stated that, even though the streetlight repairs project has wrapped, the Board must remember that there is still more work to do in the neighborhood. He noted that sidewalk conditions in the French Quarter are worsening. Ms. Cooper agreed, adding that the Livability Committee should take this up for discussion.

VIII. FINANCE AND DEVELOPMENT COMMITTEE CHAIR REPORT – Mr. Fein

Mr. Fein reported that the Committee rescheduled their April 1st meeting to April 15th. He noted that the Committee will be reviewing each Committee's budget amendment requests as well as their 2025 Committee Work Plan.

IX. LIVABILITY COMMITTEE CHAIR REPORT – Ms. Gasperecz

Ms. Gasperecz reported that the Love the Boot event was a great success, with 32 volunteers and 19 bags of trash and recyclables collected. She noted that Ellie Rand was able to get media coverage for the event with both Fox 8 and Nola.com. Ms. Gasperecz stated that at the April Committee meeting, the main focus was an in-depth review and discussion regarding 1st quarter successes and the Committee's

2025 Work Plan. She noted that this discussion helped the Committee assess what projects have been moving forward, and which projects have been stalled. Ms. Gasperecz reported that Livability Committee Vice-Chair, Ms. Holmes, hosted a public town hall meeting at the end of March to discuss the Teneo Group's public safety recommendations for Bourbon Street and to give residents and business owners the opportunity to share their thoughts, questions, and concerns.

- X. **SECURITY AND ENFORCEMENT COMMITTEE CHAIR REPORT – Mr. Pendleton**
Mr. Pendleton stated that at the March 24th Security & Enforcement meeting, the Committee welcomed the Eighth District's new Commander, Captain Palumbo. He reported that two more sheriff's deputies were added to the Bourbon Promenade on Sundays, and one officer has been deployed to the French Market area. Mr. Pendleton stated that the Committee discussed the quality of the Project Nola cameras versus the Real Time Crime Center Cameras, as well as questions regarding the legalities of where the Project Nola cameras can be installed. He added that Sgt. Castelin estimates that the Gators for the new Community Liaison Officers program will be in by June or July. Additionally, crime is down 51% with property damage down 40%.
- XI. **FRENCH QUARTER ECONOMIC DEVELOPMENT DISTRICT (FQEDD) AGREEMENT MONITORS MEETING:** Attendees were Ms. Courseault, Ms. Cooper, Mr. Pendleton, Ms. Ursu, Sgt. Castelin, Mr. Toney, Mr. Dunkenberger, Mr. Baker, & Cpt. Palumbo.

Ms. Cooper reported that the format for the FQEDD Agreement Monitors meetings has changed, stating that at the March FQEDD meeting the Monitors took a deep look into what has been budgeted, and why funds have or have not been spent. Ms. Cooper pointed out the importance as an organization to fully understand these expenditures, particularly with the tax renewal vote coming up later this year. She thanked Mr. Dunkenberger for his hard work researching the groups' unanswered 2024 FQEDD budget questions.

- XII. **EXECUTIVE SESSION – PENDING LITIGATION**
a. Antoinette Kilma, et al. vs. The City of New Orleans et al. (Case #2025-00770)
b. Amanda M. Comeaux vs. The City of New Orleans et al. (Docket #2025-01101)

Mr. Pendleton motioned (**M4**) to "adjourn to Executive Session at 2:39 p.m. pursuant to R.S. 42:17 A. (3) to discuss the development of the course of action regarding security matters of the FQMD...", seconded by Mr. G. Bilby, and unanimously approved.

MOTION TO RECONVENE: Mr. G. Bilby motioned (**M5**) to "reconvene the April 7th, 2025 FQMD Regular Board Meeting at 3:14 p.m....", seconded by Mr. Fein, and approved. It was noted that no action was taken in the FQMD Executive Session.

- XIII. **NEW BUSINESS:** To consider and take action upon any other matters that may properly come before the French Quarter Management District Board of Commissioners.

Ms. Courseault reported that the Livability Committee will be discussing the streetlight maintenance plans at their May 5th Committee meeting, and then the discussion will move to the Finance & Development Committee, and lastly, to the Board of Commissioners.

- XIV. **NEXT SCHEDULED MEETING DATE:** 12 May 2025 at the Historic New Orleans Collection
- XV. **ADJOURNMENT:** Mr. Caputo motioned (**M6**) to "adjourn the April 7th, 2025 Board of Commissioners meeting...", Mr. Zumbo seconded the motion to unanimous approval and the meeting was adjourned at 3:15 pm.

Respectfully submitted,
(Signed original available)
Susan Klein, Secretary

ANNEX I – March 2025 Treasurer Reports
ANNEX II – The Tobler Company Memorandum
ANNEX III – AIA Document G701 – 2017 Change Order Request #004
ANNEX IV – AIA Document G701 – 2017 Change Order Request #005
ANNEX V – AIA Document G704 – 2017 Certificate of Substantial Completion
ANNEX VI – AIA Application and Certificate for Payment

Treasurer's Report

French Quarter Management District
For the period ended March 31, 2025

Prepared on
April 3, 2025

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Balance Sheet

As of March 31, 2025

	Total	
	As of Mar 31, 2025	As of Feb 28, 2025 (PP)
ASSETS		
Current Assets		
Bank Accounts		
Appropriations	1,223,346.73	1,283,156.44
FQMA	49,624.29	44,548.35
FQMD general operating account	1,515,946.16	1,525,650.99
FQMD Patrol	109,591.31	194,499.48
Total Bank Accounts	2,898,508.49	3,047,855.26
Accounts Receivable		
Contract Receivable	133,505.50	42,210.00
Total Accounts Receivable	133,505.50	42,210.00
Other Current Assets		
Prepaid Expenses	17,098.26	27,003.17
Undeposited Funds	0.00	7,629.50
Total Other Current Assets	17,098.26	34,632.67
Total Current Assets	3,049,112.25	3,124,697.93
TOTAL ASSETS	\$3,049,112.25	\$3,124,697.93
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	674,148.80	109,483.89
Total Accounts Payable	674,148.80	109,483.89
Other Current Liabilities		
Accrued payroll & payroll related	0.00	0.00
Medical Ins.	0.01	0.01
Total Accrued payroll & payroll related	0.01	0.01
CEA Membership Dues	35,228.56	35,228.56
Deferred Revenue	11,540.94	12,795.04
Total Other Current Liabilities	46,769.51	48,023.61
Total Current Liabilities	720,918.31	157,507.50
Total Liabilities	720,918.31	157,507.50
Equity		
Retained Earnings	3,630,576.99	3,630,576.99
Net Income	-1,302,383.05	-663,386.56
Total Equity	2,328,193.94	2,967,190.43
TOTAL LIABILITIES AND EQUITY	\$3,049,112.25	\$3,124,697.93

A/R Aging Summary

As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
City of New Orleans	16,295.50		24,001.00	8,209.00		48,505.50
Herman-Grima Gallier Historic Houses	2,000.00					2,000.00
New Orleans & Co	75,000.00					75,000.00
The Keyes Foundation	2,000.00					2,000.00
The Louisiana Museum Foundation (C)	2,000.00					2,000.00
The Louisiana State Museum	4,000.00					4,000.00
TOTAL	\$101,295.50	\$0.00	\$24,001.00	\$8,209.00	\$0.00	\$133,505.50

A/P Aging Summary

As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
ASE Services, LLC		612,191.40				612,191.40
Bankcard Center (0499)		1,750.00				1,750.00
John Wyatte Foard, LLC	1,242.08					1,242.08
Public Safety Services Corp Expansion		16,465.60				16,465.60
Public Safety Services Corporation		42,499.72				42,499.72
TOTAL	\$1,242.08	\$672,906.72	\$0.00	\$0.00	\$0.00	\$674,148.80

Profit and Loss

March 2025

	Total
INCOME	
Admin. Fees	17,549.60
Contract Revenue	80,000.00
Interest Income	7,562.71
Total Income	105,112.31
GROSS PROFIT	105,112.31
EXPENSES	
Conference & Meeting Expenses	
Parking	4.85
Total Conference & Meeting Expenses	4.85
Operations Expenses	323.40
Bank Charges & Fees	29.00
Insurance	1,861.21
Interest Paid	35.14
Memberships	1,750.00
Office Supplies & Software	1,578.13
Rent	1,600.00
Utilities	
Telephone	310.49
Total Utilities	310.49
Total Operations Expenses	7,487.37
Payroll Expenses	
Employee Benefits	1,330.42
Payroll	14,497.30
Processing Fees	104.00
Taxes	1,109.02
Worker's Compensation	67.10
Total Payroll Expenses	17,107.84
Professional Fees	
Accounting Fees	833.00
Advertising / Marketing	4,910.49
Program / Project Manager	820.05
Total Professional Fees	6,563.54
Services Rendered / Programming	
GHF Recycling	8,043.70
Patrol Expenses - UQP/E	
Mobile Data Charges	372.60
Police Patrols	85,893.43
Security Administration	29,616.07
Total Patrol Expenses - UQP/E	115,882.10

	Total
Public Safety	
Traffic/Ped Safety	589,019.40
Total Public Safety	589,019.40
Total Services Rendered / Programming	712,945.20
Total Expenses	744,108.80
NET OPERATING INCOME	-638,996.49
NET INCOME	\$ -638,996.49

Profit and Loss by Location

January - March, 2025

	Appropriation	FQEDD Admin	FQEDD Streetlight	FQMA	FQMD Operating	Patrol	Total
INCOME							
Admin. Fees		44,058.80					44,058.80
Contract Revenue				5,000.00	150,000.00		155,000.00
FQMA Fiscal Agent Fee				617.56			617.56
Interest Income	6,932.77			336.28	15,480.03	1,623.77	24,372.85
Membership Dues				26,000.00			26,000.00
Total Income	6,932.77	44,058.80	0.00	31,953.84	165,480.03	1,623.77	250,049.21
GROSS PROFIT	6,932.77	44,058.80	0.00	31,953.84	165,480.03	1,623.77	250,049.21
EXPENSES							
Conference & Meeting Expenses							0.00
Conferences and meetings					379.87		379.87
Parking		0.00			113.68		113.68
Total Conference & Meeting Expenses		0.00			493.55		493.55
Operations Expenses	323.40						323.40
Bank Charges & Fees					29.00		29.00
Insurance		3,762.30			1,821.33	3,233.86	8,817.49
Interest Paid					128.34		128.34
Memberships					1,750.00		1,750.00
Office Supplies & Software	1,290.90	764.50			4,822.63	4,020.60	10,898.63
Rent		2,400.00			2,400.00		4,800.00
Utilities							0.00
Telephone	179.35				761.24		940.59
Total Utilities	179.35				761.24		940.59
Total Operations Expenses	1,793.65	6,926.80			11,712.54	7,254.46	27,687.45
Payroll Expenses							0.00
Employee Benefits	309.59	2,337.22			1,344.45		3,991.26
Payroll	3,648.05	31,045.61			7,088.18		41,781.84
Processing Fees	14.33	122.06			412.61		549.00
Taxes	291.85	2,483.65			2,483.96		5,259.46
Worker's Compensation	36.48	310.46			-136.74		210.20
Total Payroll Expenses	4,300.30	36,299.00			11,192.46		51,791.76
Professional Fees							0.00
Accounting Fees	782.00	833.00			2,533.00		4,148.00
Advertising / Marketing	14,700.00			3,485.21	41.46		18,226.67
Legal Fees			0.00		1,106.00		1,106.00
Program / Project Manager	4,513.94						4,513.94
Total Professional Fees	19,995.94	833.00	0.00	3,485.21	3,680.46		27,994.61
Services Rendered / Programming							0.00
GHF Recycling	24,131.10						24,131.10

	Appropriation	FQEDD Admin	FQEDD Streetlight	FQMA	FQMD Operating	Patrol	Total
Patrol Expenses - UQP/E							0.00
Mobile Data Charges	360.74					819.73	1,180.47
Police Patrols	74,089.74					280,058.51	354,148.25
Security Administration	25,474.22					29,169.82	54,644.04
Total Patrol Expenses - UQP/E	99,924.70					310,048.06	409,972.76
Public Safety							0.00
Traffic/Ped Safety			1,010,361.03				1,010,361.03
Total Public Safety			1,010,361.03				1,010,361.03
Total Services Rendered / Programming	124,055.80		1,010,361.03			310,048.06	1,444,464.89
Total Expenses	150,145.69	44,058.80	1,010,361.03	3,485.21	27,079.01	317,302.52	1,552,432.26
NET OPERATING INCOME	-143,212.92	0.00	-1,010,361.03	28,468.63	138,401.02	-315,678.75	-1,302,383.05
NET INCOME	\$ -143,212.92	\$0.00	\$ -1,010,361.03	\$28,468.63	\$138,401.02	\$ -315,678.75	\$ -1,302,383.05



6001 Stars & Stripes Blvd., Suite 233
Lakefront Airport Terminal
Fax 866.229.4671
New Orleans, LA 70126

Ph 504.345.2363
Fax 866.229.4671

MEMORANDUM

TO: Jane Cooper, Chairperson FQMD
FROM: Pat Tobler/TTC
DATE: 4.7.25
PROJECT: FQMD Lighting Rehabilitation
RE: April Report

History:

The Project was Bid on 10.29.24. The Contract was signed and the Notice to Proceed (NTP) issued to ASE Services, LLC on 11.15.24. The following Monday, 11.18.24, ASE deployed crews to begin the Inventory Process, with three (3) single man crews. The Inventory Process was completed on 11.28.24. On 12.2.24, TTC received the Inventory.

This Report will outline the Close-Out Procedure:

1. Change Order #4 – Reduced Pole Cost, due to available DPW Inventory.
2. Change Order #5 – Final Reconciliation: Contract Quantity vs. Actual Quantity.
3. Certificate of Substantial Completion (2.16.25) – This document will be recorded on the City Record and will begin the Lien Period (45 Days).
4. Pay Application #4 will be submitted by 4.25.25 - \$178,931.80.
5. Pay Application No. 5 will be \$71,169.20 (Retainage).
6. Clear Lien Certificate – After the 45 days passes, the City will issue a Certificate. At that time, the Retainage will be due.
7. Retainage Paid.
8. Cancellation of Contract – Unless the Contract is extended for Maintenance, outside of Warranty.

Recommendations:

If FQMD is going to maintain ASE for maintenance, during the Warranty Period, I would recommend procurement of additional components, due long lead delivery times:

- A. Fixtures
- B. Support Arms
- C. Hand Hole Covers
- D. Poles
- E. Bases



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
French Quarter Street Lighting Repair
French Quarter Street Lighting Repair and
Rehabilit

CONTRACT INFORMATION:
Contract For: General Construction
Date: 11/5/2024

CHANGE ORDER INFORMATION:
Change Order Number: 004
Date: 4/7/2025

OWNER: (Name and address)
French Quarter Management District
400 N. Peters Sr #206
New Orleans, LA 70130

Project Manager: (Name and address)
Project Manager - Tobler Company
6001 Stars and Strips Blvd Suite 223
New Orleans, LA 70126

CONTRACTOR: (Name and address)
ASE Services LLC
821 Little Farms Ave Metairie, LA
70003

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Exhibit B Pole credit previously billed on prior pay apps reconcillitaion

18 - Exhibit B \$16,534.00 = \$297612.00

18 - Exhibit B \$11,009.00 = \$198,162.00

Credit Previoudly Issued on pay apps -\$99,450.00

The original Contract Sum was	\$	1,180,247.00
The net change by previously authorized Change Orders	\$	75,912.00
The Contract Sum prior to this Change Order was	\$	1,256,159.00
The Contract Sum will be increased by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	1,256,159.00


The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

The Tobler Company, LLC


SIGNATURE

Chadwick Tobler, Manager


PRINTED NAME AND TITLE

4/7/25

DATE

ASE Services LLC

CONTRACTOR (Firm name)


SIGNATURE

Todd Desselles Vice President /
Manager


PRINTED NAME AND TITLE

4/7/2025

DATE

French Quarter Management District

OWNER (Firm name)


SIGNATURE

PRINTED NAME AND TITLE

DATE



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
French Quarter Street Lighting Repair
French Quarter Street Lighting Repair and
Rehabilit

CONTRACT INFORMATION:
Contract For: General Construction
Date: 11/5/2024

CHANGE ORDER INFORMATION:
Change Order Number: 005
Date: 4/7/2025

OWNER: (Name and address)
French Quarter Management District
400 N. Peters Sr #206
New Orleans, LA 70130

(Name and address)
Project Manager - Tobler Company
6001 Stars and Strips Blvd Suite 223
New Orleans, LA 70126

CONTRACTOR: (Name and address)
ASE Services LLC
821 Little Farms Ave Metairie, LA
70003

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

UNIT Price Reconciliation

The original Contract Sum was	\$ 1,180,247.00
The net change by previously authorized Change Orders	\$ 75,912.00
The Contract Sum prior to this Change Order was	\$ 1,256,159.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 167,225.00
The new Contract Sum including this Change Order will be	\$ 1,423,384.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

The Tobler Company, LLC

SIGNATURE

Chadwick Tobler, Manager

PRINTED NAME AND TITLE

4/7/25

DATE

ASE Services LLC

CONTRACTOR (Firm name)

SIGNATURE

, Todd Desselles Vice President /
Manager

PRINTED NAME AND TITLE

4/7/2025

DATE

French Quarter Management District

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE



AIA Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> FQMD-2024-01 French Quarter Street Lighting Repair & Rehabilitation	CONTRACT INFORMATION: Contract For: FQ Street Lighting Repair Date: Nov. 5, 2024	CERTIFICATE INFORMATION: Certificate Number: 001 Date: Feb. 16, 2025
OWNER: <i>(name and address)</i> French Quarter Management District 400 N. Peters St., #206 New Orleans, LA 70130	PROJECT MANAGER The Tobler Company, LLC 6001 Stars & Stripes Blvd., #229 New Orleans, LA 70126	CONTRACTOR: <i>(name and address)</i> ASE Services, LLC 821 Little Farms Ave Metairie, LA 70003

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

This Substantial Completion Certificate covers all Work set forth in, and contemplated by, the Contract between Owner and Contractor (AIA 101 and AIA 201) as described in the Contract and the Contract Documents.

The Tobler Company		Chadwick Tobler,	
PROJECT MANAGER	SIGNATURE	Manager	2/16/2025
		PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

Labor, material, and workmanship warranties required under the Contract Documents shall be 1 year, commencing on the date of Substantial Completion provided herein.

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

N/A

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within N/A (N/A) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$N/A

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

N/A

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

ASE Services, LLC
CONTRACTOR (Firm
Name)
French Quarter
Management District
OWNER (Firm Name)


SIGNATURE

Tsor Desirables
PRINTED NAME AND TITLE

4/7/2025
DATE

SIGNATURE

PRINTED NAME AND TITLE

DATE



APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1

To (GC): French Quarter Management Dist
400 North Peters Street
Suite 206
New Orleans, LA 70130
From: ASE Services, LLC
821 Little Farms Ave.
Metairie, LA 70003

Project: FQ Street Lighting Repair
400 North Peters St
New Orleans, LA 70130

Via (Architect):

Application No: 3
Invoice No: C044MR25
Period To: 2/28/2025

Architect's
Project No:

Contract Date: 11/8/2024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	52,740.00	0.00
Approved this month	23,172.00	0.00
TOTALS	75,912.00	0.00
Net change by change orders	75,912.00	

1. ORIGINAL CONTRACT SUM	\$	1,180,247.00
2. Net change by Change Orders	\$	75,912.00
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$	1,256,159.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$	1,256,159.00
5. RETAINAGE	\$	62,807.95
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	\$	1,193,351.05
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	581,159.65
8. SALES TAX	\$	0.00
9. CURRENT PAYMENT DUE	\$	612,191.40
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	62,807.95

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment received from the Owner, and that current payment shown herein is now due.

State of: Louisiana Parish of: Jefferson
Subscribed and sworn to before me this day of

Notary Public: Bruce Mehrtens
Notary ID: _____
My Commission expires: at death

CONTRACTOR: ASE Services, LLC
By: B. A. D. D.

Date: 3/26/25

AMOUNT CERTIFIED.....\$
(Attach explanation if amount certified differs from the amount applied for.)
Project Manager - The Tobler Company, LLC

By

Chris A. Tobler

Date

3/27/25