



Board of Commissioners Meeting Minutes

Monday 22 June 2026

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: David Bilbe, Glade Bilby, Christine Bondio, Steve Caputo, Maddie Charleston, Jane Cooper, Joey DiFatta, Alex Fein, Mamie Gasperecz, Sue Klein, Heidi Raines, Frank Zumbo

Commissioners Absent: Christian Pendleton

Executive Director: Michelle Courseault

Coordinator: Shelby Ursu

Guests: Sayde Finkel, Leo John Arnett, Jay Ginsberg, Al Robert, Ellie Rand, Kevin Ferguson

- I. CALL TO ORDER: ROLL CALL: INTRODUCTION OF ATTENDEES – Chair Ms. Bondio called the French Quarter Management District (FQMD) June 22nd, 2026 regular meeting to order at 2:01 p.m. Ms. Klein called the roll.
- II. BOARD VICE-CHAIR COMMENTS – Ms. Gasperecz
 - a. Legal Counsel Introductions, Sexual Harassment Training – Vice-Chair Ms. Gasperecz introduced the FQMD's new legal team to the Commissioners, and noted that they will be working on the revised FQMD Bylaws as well as the 2027 French Quarter Economic Development District (FQEDD) Cooperative Endeavor Agreement (CEA). Chair Ms. Bondio noted that the team will also be conducting a full compliance audit. She noted that the legal team has already reported that FQMD staff, as well as the full Board of Commissioners, is required to complete annual sexual harassment training, despite the FQMD withdrawing from State Civil Service in 2024. Ms. Ursu will be sending out the sexual harassment and ethics training course links to the Commissioners within the next few months.
 - b. Project Infrastructure Manager – This position is still open and will be re-posted.
 - c. October Meeting Date – Ms. Ursu will connect with the Historic New Orleans Collection to discuss keeping the Board meeting on Monday 10/26, but potentially moving to a different location.

III. 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 comments were received.*

IV. MOTIONS –

- a. CONSIDER A MOTION TO APPROVE THE MAY 2026 MEETING MINUTES – Mr. G. Bilby motioned (**M1**) to “approve the May 27th, 2026 Board meeting minutes...”, Ms. Charleston seconded the motion, and it was approved. Ms. Cooper abstained due to her absence.
- b. PRESENT AND CONSIDER A MOTION TO APPROVE THE MAY 2026 TREASURER’S REPORTS – Treasurer Mr. Fein reviewed the May 2026 Treasurer’s report with the Commissioners, noting that he has worked with Ms. Courseault and FQMD accountant John Foard on making the requested revisions to the report, as requested by the Finance & Development Committee and the Board of Commissioners last month.

Mr. G. Bilby motioned (**M2**) to “approve the May 2026 Treasurer’s reports...,” Ms. Charleston seconded the motion, and it was approved. ANNEX I.

It was noted that, prior to the Board meeting this afternoon, the Finance & Development Committee met and received a presentation from City representatives Mr. Arnett and Ms. Finkle regarding the mayor’s French Quarter Business Assistance Funds Proposal, but the Committee did not motion to approve this proposal, rather to allow the full Board consideration of this proposal.

Ms. Klein motioned (**M3**) to “revise today’s meeting agenda to allow the City representatives to present and discuss the French Quarter Business Assistance Fund Proposal with the Board of Commissioners...”, seconded by Ms. Cooper, and it was approved.

V. PRESENTATION & DISCUSSION – PROPOSAL: MAYOR’S FQ BUSINESS ASSISTANCE FUND, Presented by Leo John Arnett, (Director of Policy and Research, City of New Orleans)

Mr. Arnett introduced himself to the Commissioners and thanked them for allowing him to present the City’s proposal. Mr. Arnett reviewed Mayor Moreno’s French Quarter Business Assistance Fund Proposal with the Board, which is requesting a proposed contribution from the FQMD of up to \$100,000.00 from accrued interest in the FQMD operating budget to support businesses impacted by prolonged construction. He noted that matching funds have already been committed by the French Market Corporation and additional support is under discussion with Entergy New Orleans. Mr. Arnett emphasized that the program is intended as a time-limited pilot with clear accountability measures, ongoing reporting, and defined eligibility criteria, including funding caps to ensure equitable distribution among qualifying businesses. Ms. Finkel noted that the Greater New Orleans Foundation is currently working on the applications and qualifications for this initiative, and will be the entity responsible for receiving the applications and working with City Council on the application reviews. The Commissioners discussed grant administration through the Greater New Orleans Foundation, development of application guidelines and performance metrics, and the importance of maintaining transparency throughout the program. The Commissioners also considered the broader implications of establishing future business interruption assistance, noting that the current proposal responds to construction delays that significantly exceeded the original project schedule.

The group discussed the importance of developing a long-term strategy to support businesses impacted by construction-related disruptions and requested continued engagement and reporting from City representatives. The Board also emphasized the need for regular updates, including

immediate metrics and situational information to track the program's impact. The Commissioners also reviewed the FQMD's mission and Bylaws to ensure alignment with supporting economic activity, quality of life initiatives, and supplemental resources for residents, visitors, and businesses. Ms. Courseault noted that participation in this initiative presents an opportunity to strengthen collaboration between the City and the FQMD and demonstrate a proactive partnership approach. Ms. Finkel and Mr. Arnett will come back to the Board to present criteria, once this has been established.

Ms. Charleston motioned **(M4)** to “approve the mayor’s French Quarter Business Assistance Fund, in the amount of \$100,000.00, to be paid for by the New Orleans & Company reserve funds, to be modified by the Cooperative Endeavor Agreement, and subject to legal review. Mr. DiFatta seconded the motion, Ms. Bondio abstained, with the motion still passing approval. ANNEX II.

- VI. FRENCH QUARTER ECONOMIC DEVELOPMENT DISTRICT AGREEMENT MONITORS MEETING REPORT – Ms. Bondio reported updates on several ongoing initiatives, including the unhoused pilot program, 2027 FQEDD budget timeline, CEA negotiations, and public safety operations. During the June Agreement Monitors meeting, Dr. Avegno reported that the unhoused services pilot program is expected to launch following the hiring of the first outreach employee, with a tentative start date of July 16th. Ms. Bondio noted updates on CEA negotiations with the City, stating that the FQEDD CEA will remain separate from the DPW infrastructure agreement due to differing parties and scopes of work. Additional updates included Covenant House’s expanded reporting process, the appointment of a new LEAD Director, and public safety updates from Cpt. Palumbo regarding SPPP overtime operations.
- VII. EXECUTIVE DIRECTOR’S REPORT – Ms. Courseault reviewed the highlights in the latest Executive Director’s report with the Commissioners, stating that she will be providing updates to the Board on the mayor’s new French Quarter and Downtown Quality of Life Task Force, which will be specifically addressing critical infrastructure and public safety issues, with more information to come as reports shall be submitted every 90 days.
- VIII. FINANCE AND DEVELOPMENT COMMITTEE CHAIR REPORT – Mr. Fein reported that the Finance & Development Committee met this afternoon and mainly focused on the mayor’s proposal and the revised monthly financial reports. He noted that the Committee discussed raising Mr. Foard’s budget line item, which is set at \$25,000.00 for 2026, adding that Mr. Foard is currently already at \$16,000.00 for the year. Mr. Fein requested that the Board consider approval of increasing this line item by \$7,000.00, to a total of \$32,000.00, in order to fund Mr. Foard throughout the rest of 2026.
- Ms. Cooper made a motion **(M5)** to “approve increasing the accountant line item from \$25,000.00 to \$32,000.00...”, seconded by Ms. Raines, and it was approved.
- IX. GOVERNMENT AFFAIRS COMMITTEE CHAIR REPORT – Mr. G. Bilby reported that the new and improved French Quarter Task Force app has launched, with a noticeable increase in app reporting since the relaunch. He stated that Ms. Rand has marketing materials to disseminate to the Commissioners, as well as a selection of social media graphics available as well.
- X. LIVABILITY COMMITTEE CHAIR REPORT – Ms. Gasperecz reported that the Livability Committee has been discussing 2027 program priorities, with a more KPI-focused budget discussion to be held at the July 6th Livability Committee meeting. She noted that the French Quarter Museum Association (FQMA) is hosting the French Quarter Museum Night event next month, on July 2nd, from 4 PM – 8 PM. She encouraged the Commissioners to spread the word and attend the event, reminding the group that the FQMD is a fiscal agent of the FQMA.

- XI. SECURITY & ENFORCEMENT COMMITTEE CHAIR REPORT – No updates were reported due to Mr. Pendleton’s absence. Mr. G. Bilby noted that the Security & Enforcement Committee discussed the potential for increasing incentive pay for the Louisiana State Police troopers in order to better fill the French Quarter details. Ms. Klein noted that one of the three daytime Community Liaison Officer (CLO) positions has been moved to the evening schedule where more quality of life enforcement is required. She was told that the daytime CLO’s primarily handle the unhoused.
- XII. NEW BUSINESS – To consider and take action upon any other matters that may properly come before the French Quarter Management District Board of Commissioners.
- No new business was discussed.
- XIII. NEXT SCHEDULED MEETING DATE: 27 July 2026 at the Historic New Orleans Collection
- XIV. ADJOURNMENT- Mr. DiFatta motioned (**M6**) to “adjourn the June 22nd, 2026 Board of Commissioners meeting...”, Mr. G. Bilby seconded the motion to unanimous approval, and the meeting was adjourned at 3:01 p.m.

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

ANNEX I –May 2026 Treasurer’s Report

ANNEX II – Mayor Moreno’s French Quarter Business Assistance Fund Proposal

Treasurer's Report

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

Prepared on
June 17, 2026

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Balance Sheet

As of May 31, 2026

	As of May 31, 2026	As of Apr 30, 2026 (PP)	Total
ASSETS			
Current Assets			
Bank Accounts			
Appropriations	1,193,673.74		1,250,595.86
FQMA	71,658.98		61,530.31
FQMD general operating account	90,826.82		114,047.79
FQMD Patrol	542,660.20		507,721.29
Total Bank Accounts	1,898,819.74		1,933,895.25
Accounts Receivable			
Contract Receivable	14,093.50		88,685.92
Total Accounts Receivable	14,093.50		88,685.92
Other Current Assets			
Prepaid Expenses	19,542.22		23,315.45
Total Other Current Assets	19,542.22		23,315.45
Total Current Assets	1,932,455.46		2,045,896.62
TOTAL ASSETS	\$1,932,455.46		\$2,045,896.62
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable (A/P)	98,637.25		140,813.33
Total Accounts Payable	98,637.25		140,813.33
Other Current Liabilities			
Accrued payroll & payroll related	0.00		0.00
Retirement	3,983.96		3,099.80
Total Accrued payroll & payroll related	3,983.96		3,099.80
CEA Membership Dues	64,681.68		56,553.01
Total Other Current Liabilities	68,665.64		59,652.81
Total Current Liabilities	167,302.89		200,466.14
Total Liabilities	167,302.89		200,466.14
Equity			
Retained Earnings	369,218.06		369,218.06
Net Income	1,395,934.51		1,476,212.42
Total Equity	1,765,152.57		1,845,430.48
TOTAL LIABILITIES AND EQUITY	\$1,932,455.46		\$2,045,896.62

A/R Aging Summary

As of May 31, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
City of New Orleans				14,093.50		14,093.50
TOTAL	\$0.00	\$0.00	\$0.00	\$14,093.50	\$0.00	\$14,093.50

A/P Aging Summary

As of May 31, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Bankcard Center (0499)		1,585.63				1,585.63
Ericksen Krentel	12,750.00			7,750.00		20,500.00
Front Row Center, LLC		4,900.00				4,900.00
John Wyatte Foard, LLC	3,876.28	6,252.84				10,129.12
New B'Urban Planning LLC	600.00					600.00
Omni IT Solutions LLC		408.80				408.80
Public Safety Services Corp Expansion		15,113.38				15,113.38
Public Safety Services Corporation		42,600.32				42,600.32
Robert Bejarano		2,800.00				2,800.00
TOTAL	\$17,226.28	\$73,660.97	\$0.00	\$7,750.00	\$0.00	\$98,637.25

French Quarter Management District

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

January - December 2026

	TOTAL			
	ACTUAL	2026 BUDGET	OVER BUDGET	% OF BUDGET
Income				
Admin. Fees	157,888.05	300,000.00	-142,111.95	52.63 %
Contract Revenue	2,426,279.76	2,458,500.00	-32,220.24	98.69 %
FQMA Fiscal Agent Fee	1,676.07	2,000.00	-323.93	83.80 %
Interest Income	8,744.63	25,957.10	-17,212.47	33.69 %
Total Income	\$2,594,588.51	\$2,786,457.10	\$ -191,868.59	93.11 %
GROSS PROFIT	\$2,594,588.51	\$2,786,457.10	\$ -191,868.59	93.11 %
Expenses				
Operations Expenses				
Administration				
Bank Charges & Fees	312.31	200.00	112.31	156.16 %
Conferences and meetings	1,775.54	15,000.00	-13,224.46	11.84 %
Insurance	18,540.15	44,441.00	-25,900.85	41.72 %
Memberships	1,934.00	3,000.00	-1,066.00	64.47 %
Mobile Data Charges (Telephone)	854.34	8,060.00	-7,205.66	10.60 %
Office Supplies & Software	16,572.36	32,000.00	-15,427.64	51.79 %
Parking	239.94	1,000.00	-760.06	23.99 %
Rent	15,600.00	31,200.00	-15,600.00	50.00 %
Travel	1,268.80	5,800.00	-4,531.20	21.88 %
Utilities	1,899.57	3,000.85	-1,101.28	63.30 %
Total Administration	58,997.01	143,701.85	-84,704.84	41.06 %
Payroll Expenses	99,478.24	329,313.73	-229,835.49	30.21 %
Professional Fees				
Accounting Fees	12,129.50	25,000.00	-12,870.50	48.52 %
Advertising / Marketing	25,733.48	58,500.00	-32,766.52	43.99 %
Audit Fees	20,500.00	25,000.00	-4,500.00	82.00 %
Legal Fees	1,759.50	20,000.00	-18,240.50	8.80 %
Program / Project Manager	21,422.00		21,422.00	
Website	326.00	5,000.00	-4,674.00	6.52 %
Total Professional Fees	81,870.48	133,500.00	-51,629.52	61.33 %
Total Operations Expenses	240,345.73	606,515.58	-366,169.85	39.63 %
Services Rendered / Programming				
Patrol Expenses - UQP/E	828,559.18	1,865,000.00	-1,036,440.82	44.43 %
Public Safety		0.00	0.00	
Public Safety Improvements	115,519.20	50,000.00	65,519.20	231.04 %
Transport Unit	12,451.74	60,000.00	-47,548.26	20.75 %
Total Public Safety	127,970.94	110,000.00	17,970.94	116.34 %
Quality of Life				
Bourbon Street Holiday Lights		50,000.00	-50,000.00	
GHF Recycling	84,239.36	158,500.00	-74,260.64	53.15 %
Total Quality of Life	84,239.36	208,500.00	-124,260.64	40.40 %
Total Services Rendered / Programming	1,040,769.48	2,183,500.00	-1,142,730.52	47.67 %

French Quarter Management District

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Expenses	\$1,281,115.21	\$2,790,015.58	\$ -1,508,900.37	45.92 %
NET OPERATING INCOME	\$1,313,473.30	\$ -3,558.48	\$1,317,031.78	-36,911.08 %
NET INCOME	\$1,313,473.30	\$ -3,558.48	\$1,317,031.78	-36,911.08 %



Re: FQMD Proposal – City of New Orleans Business Interruption Fund
To: FQMD Board of Commissioners
From: Leo John Arnet, Mayor's Office, Director of Policy and Research
Date: Tuesday, June 16, 2026

1. **Name of FQMD Board Sponsor**

2. **Organization Information**

- Organization name: City of New Orleans, Office of Mayor Helena Moreno
- Primary contact: Leo John Arnett
- Title: Director of Policy and Research
- Phone: 504-874-4268
- Email: Leo.Arnett@nola.gov
- Organization type: City Government

3. **Project Overview**

- Project Title: Business Interruption Fund
- Amount requested from FQMD: \$100,000
- Total Project Budget: \$250,000
- Project Period: June 2026 through September 2026
- Executive Summary: The City of New Orleans seeks to establish a business interruption fund to provide grants to businesses impacted by prolonged construction along Decatur Street and St. Peter Street. Eligibility of businesses will be limited to those along the following blocks:
 - 600 St. Peter Street
 - 700 St. Peter Street
 - 900 Decatur Street
 - 1000 Decatur Street
 - 1100 Decatur Street

4. **Project Description**

- Problem or need being addressed: Prolonged construction along these commercial corridors has negatively impacted businesses. The city has seen businesses close because of the projects, and other businesses continue to face obstacles. The loss of business due to construction timelines is a preventable challenge. With tools like financial assistance provided through a grant program, increased promotion of businesses along the corridors, and heightened communication between government agencies and business owners the city can support its business owners.
- Proposed solution: The project – a business interruption fund – will provide businesses with some financial relief, if businesses can demonstrate lost revenues due to the project. With a total project budget of \$250,000, crucially enabled by the \$100,000 request from FQMD, will substantively enable businesses owners to meet bespoke challenges, such as rent, staffing, or other uses.
- Geographic area served: Project will be limited to businesses located on the following blocks in the French Quarter:
 - 600 St. Peter Street
 - 700 St. Peter Street
 - 900 Decatur Street
 - 1000 Decatur Street
 - 1100 Decatur Street



- Target audience or beneficiaries: Business owners along the eligible, identified blocks. Businesses who have experienced, and can demonstrate, lost revenues as a result of prolonged construction.

5. Alignment with FQMD Mission

A Business Interruption Fund sufficiently aligns with the mission of FQMD given its support for Tourism & Economic Vitality, Quality of Life, Historic Preservation & Neighborhood Character, and Public Safety.

From its earliest days, Decatur Street's fortunes and vibrance were inseparable from the Mississippi River running alongside it. While Upper Decatur catered to sailors visiting the Port of New Orleans, Lower Decatur remained connected to the music scene which extended to Frenchman Street. U.S. Commerce also resided on Lower Decatur Street with the U.S. Mint. The storied history of Lower Decatur, and the street overall, is a component of the economic activity, vibrancy, tourism, and safety of the French Quarter district.

The blocks of St. Peter Street between Chartres and Bourbon may also serve as the single most culturally dense corridor in America. Among the homes and businesses are legendary establishments including Preservation Hall, Le Petit Theatre, Pat O'Brien, and historic restaurants like the Gumbo Shop and Tableau. Adjacent to Jackson Square, these blocks often welcome residents and tourists as a front door to establishments that reflect the diversity, vibrance, and expertise of New Orleans.

Today, businesses along Lower Decatur and St. Peter Street are a source of commercial activity, public safety, character, and overall quality of life.

- Stores, restaurants, and historic establishments supply heavy foot traffic of visitors and residents, which provides a level of safety
- The success of businesses along this corridor generates economic return, particularly in sales tax revenue which is reinvested into the French Quarter
- The history of the corridor, with its storied bars, restaurants, and shops, gives character to the neighborhood that is world-class

Active business is among the most effective tools a city has for maintaining public safety. FQMD and other entities often work with local businesses to improve neighborhood safety through collaborative patrols, better lighting, and increased communication with law enforcement. Occupied storefronts, lit interiors, and pedestrians drawn into the street by commerce create continuous, organic surveillance that augment law enforcement patrol.

The goal of the business interruption fund – to ensure the businesses located along the corridor remain open – well aligns with the mission of FQMD because it seeks to preserve these invaluable characteristics of Lower Decatur.

6. Project Outcomes

Expected deliverables: **Grants provided to businesses in the identified, eligible geographic footprint.**

Expected outcomes and community impact: Preservation of businesses along these corridors, with no more closures occurring.

Performance Measures:

- Reduction or prevention of business closures along these corridors
- Weekly communication with business owners, hosted in collaboration with Sewerage & Water Board and the Mayor's Office of Economic Development

7. Project Leadership & Partnerships

Lead Organization: Office of Mayor Helena Moreno



Key Project Partners:

- FQMD
- Mayor's Office of Economic Development
- Sewerage & Water Board of New Orleans
- City's Department of Public Works
- GNO, Inc.

8. Budget information

Total Project Budget: \$250,000

Other Funding Sources, if applicable: \$100,000 from rents owed to the City have been identified

Description of how FQMD funds will be used: FQMD funds will be used as grants to be disbursed to businesses impacted – specifically those that can prove loss of revenue – due to prolonged construction.

9. Sustainability

The Mayor's Office will directly manage the collection of business requests and arrange a set of metrics by which funding is determined. Construction along the impacted, or target, corridors is set to end in the coming months. The project will be maintained, or sustained, following the completion of the funded project through communication of project completion and communication with businesses to ensure impacts are ameliorated.

10. Project Readiness

The Mayor's Office is finalizing arrangements with a fiduciary partner to manage the disbursement of grants to businesses. The Office of Economic Development, a key project partner, is also conducting outreach to business owners to form contact lists and gauge financial needs that can be addressed through grants. With this arrangement set, and funding from FQMD secured, the project can begin immediately.

11. Reporting & Accountability

The Mayor's Office commits to providing a report of activity, grant disbursement, and outcomes to French Quarter Management District. This report can be provided monthly, or at the conclusion of the program.