



Board of Commissioners Meeting Minutes

Monday 27 July 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, Jane Cooper, Joey DiFatta, Sue Klein, Christian Pendleton, Heidi Raines, Frank Zumbo

Commissioners Absent: Maddie Charleston, Mamie Gasperecz, Alex Fein

Executive Director: Michelle Courseault

Coordinator: Shelby Ursu

Guests: Jessica Dietz, Jeff Dye, Sayde Finkel, Daniel Hammer, Daniel Shanks

I. CALL TO ORDER: ROLL CALL: INTRODUCTION OF ATTENDEES – Chair Ms. Bondio called the French Quarter Management District (FQMD) July 27th, 2026 regular meeting to order at 2:00 p.m. Ms. Klein called the roll.

II. BOARD CHAIR COMMENTS – Ms. Bondio

- a. Introduction of Jeff Dye, Legal Counsel, and Robert's Rules of Order –The Board discussed changes to the agenda format based on legal counsel's guidance regarding compliance and formatting. New business items will be designated as either discussion or motion items; motions must be made and seconded before discussion, with the second serving to open the matter for discussion rather than indicating support. The Board also discussed compiling budget requests from all Committees for the 2027 French Quarter Economic Development District (FQEDD) budget. Ms. Bondio reported that an update on French Quarter business relief funds is expected at the September Board meeting, noting that 40 applications have been received to date. The Board was informed that an offer was extended and accepted for the Special Projects Manager full-time position by Laura (Lorrie) Adair, with a start date of August 10th, with the transition currently underway.
- b. French Quarter Economic Development District Agreement Monitors Meeting Report – Ms. Bondio reported that the Unhoused Services Pilot Program remains on target, with an outreach worker scheduled to begin on August 15th from 3:00 - 11:00 p.m. and a deputy director scheduled to begin on August 10th. Negotiations with the City regarding the new FQEDD Cooperative Endeavor Agreement (CEA) are ongoing. FQMD representatives have reviewed and submitted redlined changes, including provisions addressing an administrative fee cap and greater accountability, and are awaiting the City's redlined draft, which is expected by Wednesday. The Board discussed a separate CEA between Hotel Monteleone and the NOPD regarding the drone docking station. Mr. Caputo will follow up

on the agreement; electrical work will begin once the CEA is executed, and Skydio is coordinating with the NOPD regarding the docking station installation date.

- III. CONSIDER A MOTION TO APPROVE THE JUNE 2026 MEETING MINUTES – Mr. DiFatta motioned **(M1)** to “approve the June 22nd, 2026 Board meeting minutes...”, Mr. G. Bilby seconded the motion, and it was approved.
- IV. PRESENT AND CONSIDER A MOTION TO APPROVE THE JUNE 2026 TREASURER’S REPORTS – Mr. G. Bilby motioned **(M2)** to “approve the June 2026 Treasurer’s reports...”, Ms. Cooper seconded the motion, and it was approved. ANNEX I.
- V. 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.*
- VI. EXECUTIVE DIRECTOR’S REPORT –
Ms. Courseault provided updates regarding FQMD public relations and media coverage for June, the City’s Infrastructure Council’s meeting and newly launched project dashboard, and the completion of the 2025-26 State appropriations cycle and initiation of the 2026-27 cycle. She noted the potential renewal of the OJP Byrne Grant and reminded the Commissioners that they are required to complete annual sexual harassment and ethics training.
- a. Mayor’s Quality of Life Task Force Update: presented by Guest Speaker: Daniel Shanks, Director of Special Projects & Criminal Justice Coordinator, City of New Orleans
- Daniel Shanks, Director of Special Projects in the Chief Administrative Office, provided an update on the French Quarter/Downtown Quality of Life Initiative, a multi-agency effort coordinated with the Mayor’s office and Deputy Mayor Harrison. The initiative, which began approximately six weeks ago and includes weekly meetings, addresses issues including narcotics activity, illegal vending, and other quality-of-life concerns. Commissioners requested additional information from the City regarding outcomes and progress associated with the Infrastructure and Quality of Life Committees’ work.
- VII. COMMITTEE CHAIR REPORTS –
- a. FINANCE AND DEVELOPMENT COMMITTEE CHAIR REPORT – Ms. Cooper reported that at last week’s Finance & Development Committee meeting the group discussed the need for additional financial resources as well as the potential engagement of a part-time or full-time finance professional or firm. Options discussed included retaining Mr. Foard, the FQMD’s current accounting consultant, while adding a separate staff member or engaging a new firm to oversee financial functions. A full-time firm with experience working with governmental agencies was also suggested for consideration. Concerns were raised regarding transitioning away from Mr. Foard during the current budget cycle, given his familiarity with the FQMD’s historical information and reporting. The Commissioners requested that the Finance & Development Committee further evaluate the available options and return with a recommendation.
- b. GOVERNMENT AFFAIRS COMMITTEE CHAIR REPORT – The Board received an update from Daniel Hammer, member of the Government Affairs Committee, on the French Quarter Museum Association’s (FQMA) Museum Night, held July 2nd, which attracted approximately 4,300 attendees, primarily local residents and visitors in New Orleans for Essence Festival. The event generated community awareness and interest from potential sponsors for next year. FQMA also received an impact grant of \$30,000 annually for up to three years from New Orleans & Company.

Mr. G. Bilby reported that an expanded version of the French Quarter Economic Impact Study is being developed for presentation for the Board and stakeholder organizations. The Board requested that hotel tax revenue and average earnings by job be included in future marketing materials. A meeting with Walt Leger and Kevin Ferguson is planned before the September Board meeting to review the study's findings. The Commissioners also discussed terminology used in the marketing materials and requested revisions to clarify the geographic area referenced.

- c. LIVABILITY COMMITTEE CHAIR REPORT – No updates were discussed due to Ms. Gasperecz's absence. For the latest updates on the Livability Committee, please refer to the June Committee meeting notes available on the FQMD's website.
- d. SECURITY & ENFORCEMENT COMMITTEE CHAIR REPORT – Mr. Pendleton reported that the Security & Enforcement Committee received two proposed 2027 budget items: the Louisiana State Police (LSP) program and the City's Unhoused Services Program. He noted that the Committee plans to defer final recommendations until September, pending additional performance data from the LSP and results from the 2026 pilot program administered by the Office of Homeless Services and Strategy. It was noted that 40% of the reported crimes are being committed by the homeless population. Mr. Pendleton reported that there are now 90 officers assigned to the NOPD's Eighth District.

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

Motion to approve the 2026 Mid-Year Budget Adjustments, as presented. (Recommended by the Finance & Development Committee) - The Board reviewed the current budget and the proposed adjustments previously discussed by the Finance & Development Committee. The adjustments reflect increases to the legal counsel and accounting budget line items. The proposed changes would result in a net increase of approximately \$49,000.00 for the year.

Ms. Klein motioned (**M3**) to “approve the 2026 mid-year budget adjustments, as presented...”, Mr. Pendleton seconded the motion, and it was approved. ANNEX II.

Motion to approve the termination of the Program Manager Consulting Agreement with Robert Bejarano upon thirty (30) days' written notice in accordance with the terms of the Agreement. (Recommended by the Finance & Development Committee)

Mr. DiFatta motioned (**M4**) to “approve the termination of the Program Manager Consulting Agreement with Robert Bejarano, upon thirty (30) days' written notice in accordance with the terms of the Agreement....”, Mr. G. Bilby seconded the motion, and it was approved. ANNEX III.

IX. NEXT SCHEDULED MEETING DATE: 28 September 2026 at the Historic New Orleans Collection

X. ADJOURNMENT- Mr. Zumbo motioned (**M5**) to “adjourn the July 27th, 2026 Board of Commissioners meeting...”, Mr. D. Bilbe seconded the motion to unanimous approval, and the meeting was adjourned at 3:29 p.m.

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

ANNEX I –June 2026 Treasurer's Report

ANNEX II – Resolution – 2026 Mid-Year Budget Adjustment

ANNEX III – Resolution – Termination of Project Manager Consulting Agreement

Treasurer's Report

French Quarter Management District
For the period ended June 30, 2026

Prepared on

July 15, 2026

Table of Contents

Balance Sheet.....3

A/R Aging Summary 4

A/P Aging Summary 5

Profit and Loss by Location 6

Balance Sheet

As of June 30, 2026

	As of Jun 30, 2026	As of May 31, 2026 (PP)	Total
ASSETS			
Current Assets			
Bank Accounts			
Appropriations	868,092.26		1,193,673.74
FQMA	71,791.61		71,658.98
FQMD general operating account	66,541.70		90,826.82
FQMD Patrol	673,834.29		542,660.20
Total Bank Accounts	1,680,259.86		1,898,819.74
Accounts Receivable			
Contract Receivable	75,000.00		14,093.50
Total Accounts Receivable	75,000.00		14,093.50
Other Current Assets			
Prepaid Expenses	22,506.26		19,542.22
Total Other Current Assets	22,506.26		19,542.22
Total Current Assets	1,777,766.12		1,932,455.46
TOTAL ASSETS	\$1,777,766.12		\$1,932,455.46
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable (A/P)	64,803.43		98,637.25
Total Accounts Payable	64,803.43		98,637.25
Other Current Liabilities			
Accrued payroll & payroll related	0.00		0.00
Retirement	884.16		3,983.96
Total Accrued payroll & payroll related	884.16		3,983.96
CEA Membership Dues	90,825.51		64,681.68
Total Other Current Liabilities	91,709.67		68,665.64
Total Current Liabilities	156,513.10		167,302.89
Total Liabilities	156,513.10		167,302.89
Equity			
Retained Earnings	497,070.95		497,070.95
Net Income	1,124,182.07		1,268,081.62
Total Equity	1,621,253.02		1,765,152.57
TOTAL LIABILITIES AND EQUITY	\$1,777,766.12		\$1,932,455.46

A/R Aging Summary

As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
New Orleans & Co	75,000.00					75,000.00
TOTAL	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00

A/P Aging Summary

As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Bankcard Center	74.00					74.00
Bankcard Center (0499)	4,491.92					4,491.92
Capital City Press	1,150.00					1,150.00
Credence Construction LLC	9,700.00					9,700.00
DocuMart - Baronne St.		706.17				706.17
Glass Half Full	8,043.70					8,043.70
Jay Ginsberg	2,900.01					2,900.01
John Wyatte Foard, LLC	6,570.99					6,570.99
Omni IT Solutions LLC		408.80				408.80
Public Safety Services Corporation		17,475.00				17,475.00
Robert Bejarano		2,150.00				2,150.00
Uline	9,132.84					9,132.84
WWNO 89.9FM University of New Orleans	2,000.00					2,000.00
TOTAL	\$44,063.46	\$20,739.97	\$0.00	\$0.00	\$0.00	\$64,803.43

Profit and Loss by Location

January - June, 2026

	FQEDD Admin	FQEDD Streetlight	FQMD Operating	OJP Byrne	Patrol	State 25-26	Total
INCOME							
Admin. Fees	82,888.05		150,000.00				232,888.05
Contract Revenue			8,043.70	448,426.87	600,000.00	1,250,000.00	2,306,470.57
FQMA Fiscal Agent Fee			1,676.07				1,676.07
Interest Income			12,043.49				12,043.49
Total Income	82,888.05	0.00	171,763.26	448,426.87	600,000.00	1,250,000.00	2,553,078.18
GROSS PROFIT	82,888.05	0.00	171,763.26	448,426.87	600,000.00	1,250,000.00	2,553,078.18
EXPENSES							
Operations Expenses							0.00
Administration							0.00
Bank Charges & Fees			338.09				338.09
Conferences and meetings			1,775.54				1,775.54
Insurance	18,424.80		1,399.38	2,424.00			22,248.18
Memberships			1,934.00				1,934.00
Mobile Data Charges (Telephone)			914.34				914.34
Office Supplies & Software	497.12		1,265.50	5,453.43		10,287.34	17,503.39
Parking			239.94				239.94
Rent	2,600.00		0.00			13,000.00	15,600.00
Travel			1,268.80				1,268.80
Utilities			1,899.57				1,899.57
Total Administration	21,521.92		11,035.16	7,877.43		23,287.34	63,721.85
Payroll Expenses							0.00
Employee Benefits			1,923.79	4,533.81			6,457.60
Payroll	42,272.00		27,096.37	20,283.38			89,651.75
Processing Fees			736.00				736.00
Retirement Investment			3,760.30				3,760.30
Taxes			7,037.73				7,037.73
Worker's Compensation			468.71				468.71

	FQEDD Admin	FQEDD Streetlight	FQMD Operating	OJP Byrne	Patrol	State 25-26	Total
Total Payroll Expenses	42,272.00		41,022.90	24,817.19			108,112.09
Professional Fees							0.00
Accounting Fees						18,411.00	18,411.00
Advertising / Marketing			767.08			29,880.00	30,647.08
Audit Fees						20,500.00	20,500.00
Legal Fees			4,659.51				4,659.51
Program / Project Manager	857.50		7,364.50	12,800.00		4,950.00	25,972.00
Website			391.20			390.00	781.20
Total Professional Fees	857.50		13,182.29	12,800.00		74,131.00	100,970.79
Total Operations Expenses	64,651.42		65,240.35	45,494.62		97,418.34	272,804.73
Services Rendered / Programming							0.00
Patrol Expenses - UQP/E				63,272.94		841,195.98	904,468.92
Public Safety							0.00
Public Safety Improvements		71,169.20				44,350.00	115,519.20
Traffic/Ped Safety						23,324.76	23,324.76
Transport Unit						12,451.74	12,451.74
Total Public Safety		71,169.20				80,126.50	151,295.70
Quality of Life							0.00
GHF Recycling						100,326.76	100,326.76
Total Quality of Life						100,326.76	100,326.76
Total Services Rendered / Programming		71,169.20		63,272.94		1,021,649.24	1,156,091.38
Total Expenses	64,651.42	71,169.20	65,240.35	108,767.56	0.00	1,119,067.58	1,428,896.11
NET OPERATING INCOME	18,236.63	-71,169.20	106,522.91	339,659.31	600,000.00	130,932.42	1,124,182.07
NET INCOME	\$18,236.63	\$ -71,169.20	\$106,522.91	\$339,659.31	\$600,000.00	\$130,932.42	\$1,124,182.07

French Quarter Management District

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

January - June, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Admin. Fees	232,888.05	300,000.00	-67,111.95	77.63 %
Contract Revenue	2,306,470.57	2,965,745.91	-659,275.34	77.77 %
FQMA Fiscal Agent Fee	1,676.07	2,000.00	-323.93	83.80 %
Interest Income	12,043.49	25,957.10	-13,913.61	46.40 %
Total Income	\$2,553,078.18	\$3,293,703.01	\$ -740,624.83	77.51 %
GROSS PROFIT	\$2,553,078.18	\$3,293,703.01	\$ -740,624.83	77.51 %
Expenses				
Operations Expenses				
Administration				
Bank Charges & Fees	338.09	200.00	138.09	169.05 %
Conferences and meetings	1,775.54	5,000.00	-3,224.46	35.51 %
Insurance	22,248.18	44,441.00	-22,192.82	50.06 %
Memberships	1,934.00	3,000.00	-1,066.00	64.47 %
Mobile Data Charges (Telephone)	914.34	8,060.00	-7,145.66	11.34 %
Office Supplies & Software	17,503.39	32,000.00	-14,496.61	54.70 %
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	63,721.85	133,701.85	-69,980.00	47.66 %
Payroll Expenses	108,112.09	290,313.23	-182,201.14	37.24 %
Professional Fees				
Accounting Fees	18,411.00	32,000.00	-13,589.00	57.53 %
Advertising / Marketing	30,647.08	58,500.00	-27,852.92	52.39 %
Audit Fees	20,500.00	23,000.00	-2,500.00	89.13 %
Legal Fees	4,659.51	60,000.00	-55,340.49	7.77 %
Program / Project Manager	25,972.00		25,972.00	
Website	781.20	3,281.20	-2,500.00	23.81 %
Total Professional Fees	100,970.79	176,781.20	-75,810.41	57.12 %
Total Operations Expenses	272,804.73	600,796.28	-327,991.55	45.41 %
Services Rendered / Programming				
Patrol Expenses - UQP/E	904,468.92	1,865,000.00	-960,531.08	48.50 %
Public Safety		0.00	0.00	
Public Safety Improvements	115,519.20	50,000.00	65,519.20	231.04 %
Traffic/Ped Safety	23,324.76		23,324.76	
Transport Unit	12,451.74	60,000.00	-47,548.26	20.75 %
Total Public Safety	151,295.70	110,000.00	41,295.70	137.54 %
Quality of Life				
Bourbon Street Holiday Lights		50,000.00	-50,000.00	
GHF Recycling	100,326.76	158,500.00	-58,173.24	63.30 %
Total Quality of Life	100,326.76	208,500.00	-108,173.24	48.12 %

French Quarter Management District

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

January - June, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Services Rendered / Programming	1,156,091.38	2,183,500.00	-1,027,408.62	52.95 %
Total Expenses	\$1,428,896.11	\$2,784,296.28	\$ -1,355,400.17	51.32 %
NET OPERATING INCOME	\$1,124,182.07	\$509,406.73	\$614,775.34	220.68 %
NET INCOME	\$1,124,182.07	\$509,406.73	\$614,775.34	220.68 %

Note

"Budget" represents the annual budget.

Board of
Commissioners

Alex Fein,
French Quarter
Business League

Christian Pendleton,
Louisiana Restaurant
Association, Inc.

Christine Bondio,
French Quarter
Business Association

David Bilbe
Greater New Orleans
Hotel & Lodging
Association, Inc.

Frank Zumbo,
Greater New Orleans
Hotel & Lodging
Association, Inc.

Glade Bilby,
French Quarter
Citizens, Inc.

Heidi Raines,
New Orleans City
Council District "C"

Jane Cooper,
Vieux Carre Property
Owners, Residents
and Associates, Inc.

Joey DiFatta,
Mayoral Appointee-
Residential

Maddie Charleston,
Mayoral Appointee -
Business

Mamie Gasperecz,
Vieux Carre
Commission

Steve Caputo,
New Orleans &
Company

Sue Klein,
N. Rampart Main
Street, Inc.

BE IT FURTHER RESOLVED, that the Board Chair, Treasurer, and Executive Director be and are hereby authorized to execute any documents necessary to implement and administer the approved budget adjustments and to make any corresponding budgetary and accounting entries necessary to reflect this action.

AYES: Christian Pendleton, Christine Bondio, David Bilbe, Frank Zumbo, Glade Bilby, Heidi Raines, Jane Cooper, Joey DiFatta, Steve Caputo, Sue Klein

NAYS:

ABSTAIN:

ABSENT: Alex Fein, Maddie Charleston, Mamie Gasperecz

RESOLUTION ADOPTED: YES / NO

This resolution was declared adopted this 27th day of July, 2026.

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Board of Commissioners of the French Quarter Management District at its meeting held on July 27, 2026, in New Orleans, Louisiana, at which a quorum was present.


Sue Klein, Board Secretary

French Quarter Management District

Board of
Commissioners

Alex Fein,
French Quarter
Business League

Christian Pendleton,
Louisiana Restaurant
Association, Inc.

Christine Bondio,
French Quarter
Business Association

David Bilbe,
Greater New Orleans
Hotel & Lodging
Association, Inc.

Frank Zumbo,
Greater New Orleans
Hotel & Lodging
Association, Inc.

Glade Bilby,
French Quarter
Citizens, Inc.

Heidi Raines,
New Orleans City
Council District "C"

Jane Cooper,
Vieux Carre Property
Owners, Residents
and Associates, Inc.

Joey DiFatta,
Mayoral Appointee-
Residential

Maddie Charleston
Mayoral Appointee-
Business

Mamie Gasperecz,
Vieux Carre
Commission

Steve Caputo,
New Orleans &
Company

Sue Klein,
N. Rampart Main
Street, Inc.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the French Quarter Management District hereby approves the recommendation of the Finance & Development Committee to terminate the Program Manager Consulting Agreement with [CONSULTANT NAME] by providing the required thirty (30) day written notice in accordance with the terms of the Agreement;

BE IT FURTHER RESOLVED, that the Board Chair and Executive Director be and are hereby authorized to execute the required notice of termination and any and all related documents necessary to carry out this action in accordance with the Agreement.

AYES: Christian Pendleton, Christine Bondio, David Bilbe, Frank Zumbo, Glade Bilby, Heidi Raines, Jane Cooper, Joey DiFatta, Steve Caputo, Sue Klein

NAYS:

ABSTAIN:

ABSENT: Alex Fein, Maddie Charleston, Mamie Gasperecz

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Sue Klein, Board Secretary

French Quarter Management District