



Board of Commissioners Meeting Minutes

Monday 23 February 2026

2:00 pm

Via Teleconference:

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

Meeting ID: 204 758 9217

Video:

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

Audio: +1 (469) 445 0100

Commissioners Present: David Bilbe, Glade Bilby, Christine Bondio, Steve Caputo, Jane Cooper, Joey DiFatta, Alex Fein, Sue Klein, Christian Pendleton, Frank Zumbo

Commissioners Absent: Mamie Gasperez, Heidi Raines

Executive Director: Michelle Courseault

Coordinator: Shelby Ursu

Guests: Erin Holmes

I. CALL TO ORDER: ROLL CALL: INTRODUCTION OF ATTENDEES – Chair Ms. Bondio called the French Quarter Management District (FQMD) February 23rd 2026 regular meeting to order at 2:00 p.m. Ms. Courseault read the agenda as noticed and Ms. Klein called the roll.

II. BOARD CHAIR COMMENTS & GUEST INTRODUCTIONS – Ms. Bondio
Ms. Bondio welcomed the Commissioners and guests. She thanked law enforcement for a safe Carnival season, noting that only one violent persons crime was reported during Mardi Gras.

Ms. Bondio reported that a public request was submitted by Eyes on Surveillance to Ms. Courseault today, asking for each Board members' email address. She noted that FQMD's legal counsel has been contacted for further feedback on whether or not the FQMD is required to share all of the Board members' emails, or if the Board Chair email is sufficient.

- a. GOVERNANCE: CONFLICT OF INTEREST – Ms. Bondio stated that there have been ethics violation concerns brought to her attention regarding other boards that the Commissioners currently serve on that could potentially conflict with the FQMD. She recommended that the Board members provide the other boards on which they serve, and reminded the group to review the FQMD's ethics guidelines, rules, and regulations. Ms. Klein noted that all affiliated organizations must be listed annually on Financial Disclosures as well.

III. PUBLIC COMMENT – The Public Comment Policy can be found at <https://www.fgmd.org/publiccomment-policy>. Written public comment may be submitted electronically via email to publiccomments@fgmd.org.

- a. CHARLES DRIEBE, RESIDENT 1/24/2026 – Ms. Courseault stated that a written public comment was submitted to her in January, but landed in the spam folder and was not addressed at the time. She read Charles Driebe’s comment into the record:

I own the property at 821 Barracks St, New Orleans. This comment pertains to agenda item 10 (a): FQ Task Force App. I am not being paid in connection with this comment. I would like to see funding directed away from unhelpful homeless services initiatives and toward the App and the funding of more SPP officers. As a property owner, I am very concerned about the disregard for property and safety evidenced by the homeless/street population. I understand that people have a right to exist in public places, and that is not a crime. However, it is a crime to sleep, urinate, defecate, or litter in public places. It is also illegal to have unlicensed, unvaccinated, or unleashed animals in public places. All of these things have taken place in the public spaces in front of my property. It is also a crime to harass, batter or assault other citizens and I have observed numerous instances of these behaviors, primarily initiated by homeless/street people. All of this has seriously negatively affected the livability of our neighborhood. Allowing people to violate laws with impunity will only encourage more lawlessness, and will 'kill the Golden Goose' that is the French Quarter. We need more awareness of the App and funding of SPP to combat this. Charles Driebe.

Ms. Holmes noted that the New Orleans City Planning Commission directs all questions to the Commission to cpcinfo@nola.gov . No individual addresses are given out.

- IV. JANUARY 2026 MEETING MINUTES – Mr. DiFatta motioned (**M1**) to “approve the January 22nd, 2025 Board meeting minutes...”, Mr. G. Bilby seconded the motion, and it was approved.

- V. JANUARY 2026 TREASURER’S REPORT – Mr. Fein

Mr. Fein reviewed the Treasurer’s report with the Board, noting an error in the Accounts Receivable Aging Summary. He stated that all of the items listed from “New Orleans Community Support Foundation” down are related to the French Quarter Museum Association, and FQMD accountant John Foard is currently addressing this oversight. Ms. Courseault reported that she will be working directly with Ms. Brittany Jones in the City’s budget department on all of the City’s outstanding invoices. She stated that the OJP Byrne Grant funds will run out next month, noting that New Orleans & Company has been given advance notice of this and anticipates being billed a certain dollar amount. Ms. Cooper requested that a month by month simplified breakdown be included for the Commissioners moving forward, which will be discussed in more detail at the March 19th Finance & Development Committee meeting. Mr. Zumbo recommended hiring a second individual, besides Mr. Foard, who can look at the finances and provide more oversight. Mr. D. Bilbe asked why the \$1,100,000.00 that was billed for the Streetlight Repairs Project is not reflected in the Accounts Receivable report. Mr. Fein will look into this with Mr. Foard and Ms. Courseault and report back to the Commissioners.

Mr. Caputo made a motion (**M2**) to “approve the January Treasurer’s report, with the agreed upon amendment of removing the French Quarter Museum Association line items from the Accounts Receivable Aging Summary ...”, seconded by Mr. G. Bilby, and it was approved. ANNEX I.

- VI. MOTION – CONSIDER A MOTION TO APPROVE THE FRENCH QUARTER MANAGEMENT DISTRICT 2026 COMMITTEE WORK PLANS

Ms. Bondio stated that the document included in the meeting packets did not include the Committee’s more detailed action plans and goals, but a broad overall summary of each Committee’s 2026 Work Plan. Ms. Klein added that the Bylaws state that Work Plans should be delivered in January, stating that the motion today should be to approve of an exception to the Bylaws so that the Work Plans can be approved in March. FQMD staff will send out the fully detailed Work Plan document to the Commissioners. No motion was made by the Board.

VII. FRENCH QUARTER ECONOMIC DEVELOPMENT DISTRICT AGREEMENT MONITORS MEETING REPORT – Ms. Bondio

Ms. Bondio reported that the second Agreement Monitors meeting of the year was held this morning, with discussions revolving around the City’s unpaid invoices with Ms. Finkle (interim City liaison), unhoused services updates from Dr. Avegno, and key performance indices (KPIs) for the Supplemental Police Patrol Program (SPPP) and Covenant House. She noted that Sgt. Castelin of the SPPP has expressed some concerns about Dr. Avegno’s pilot program for tackling the homelessness issues in the district, with his main concern being the potential danger that citizens could be dealing with while approaching unhoused individuals, instead of the Mobile Crisis Unit and the NOPD. He requested that Dr. Avegno come to the French Quarter during busier hours with heavier foot traffic so that she can fully observe what the residents, businesses, and visitors are dealing with on a daily basis. Sgt. Castelin also noted adjusting the SPPP KPI’s to monitor contacts made versus miles traveled. Crime is down 36% with 95-100 % of the SPPP shifts filled. Also, there is no funding for the NOPD drones.

VIII. EXECUTIVE DIRECTOR’S REPORT

Ms. Courseault reported that the Streetlights Repairs Project has been wrapped and the handoff back to the City and the Department of Public Works (DPW) is in progress. She noted that the hiring search for a full-time Manager of Infrastructure & Capital Projects is ongoing, adding that a great candidate went through two rounds of interviews but unfortunately withdrew their application at the last minute.

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

a. STREETLIGHTS 2024-2025 PROJECT CLOSEOUT REPORT

Mr. Fein reported that the Streetlights Repairs Project has been fully wrapped, with funding spent down to a final balance of \$118.04. Ms. Courseault added that she will be working with Mr. Bejarano on finalizing the numbers of how many streetlights were addressed in the work orders. She noted that there are work order requests remaining in the 311 system that were not able to be resolved, adding that the DPW is fully aware of this and will be taking over the responsibility.

X. GOVERNMENT AFFAIRS COMMITTEE CHAIR REPORT – Mr. G. Bilby

Mr. G. Bilby reported that Dr. Richardson is wrapping up the final documents for the Economic Impact Study. He stated that the Government Affairs Committee will be meeting next week and will be focusing on topics brought forward by the other Committees that need some legislative background information. Mr. G. Bilby noted that he worked with Ms. Courseault to submit two recommendations to Mayor Moreno as potential appointees for her remaining seat on the Board. The Commissioners requested that moving forward, this be a full Board discussion before any action is taken.

a. MOTION – CONSIDER A MOTION TO APPROVE THE NOMINATIONS OF STEVE CAPUTO AND DANIEL HAMMER TO THE GOVERNMENT AFFAIRS COMMITTEE

Mr. DiFatta made a motion (**M3**) to “approve the nominations of Steve Caputo and Daniel Hammer to the Government Affairs Committee...”, seconded by Mr. Pendleton, and it was approved.

XI. LIVABILITY COMMITTEE CHAIR REPORT – Ms. Holmes

Ms. Holmes, Vice-Chair of the Livability Committee, reported that the Livability Committee focused on finalizing their 2026 Work Plan, and discussed potential KPIs for the Law Enforcement Assisted Diversion (LEAD) Program.

a. STREET MARKINGS 2025 PROJECT CLOSEOUT REPORT & NEW FUNDING ESTIMATE

Ms. Holmes reported that the Street Markings Project has been completed, with a total of 422

markings at a cost of \$331,000.00. She noted that the Committee will be looking for additional funding for an estimated \$90,000.00 to finalize the 127 remaining markings that were not able to be addressed. Mr. DiFatta stated that the lower part of the French Quarter has not had any street markings repainted, noting that residents may be disappointed if their street does not also get updated street markings. Ms. Courseault pointed out that on the project's closeout report it shows that this project was not handled on each street one by one, as a courtesy to not disrupt businesses or residents. She added that she can release a Request for Information to clarify what the cost for the remainder of the project is. Ms. Holmes noted that the Committee will discuss this project's second phase in more detail and discuss definable metrics. She added that Mr. G. Bilby has requested to be a part of the Livability Committee's working group that will go out in the French Quarter to make the final determinations for the project's completion.

Mr. DiFatta made a motion **(M4)** to "send the Street Markings Project funding proposal back to the Livability Committee for reconsideration, with Mr. G. Bilby to be considered as a member of the Committee's working group on this project...", seconded by Mr. Pendleton, and it was approved.

XII. SECURITY & ENFORCEMENT COMMITTEE CHAIR REPORT – Mr. Pendleton

Mr. Pendleton reported that the Louisiana State Police are now out on the streets patrolling, noting that he will be presenting their KPIs to the Board moving forward. He stated that the Security & Enforcement Committee had a discussion with Bob Simms of SDT Productions about the updated Task Force app, which Mr. Simms has assured the Committee will be launched by March 1st. The current monthly app usage is down since the app was removed from Android phone usage for these upgrades. Mr. Pendleton added that the transport van, which the Orleans Parish Sheriff's Office has provided to the Upper Quarter Patrol, has been a massive success for all law enforcement efforts with officer man hours being reduced from a high of 6 hours down to 15 minutes for arrest hand-off.

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.

Mr. Pendleton stated that he would like to see the Board search for funding for auditing and replacing all of the freight loading, school zone, and parking signage in the French Quarter so that law enforcement can properly conduct traffic and parking enforcement. Ms. Holmes noted that the Livability Committee is working on signage inventory, not including freight signage, but of stop signs and one-way signs. She added that there are 210 new signs ready to be installed by the DPW. FQMD purchased a special drill for DPW to facilitate installation.

XIV. NEXT SCHEDULED MEETING DATE: 23 March 2026 at the Historic New Orleans Collection

XV. ADJOURNMENT: Mr. Pendleton motioned **(M5)** to "adjourn the February 23rd, 2026 Board of Commissioners meeting...", Mr. Bilbe seconded the motion to unanimous approval, and the meeting was adjourned at 3:18 p.m.

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

ANNEX I – January 2026 Treasurer Reports *Amended*

Treasurer's Report

French Quarter Management District
For the period ended January 31, 2026

Prepared on
February 19, 2026

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Balance Sheet

As of January 31, 2026

		Total
	As of Jan 31, 2026	As of Dec 31, 2025 (PP)
ASSETS		
Current Assets		
Bank Accounts		
Appropriations	79,442.90	125,093.56
FQMA	55,221.97	50,796.86
FQMD general operating account	178,250.82	259,923.14
FQMD Patrol	350,514.80	13,365.66
Total Bank Accounts	663,430.49	449,179.22
Accounts Receivable		
Contract Receivable	955,104.95	18,658.50
Total Accounts Receivable	955,104.95	18,658.50
Other Current Assets		
Prepaid Expenses	37,235.14	38,408.37
Undeposited Funds	2,000.00	0.00
Total Other Current Assets	39,235.14	38,408.37
Total Current Assets	1,657,770.58	506,246.09
TOTAL ASSETS	\$1,657,770.58	\$506,246.09
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	198,847.33	78,549.97
Total Accounts Payable	198,847.33	78,549.97
Other Current Liabilities		
Accrued payroll & payroll related	447.32	0.00
CEA Membership Dues	39,819.56	39,819.56
Total Other Current Liabilities	40,266.88	39,819.56
Total Current Liabilities	239,114.21	118,369.53
Total Liabilities	239,114.21	118,369.53
Equity		
Retained Earnings	387,876.56	3,641,274.12
Net Income	1,030,779.81	-3,253,397.56
Total Equity	1,418,656.37	387,876.56
TOTAL LIABILITIES AND EQUITY	\$1,657,770.58	\$506,246.09

A/R Aging Summary

As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
City of New Orleans	54,522.55			6,741.50	11,917.00	73,181.05
GNOF	635,128.73					635,128.73
Herman-Grima Gallier Historic Houses	2,000.00					2,000.00
New Orleans Community Support Foundation	230,795.17					230,795.17
Nous Foundation*	2,000.00					2,000.00
Preservation Hall Foundation	4,000.00					4,000.00
The Keyes Foundation	2,000.00					2,000.00
The Louisiana State Museum (FQMA)	4,000.00					4,000.00
The Ursuline Convent Museum	2,000.00					2,000.00
TOTAL	\$936,446.45	\$0.00	\$0.00	\$6,741.50	\$11,917.00	\$955,104.95

A/P Aging Summary

As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
ASE Services, LLC		71,169.20	58,342.00			129,511.20
Bankcard Center		734.52				734.52
Credence Construction LLC	4,450.00					4,450.00
John Wyatt Foard, LLC	3,425.58					3,425.58
MaintainX	390.27	325.23				715.50
New B'Urban Planning LLC	3,200.00					3,200.00
Omni IT Solutions LLC		478.80				478.80
Public Safety Services Corp Expansion		13,142.42				13,142.42
Public Safety Services Corporation		43,189.31				43,189.31
TOTAL	\$11,465.85	\$129,039.48	\$58,342.00	\$0.00	\$0.00	\$198,847.33

Profit and Loss

January 2026

	Total
INCOME	
Admin. Fees	129,522.55
Contract Revenue	1,127,830.80
FQMA Fiscal Agent Fee	1,676.06
Interest Income	943.59
Membership Dues *FQMA*	28,000.00
Total Income	1,287,973.00
GROSS PROFIT	1,287,973.00
EXPENSES	
Admin Fee *FQMA*	1,676.07
Conference & Meeting Expenses	
Parking	47.60
Total Conference & Meeting Expenses	47.60
Operations Expenses	
Bank Charges & Fees	45.00
Insurance	3,708.03
Interest Paid	71.71
Office Supplies & Software	2,627.03
Rent	2,600.00
Utilities	
Mobile Data Charges (Telephone)	216.08
Total Utilities	216.08
Total Operations Expenses	9,267.85
Payroll Expenses	
Employee Benefits	1,697.53
Payroll	14,910.28
Processing Fees	106.00
Taxes	1,358.22
Worker's Compensation	73.31
Total Payroll Expenses	18,145.34
Professional Fees	
Accounting Fees	3,145.00
Advertising / Marketing	5,111.14
Program / Project Manager	4,975.00
Website	65.20
Total Professional Fees	13,296.34
Services Rendered / Programming	
Patrol Expenses - UQP/E	
Mobile Data Charges	459.69
Police Patrols	105,704.98

	Total
Security Administration	13,440.00
Total Patrol Expenses - UQP/E	119,604.67
Public Safety	9,592.42
Traffic/Ped Safety	77,519.20
Total Public Safety	87,111.62
Quality of Life	
GHF Recycling	8,043.70
Total Quality of Life	8,043.70
Total Services Rendered / Programming	214,759.99
Total Expenses	257,193.19
NET OPERATING INCOME	1,030,779.81
NET INCOME	\$1,030,779.81

French Quarter Management District

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Admin. Fees	129,522.55	300,000.00	-170,477.45	43.17 %
Contract Revenue	1,127,830.80	2,458,500.00	-1,330,669.20	45.87 %
FQMA Fiscal Agent Fee	1,676.06	2,000.00	-323.94	83.80 %
Interest Income	943.59	50,957.10	-50,013.51	1.85 %
Membership Dues *FQMA*	28,000.00		28,000.00	
Total Income	\$1,287,973.00	\$2,811,457.10	\$ -1,523,484.10	45.81 %
GROSS PROFIT	\$1,287,973.00	\$2,811,457.10	\$ -1,523,484.10	45.81 %
Expenses				
Admin Fee *FQMA*	1,676.07		1,676.07	
Conference & Meeting Expenses				
Conferences and meetings		15,000.00	-15,000.00	
Parking	47.60	1,000.00	-952.40	4.76 %
Travel		5,800.00	-5,800.00	
Total Conference & Meeting Expenses	47.60	21,800.00	-21,752.40	0.22 %
Operations Expenses				
Bank Charges & Fees	45.00	200.00	-155.00	22.50 %
Insurance	3,708.03	44,441.00	-40,732.97	8.34 %
Interest Paid	71.71		71.71	
Memberships		3,000.00	-3,000.00	
Office Supplies & Software	2,627.03	32,000.00	-29,372.97	8.21 %
Rent	2,600.00	31,200.00	-28,600.00	8.33 %
Utilities		3,000.85	-3,000.85	
Mobile Data Charges (Telephone)	216.08	671.67	-455.59	32.17 %
Total Utilities	216.08	3,672.52	-3,456.44	5.88 %
Total Operations Expenses	9,267.85	114,513.52	-105,245.67	8.09 %
Payroll Expenses				
Employee Benefits	1,697.53	19,660.00	-17,962.47	8.63 %
Payroll	14,910.28	287,000.00	-272,089.72	5.20 %
Processing Fees	106.00	1,312.00	-1,206.00	8.08 %
Taxes	1,358.22	13,961.25	-12,603.03	9.73 %
Worker's Compensation	73.31	1,722.00	-1,648.69	4.26 %
Total Payroll Expenses	18,145.34	323,655.25	-305,509.91	5.61 %
Professional Fees				
Accounting Fees	3,145.00	41,500.00	-38,355.00	7.58 %
Advertising / Marketing	5,111.14	61,600.00	-56,488.86	8.30 %
Audit Fees		25,000.00	-25,000.00	
Consultants		7,500.00	-7,500.00	
Legal Fees		20,000.00	-20,000.00	
Program / Project Manager	4,975.00		4,975.00	
Website	65.20	5,000.00	-4,934.80	1.30 %
Total Professional Fees	13,296.34	160,600.00	-147,303.66	8.28 %

French Quarter Management District

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Services Rendered / Programming				
Patrol Expenses - UQP/E		1,865,000.00	-1,865,000.00	
Mobile Data Charges	459.69		459.69	
Police Patrols	105,704.98		105,704.98	
Security Administration	13,440.00		13,440.00	
Total Patrol Expenses - UQP/E	119,604.67	1,865,000.00	-1,745,395.33	6.41 %
Public Safety	9,592.42	110,000.00	-100,407.58	8.72 %
Traffic/Ped Safety	77,519.20		77,519.20	
Total Public Safety	87,111.62	110,000.00	-22,888.38	79.19 %
Quality of Life				
Bourbon Street Holiday Lights		50,000.00	-50,000.00	
GHF Recycling	8,043.70	13,208.33	-5,164.63	60.90 %
Total Quality of Life	8,043.70	63,208.33	-55,164.63	12.73 %
Total Services Rendered / Programming	214,759.99	2,038,208.33	-1,823,448.34	10.54 %
Total Expenses	\$257,193.19	\$2,658,777.10	\$ -2,401,583.91	9.67 %
NET OPERATING INCOME	\$1,030,779.81	\$152,680.00	\$878,099.81	675.12 %
NET INCOME	\$1,030,779.81	\$152,680.00	\$878,099.81	675.12 %