

MINUTES
FRENCH MARKET CORPORATION
BOARD OF DIRECTORS MEETING
Tuesday, March 28 - 12:00 p.m.
Union Passenger Terminal
1001 Loyola Avenue
2nd Floor – Conference Room
New Orleans, LA 70113

CALL TO ORDER

The meeting was called to order by the President, Ms. Tusa, at 12:02 p.m.

ROLL CALL

Members Present: Ms. Tusa, Ms. Burns, Mr. DeLong, Mr. Doucette, Councilmember Green, Mr. Ince, Mr. Johnson, Councilmember King, Ms. McClendon, and Councilmember Thomas

Members Absent: Ms. Hale

Staff Present: Ms. Alley, Mr. Gurtner, Ms. Watson, Ms. Clark, Ms. Robison, and Ms. Robinson

A. REVIEW AND APPROVAL OF MINUTES – December 7, 2022

Mr. DeLong moved to accept the minutes of the December 7, 2023 Board of Directors meeting minutes.

Mr. DeLong stated that although considering the thoroughness and how wonderfully the minutes were that Ms. Robison put together, he wanted to make a suggestion regarding the practice of the transcription-like minutes that came about during COVID-19. He understands that the FMC wanted to make sure everything was documented; but at this point, now that we have returned to in-person meetings, perhaps we can trim down the minutes and have them be more about the action taken.

Ms. Alley explained that legally, what is required in the minutes are the action item, the description of it, and what happened. The Staff would like to get back to reporting just that. Ms. Robison spends hours putting the minutes together and we did feel they were important, given some of the challenges we had when we look back to the Hurricane Katrina minutes to see how rent relief was handled at the time. We would very much appreciate moving back to the standard way of recording minutes, particularly, because we have recorded audio as well. The Board can agree to this through acclamation, and it is not necessary to have a vote on the decision.

Ms. Alley asked the Board if anyone objected to streamlining the minutes, and no member did.

Mr. DeLong moved and Ms. Burns seconded a motion to accept the minutes of the December 7, 2023 Board of Directors meeting. The motion carried unanimously.

B. REPORTS

1. New Orleans Inspector General Edward Michel, CIG – Report: Use of Upper Pontalba Apartment

Ms. Alley reported that on March 26, 2023, the Inspector General, Edward Michel issued a report addressed to Mayor Cantrell, the FMC's Board President, Anna Tusa, and herself, the Executive Director of the French Market Corporation, regarding the Mayor's use of the apartment commonly referred to as "The Mayor's Apartment" in the Upper Pontalba Building. She had the opportunity to review the report with the Inspector General. Additionally, Ray Lewis (FMC Counsel) and Ms. Alley met with IG's team last week, including his General Counsel, to discuss the information in the report (some of which the FMC agrees with and some of which the FMC does not) regarding the matters in agreement.

The ownership of the Upper Pontalba Buildings are not in dispute. The City of New Orleans is the owner of the building. The City acquired the sixteen (16) individual townhouse buildings commonly called the "Upper Pontalba Buildings" or "UPB" in 1930. The buildings have been in the City's sole ownership since that time. The City acquired the properties at the request of preservation advocates because the buildings were in deplorable condition and were rapidly deteriorating. The City struggled to maintain the buildings through the decades, with minor renovations until the 1980's and early 1990's, when a major renovation occurred. It appears to be in conjunction with that renovation when the unit in question was removed from the rent rolls, designated, "The Mayor's Apartment," and never returned to any manager's control.

Since the 1930's there have been several entities who managed the property on the City's behalf, until the 1990's when the Vieux Carre Commission (VCC), later followed by the Upper Pontalba Commission (UPC), then the Upper Pontalba Building Restoration Corporation (UPBRC), and finally in 2013 the French Market Corporation was tasked, by City Council ordinance, with the management of the property, as the successor of the UPBRC. However, the unit designated as the Mayor's unit was never transmitted to the FMC.

Unfortunately, both the FMC Staff and the OIG's research of the historical records, including those in the City Archives from mayors as far back as 1930, found no written agreements or policies regarding use of the Mayor's apartment.

The matters of disagreement were related to understanding the FMC's role. The original OIG report included a recommendation that suggested that the French Market Corporation had some level of control over the use of the property, had some current role in decision making regarding use of the property, going so far as to suggest that the French Market Corporation could implement or direct a Cooperative Endeavor Agreement (CEA) with the City, restricting the use of the property, as well as maintaining a key and providing it with a guest log for visitors. We disagreed with that assertion and we discussed with the Inspector General's Office (OIG) the reasons why.

The City is the property owner and retained control of the Mayor's apartment as early as 1988, and removed the unit from possession and control of the managing entity at that time. That managing entity pre-dated the French Market Corporation, thus the French Market Corporation has never had possession or control of that unit. Further, it is not for the manager of the remaining property to set the terms of use of the unit by the owner.

The OIG's team agreed with our position and subsequently provided the FMC Staff with a copy of their communication to the City Council that they issued yesterday afternoon regarding this matter. Thus, the French Market awaits instructions from the City regarding the continued and

future use of the property.

Councilmember Green stated that he suggests that what we are considering, and the opinion that has been rendered by the Inspector General is in some respects, overdue. It is something that we, as an organization, need to have as many agreements that we need, in writing, so that they can be clearly defined and so that they can move to other Boards later on so that other Boards understand the other Executive Directors. The fact that this matter has been brought to our attention is a good thing, in that respect, and he believes that everyone will agree that it is better to be in complete understanding of the use of any public property, versus an agreement that is not in writing or an agreement which has been over the years perfected into something where someone just simply does not ask questions about an asset that we manage. It is important to recognize that it is a City-owned property and there have been no regulations in place relative to the use, so now we are moving in a directions that is long overdue, and he looks forward to working (as a City Councilmember) to address not only this department, but there are probably some other shortcomings that the Council can address in terms of public properties and how they are being used; and they are going to look at some of those other assets.

Mr. DeLong, in order to round out the background facts, asked Ms. Alley if she and her Staff had ever received any direct instructions from the Mayor's Office or City Hall with respect to the apartment.

Ms. Alley said no.

Mr. DeLong asked Ms. Alley if since the OIG's letter and report, had there been any further communication with City Hall or any instruction from City Hall with respect to the apartment.

Ms. Alley said no, with regard to the initial letter and the second letter.

Ms. Burns asked if with respect to the Mayor occupying the apartment, had there been any other Mayors or their family members who occupied the apartment.

Ms. Alley responded stating that the FMC does not keep track of the comings or goings of its own tenants, much less the City's tenants. What the Staff can tell from the records is that the unit appears to have been removed from the rent rolls in the late 1980's and all of the information is available in the public arena. The Staff went to the New Orleans Public Library to the City's archives and researched the information. The rent rolls up to the 1980's can be found, where it can be seen that a citizen was renting the apartment. The entire UPB was vacated for a major renovation and the Staff saw that, that unit was never put back on the rent rolls.

Based on what we can see from the rent rolls and also based on some of the information that is in the IG's report where Mayor Barthelemy said that he recognized that there was the Mayoral apartment at the time, it seems to be right in that time period; so it suggests that it was likely from Mayor Barthelemy, forward, who had use of the apartment.

Mr. Johnson thanked Ms. Alley and the FMC team for their work. He understands that it is not easy to delve into all of the different entities who have had to manage the UPB over time and to put together the paper trail. He appreciates the exhaustive research the Staff put in.

Ms. Alley stated that it gave the Staff an opportunity to learn more about the building, and the renovation that happened in the 1980's is helping the Staff plan the renovation that will be done

shortly, which is the historic restoration of the interior courtyards, as well as why we have the challenges we currently have with the roof. The Staff got a chance to learn a lot about the building.

Mr. DeLong asked for clarity and restated that as the property manager (FMC) of the UPB, the FMC has received no instructions with respect to how to manage the “Mayor’s apartment.”

Ms. Alley said that he is correct.

Mr. DeLong stated that if we (FMC) were to receive instruction either from the City Council or the Mayor’s Office or the City – At Large with respects to how the property should be managed, we could effectively carry it out. He asked if that was correct?

Ms. Alley stated that it would depend on how the FMC receives the instruction that it is in the appropriate mechanism. The relationship between the FMC and the City of New Orleans is established through Council ordinance, so she would suggest that, that would be the appropriate mechanism to have any kind of regulations (one way or another) on it. Currently, there are no restrictions on the property in that arrangement.

Councilmember Green stated that he would like to thank the IG’s Office. The report was detailed and overdue. However, the City Council takes seriously the use of City assets and it is appropriate that the City Council put forward suggestions relative to use. The suggestions may not be as simple as one would think. It may not be the case that the Council would say to put the unit on the market, if there is some public purpose that can be determined that is of value that could be in excess of this value. The Council makes no presumptions relative to the use, but they are concerned about, and are also very cognizant of the need to have in place written policies relative to all City property. This is an example of one.

In response to a comment from Fletcher Mackel (WDSU Reporter), Ms. Alley stated that there is nothing for the FMC to move forward on.

Councilmember Green stated that to further emphasize Ms. Alley’s statement, there is a difference between ownership and management and this entity was created to manage a property. Anyone in the property management business knows that one should not just make up policies if they are the manager. They should rely on the owner to make the recommendations for the property. This is something that now has to be addressed, especially going out before the public for a variety of reasons; but there is no better time to address it than in the very near future, which we will.

2. Executive Director’s Report

Ms. Alley reported that we closed out 2022 on a high note with the Sugarbowl Parade and the New Year’s Rockin’ Eve broadcast from Oscar Dunn Park. We received national attention for both FMC officially sponsored events.

We kicked off February with our Afro Creole Heritage Festival celebration in the Flea Market for Black History month. We held a successful event with live music, cooking demonstrations, and participation from community organizations. The event was curated in partnership with Dianne Honoree, also known as Gumbo Marie, the Culture Queen of New Orleans.

In April the FMC will sponsor the French Quarter Festival. The item is on the Consent Agenda, having been considered by the Marketing Committee in January.

Up and coming French Market-produced events include:

Asian Pacific Islander Festival – May 13th
37th Annual Creole Tomato Festival – June 10th & 11th

CLEANUPS, SECURITY, & HOMELESSNESS

The Traveler's Aid caseworkers have been in the field the past two (2) months engaging with individuals living on the streets who are in need of services. We are already seeing improvements since they are building relationships with some of the individuals who appear most frequently to be in crises. They are connecting them with services. We met with NOPD leadership in the 5th and 8th Districts after Mardi Gras and they were eager to assist us with the challenges on our site; particularly issues with the unhoused community living under the Governor Nicholls and Esplanade Wharfs.

The river is rising, and as it does, the community will be displaced into the surrounding areas. The FMC has also met with the City Planning Commission's staff in response to the City Council motion, directing changes to the City's zoning laws to require security measures and crime litigation efforts in principle use parking lots and parking structures. We shared our experience managing the City's parking lots and the role that property owners and management companies have played, or in some cases have been resistant to play regarding onsite security in the FMC managed lots.

FLEA MARKET RESTROOMS

We reviewed the concept drawings for options for the Flea Market restrooms upgrades in early January and we received the cost proposals associated with each. Tulesheia has rescheduled the Public Markets Committee meeting that was cancelled last month, so we are going to reach out to the vendors and the Vendor Committee as well to share concepts and obtain their input.

This project was delayed for over eighteen (18) months due to a lengthy procurement process for establishing pools of professional design services required by the City's Director of Procurement. The City required the FMC to follow the same process they developed at the time for the Department of Public Works. We have met with the Director of Procurement in early January to discuss several issues, including the significant delays and thus, increased cost associated with his new process. He has agreed and advised that DPW is also dissatisfied with the process, and that he would be abandoning it, likely in favor of the original process that we had proposed.

We provided Mr. Meyer with a list of projects that we intend to advance this year and a general schedule to impress upon him the importance of moving these projects through to Procurement. The Staff included the memo in the Board's packet so that the Board could see the schedule of the projects the FMC is moving through the City. We have almost one (1) or two (2) a month, so we really need to keep them moving.

JANITORIAL CONTRACTS

The Staff and Ray Lewis met with ART Janitorial in December to review their bid on the FMC's janitorial services contract. The FMC requested ART Janitorial clarify the level of service they proposed in their bid. ART Janitorial responded in early January and the FMC requested additional clarifications, which the FMC has yet to receive. If the FMC is unable to move forward

with ART Janitorial, the FMC will move to the second lowest bidder; and if they are willing to honor that bid we will negotiate with them, or we will have to rebid these services.

MANDEVILLE ST. WHARF

Cycle Marine has completed the last repairs to the Mandeville Street Wharf deck and railing from the DANNY MAYES barge allision. They wrapped those up this week. The FMC has managed and completed four (4) maritime repairs in the last three (3) years to the Mandeville and Piety Street Wharfs on the City's behalf.

GOVERNOR NICHOLLS AND ESPLANADE WHARFS

The City Administration, led by Jeff Schwartz, Director of Economic Development, and Natesh Mohan, Director of Property Management, are holding monthly meetings with Audubon Institute regarding their preliminary development plans for Governor Nicholls and Esplanade Wharfs, as well as their interest in managing Crescent Park.

As mentioned to the Board on several occasions, the FMC's Cooperative Endeavor Agreement (CEA) with the City has expired. We have discussed this matter with several members of the administration; however, it has been difficult to get any traction on an acceptable agreement. Recently, an issue related to the ability of the French Market to name the City on its insurance certificate created a sense of urgency on the City's part.

We hope to see a draft agreement soon from the Law Department to simply extend the current agreement and maintain the status quo, while the City makes its plans for the adjacent Governor Nicholls and Esplanade Wharfs and the adjoining riverfront. Audubon is interested in Crescent Park, which can provide their development with additional space and a more permissive zoning classification than the Governor Nicholls Wharf. They are also interested in our development plans for the Elysian Fields parking lots. The FMC and **trepwise** have reached a point in our study where we need more details from Audubon to be able to thoughtfully proceed. The Real Estate Committee deferred moving the study forward to the full Board until we obtain more details regarding Audubon's proposed proposal, which they must submit to the City in August.

In the meantime, and in anticipation of Premium's parking contract expiring January 1, 2024, for all three (3) FMC-managed lots. The Real Estate Committee directed the Staff to prepare the solicitation for professional services to manage those parking lots. Built into that solicitation and any resulting contract will be an acknowledgement that the FMC will be soliciting long term development proposals for the Elysian Fields lots, which will at some point result in the replacement or temporary removal from service of some or more of all the surface parking lots, thus, we will reserve the right to cancel any contract or deny any future extensions. We plan to issue an additional solicitation later this summer seeking development proposals for the Elysian Fields lots based on the information learned in our study and the outcome of the Audubon Institute proposal.

Relative to the damage in Crescent Park, we have made the majority of the repairs to the electrical and plumbing infrastructure under the Mandeville Street Wharf, resulting from the copper theft this winter. Due to historically low river levels thieves have been able to access the area under the wharfs that have historically been inaccessible. The Staff met with the City departments with jurisdiction over the wharfs, and the City has also hired a new homeless service coordinator who

will meet with us on Friday to discuss this and other challenges on our site. We hope to have everything back up and running soon and that the higher river levels will prevent future vandalism while the City determines how to address the long term issue.

HURRICANE IDA REPAIRS

The terra cotta roof on Building C where we typically meet has been repaired. The balcony repairs are underway and are nearing completion. Trapolin Peer is finalizing the plans on the Upper Pontalba Building, but in late January we learned from our mechanical engineer that there will be a nine (9) month leave time on the fabrication of the HVAC equipment, which is required in the first phase of that project.

The mechanical equipment repairs must occur first, prior to the courtyard restorations and the Hurricane Ida roof repairs. In an effort to minimize that delay, we discussed this matter with Procurement as well. We advised that we intend to issue the solicitation for equipment as soon as possible, and that we need to avoid any delays on their side with its issuance. The solicitation for the rest of the scope of work will follow up in a separate package, which we will present to the Board at the next Board meeting.

To date, Blake Kidder and Gene Guidry (Trapolin Peer) are going to present the plans for the administration building that occupy our request to submit this project to the City for bid.

COMMITTEE MEETINGS

The FMC appreciates all of the hard work of the Committee members and the Board. Since the Board last met, the Real Estate Committee met on January 25th and March 14th and considered several matters which are on the agenda.

The Marketing Committee met on January 11th and considered two requests. One was for the Solomon Group's New Year's Rockin' Eve sponsorship, introduced to layover. The other sponsorship was for French Quarter Festival.

The Board will not meet before the May 15th Board meeting, which is the deadline for the financial disclosure filings with the State Ethics Board. Tulesheia will send the Board a couple of reminders that will include a link to the form. The State is not very forgiving and will issue a fine.

Mr. Johnson asked as it relates to Crescent Park and the elevators, is the only issue there a lack of power.

Ms. Alley stated that the lack of power is not the only issue. In December, the Staff saw all of the copper stolen from the underside of the wharf, which includes, the lighting, elevator, sewer lift station, and restrooms. We have almost everything back together. The challenge is that we cannot prevent people from continuing to access that area because they come from under the Governor Nicholls and Esplanade wharfs. There is a hole in the grading on the side of the Governor Nicholls wharf that allows people to drop down under it and go through. When the river levels were low it was a beach; now it is a little higher. Even when standing there with the 8th District Commander, someone walked out with a handful of copper, and the Commander said to them, "where did you get that copper?" The gentleman said, "I found it on the ground."

They are eager to help us, and Capital Projects has to work on the Governor Nicholls wharf

because it is not something under our control, but we are 85% ready to hook it back up, and hopefully the river rises again. We are going to continue to have this problem with the river levels being low. We need to move the infrastructure out from underneath the wharf and put it inside the wharf like it is on the Governor Nicholls and Esplanade wharfs. That is likely something that will happen further down the road. It will be included in our talks with Audubon.

Councilmember Thomas arrived.

C. PUBLIC COMMENTS

Ms. Tusa read the public comment protocol. Public comments were acknowledged as the agenda items were discussed.

D. CONSENT AGENDA

Real Estate Committee (January 25, 2023)

1. Consideration: Corner Oyster House, LLC – 500 Saint Peters Street and 635 Decatur Street - Request for Lease Assignment
2. Consideration: Alberto’s Tapas LLC d.b.a Alberto’s Gourmet Cheeses – 1100 N. Peters Street – Farmers Market Bay 11 - Request To Renew Lease And To Add Renewal Options

Real Estate Committee (March 22, 2023)

3. Consideration – The Organic Banana, LLC. – 1100 N. Peters Street – Building F - Bays 27 & 29 - Request To Renew Lease and Add Renewal Options
4. Consideration – MNC Enterprises d.b.a. Mother Nature’s Cupboard – 1100 N. Peters Street – Farmers Market Bays 33, 35, 37, & 38 – Request To:
 - Exclude Bays 33, 35 & 37 From Leased Site
 - Change Trade Name
 - Exercise Existing Option For Bay 38 Only
5. Consideration – Review & Selection of RFP Proposal for Leasing of 524 St. Peter Street – Request to Lease to Vena Gallery, LLC
6. Consideration – Request for Proposal (“RFP”) Commercial Real Estate Appraiser of Record
7. Consideration – Request for Proposal (“RFP”) FMC Professional Parking Management Services

Marketing Committee

8. Consideration – Solomon Group Sponsorship Request
9. French Quarter Festivals Inc.’s French Quarter Festival, Satchmo Summerfest, and Holiday New Orleans Style Sponsorship Request Introduced to Lay Over

Mr. Johnson moved and Mr. DeLong seconded a motion to accept the Consent Agenda. The motion carried unanimously.

E. NEW BUSINESS

1. Consideration – Amendment 3 to Professional Services Agreement between FMC and Deutsch Kerrigan LLP

Ms. Alley reported that the French Market Corporation (“FMC”) currently engages the professional legal services of Deutsch Kerrigan LLP to serve as its non-exclusive outside legal counsel. Deutsch Kerrigan LLP was selected through FMC issued RFP 8920-0253 dated April 30, 2019. The contract originally expired January 1, 2021 and has been amended annually on two previous occasions to provide two (2) additional one (1) year terms, and currently expired January 1, 2023.

The FMC Staff requests authorization to enter into Amendment 3 to the Professional Services Agreement between FMC and Deutsch Kerrigan LLP to extend the Agreement one (1) additional year. The Rate of Compensation in the contract is unchanged.

Mr. Doucette moved and Ms. Burns seconded a motion to authorize the Staff to enter into Amendment 3 to the Professional Services Agreement between FMC and Deutsch Kerrigan LLP to extend the Agreement one (1) additional year, at the same Rate of Compensation. The motion carried unanimously.

2. Consideration – Amendment 4 to Professional Services Agreement between FMC and Richard CPAs

The French Market Corporation engages the services of a Certified Public Accounting firm to perform an annual audit of its financial records. The current auditor, Richard CPAs, was selected through the City’s RFP process in January 2019. The contract has been extended three (3) times previously with the current term expiring February 28, 2023.

The FMC Executive Director requests authorization to enter into Amendment 4 to the Richard CPAs contract to allow one (1) additional year.

Mr. Johnson moved and Ms. McClendon seconded a motion to authorize the Executive Director to enter into Amendment 4 to the Richard CPA’s contract to allow one (1) additional year. The motion carried unanimously.

Councilmember King arrived.

3. Consideration – 2023 Audit Compliance Questionnaire

Ms. Alley reported that the questionnaire is from the Louisiana Legislative Auditor and it is required as part of the FMC’s Financial Audit. It is required of state and local government agencies. It is required that we present this to, and have it adopted by our governing body in an open meeting. The FMC is now presenting it to the Board to be approved so that we may move forward with the audit.

Mr. Doucette moved and Councilmember Thomas seconded a motion to approve and adopt the 2023 Audit Compliance Questionnaire. The motion carried unanimously.

4. Consideration – Request to Authorize the Executive Director to Submit FMC Building E – Administrative Offices - Repairs And Restoration – 1008 N. Peters Street - to the City of New Orleans for Bid

Ms. Alley reported that FMC Building E is located at 1008 N. Peters Street. It is a three (3) story commercial brick-faced structure that was constructed in 1972. It has been slated for repairs and restoration to the entirety of the ground floor (both interior and exterior) as part of the FMC's long term Capital Program. However, the project was delayed for several years due to litigation with a potential tenant.

In August 2021, Hurricane Ida further damaged the structure requiring some interior demolition, which revealed additional construction flaws that required the Staff vacate the FMC Administrative Offices on 3rd floor of the building, and the scope of work be expanded to include the reconstruction of the entire exterior of the building, in addition to the replacement of the roof.

The FMC and its architects at Trapolin Peer have updated the scope of work and obtained the building permit review and approval for the repair and restoration plans, which are attached to this report for presentation to the Board.

The Staff requests that the Board authorizes the Executive Director to submit the proposal to Procurement to get it in the queue so that we can begin to bid it.

We are planning to hopefully get the building cleared out by late August (best case scenario) and move forward with the construction of the building throughout the end of the year so that we can get back into it.

PRESENTATION

Blake Kidder (Trapolin Peer) presented the scope of Building E, located at 1008 N. Peters Street.

Site Plan

North is the Mississippi River and N. Peters Street is at the bottom and Building E is on the right side of the street, adjacent to Dutch Alley. We are proposing to renovate the entire building, including the parking area and planting areas all the way towards Esplanade at the beginning of the French Market.

1st Floor Plan

St. Peter Street is to the south at the bottom of the page, the left of the page is Esplanade Street, and the right of the page is Dutch Alley, the top of the page is the Mississippi River and the parking lot.

The building is going to be gutted in its entirety. The entire brick façade will be removed and the roof will be replaced. At some point, when the building gets to construction, there will be a skeleton of a building. We are renovating and shifting space around the entire 1st, 2nd, and 3rd floors. On the 1st floor we are adding a "white box" space for a future tenant at Dutch Alley and N. Peters Street. The entrance of the building remains the same. The only three main components that are going to remain are the elevator and the two (2) stairs. At the front entrance on N. Peters Street you will walk into a lighter shade of pink, which would be the current entrance to the elevator and the entrance to the security area. This leads up to the shared breakroom by maintenance and security. The maintenance department is being moved from Building C to Building E. Between the breakroom, the maintenance workshop, and the maintenance and security area, there will be a bank of restrooms that will support the entire 1st floor, including the Tenant.

2nd Floor Plan

In the base bid, the 2nd floor will be built out as another “white box” for a future tenant. Trapolin is also proposing an alternate to build out the 2nd floor completely new. The alternate will include coming out of the elevator and entering a boardroom for the Committee meetings large enough to hold right at forty (40) people. Around the perimeter of the building they will add new offices. The boardroom space will have a pre-function area, like a drink station, data room, and a new breakroom.

3rd Floor Plan

The 3rd floor will house the French Market offices. When entering from the elevator there will be a reception area. From there, there will be offices lined around the perimeter of the building. There will also be a conference room on this floor for smaller/day-to-day meetings. A kitchen breakroom is included for the administrative staff, as opposed to using the same breakroom as the staff downstairs.

There will be two unisex private restrooms and a phone booth area for privacy. It also includes copy rooms and space for printing.

The building will be brick and the canopy will be removed down to the structure and the bones. Trapolin will be reconstructing the building in its exact replica from the exterior.

The south elevation is looking from N. Peters and the second elevation is looking from Dutch Alley, the third elevation is looking from the Mississippi River, and the fourth elevation is looking from FMC’s current parking lot.

The reason the entire façade needs to be peeled off is mainly because of improper installations. On the left side of the sheet shows how the building is currently constructed. To the right side of the sheet, the wall section is what Trapolin proposes for the repairs. Most of the existing metal studs on the ground floor have all rotted/rusted out because there are no weeps in the building on the brick so there is nowhere for water to go. This has backed up and rusted out the entire 1st floor of the building.

There also is no drainage net that helps to weep out water from the rain screen. There is not a sufficient amount of brick ties on the brick façade when they were installing it in the 1970’s to properly hold up the veneer. The sheathing behind the brick veneer does not currently have any waterproofing. It is secure in some areas with duct tape. There is mold from there not being any vapor barrier or water barrier. Mold is happening in multiple spots all around the building.

In addition, a lot of the windows are damaged. Mostly because Trapolin does not believe that brick sills or metal sill pans were placed, making the windows leak with nowhere for water to go. The windows are rotted and turned sponge-like.

In terms of the roof, Trapolin will try to keep as much as they possibly can, so any steel will be kept, and so will the outriggers for the canopy. Trapolin will try to salvage as much as possible. The canopy columns are still in relatively good condition, so they will be removed and reinstalled when the canopies are rebuilt. They will also try to keep the steel for the outriggers for the balcony and as much of the sheathing as they can at the roof, because it seems like it is in pretty good condition; but the roof will have to be replaced, not because of improper installation, because of the damage during Hurricane Ida.

Part of the fix when they come in is, the entire 1st floor will get a 5 ½” concrete curb around the entire building to pick the studs off the floor. If they are going to put the weeps required for building standards, they are going to install the drainage cavity material to increase the longevity. At the windows they will add the metal fence sill flashing that is missing. Before the brick’s veneer is place back on the structure, they will apply waterproofing to stop the mold from coming back. They will apply the correct amount of brick ties to the building and install proper flashing where needed.

The renovation will be pretty extensive, which is good, because there will not be as many unforeseen conditions because they are basically starting from scratch. Trapolin also put in some elevations so that the outside will look exactly like it does now, but it will be built better. The inside is where there is opportunity to make things a little better. Trapolin pulled together images to get a position of where they were going with the space. Things like reception desk, the perimeter, the gathering areas for conference rooms, the materials and isolation and acoustic treatments to make the offices really work well and to have a conference room that sounds clear; and different wayfinding in terms of colors and how to maneuver around the building.

They showed the interior material palate at the 3rd and possibly alternate 2nd floor. The 1st floor where security and maintenance will be is being treated as more of a utilitarian and will have to last as long as possible because it will get more wear just because of the use down there, but the 2nd and 3rd floors are being treated like office spaces. On the 2nd and 3rd floor spaces there will be stained millwork and polished concrete flooring, carpet in office spaces, acoustic paneling for sound, specialty lighting, FF&E and wall coverings.

On the plans, N. Peters Street is on the left and the security office is on the right. When facing the elevators, there will be wayfinding at the end of the hall, and they added the FMC emblem in the new concrete. At the right, is the security check-in desk and if a person is heading to the breakroom on the 1st floor they would have to go to the back of the building. We want the 1st floor breakroom to last as long as possible, but at the same time, Trapolin through about acoustics in the breakroom to stop reverberation and sound. The breakroom will be in the rear of the building closer to the levee wall. Looking back towards Esplanade, the kitchen is directly behind.

The presentation continued with Trapolin showing images on the 3rd floor of the reception desk and wall coverings with areas for new art; the phone booth room, the smaller conference room, the drink station, the presentation boards and acoustic panels, the kitchen, millwork, the central area for impromptu conversations, and breakroom.

On the 2nd floor they showed images of a small seating area, a drink station with a pre-function area outside of the boardroom, and the main conference room; with a slotted acoustic ceiling, three large screens, with one that can be written on and is interactive and another that can be used with a projector.

The presentation concluded.

Blake said that at this point, Trapolin has the drawings completed, more or less. They have an estimated cost.

Ms. Alley stated that the challenge is that there is only about \$500,000 in this that is actually coming from the FMC’s insurance company, which is for the roof. The rest of the funds are

related to things that were already happening. The ground floor had been gutted several years ago, but this was the time to bring all of those things together. There was no way we could do one thing independently, because we cannot even do the roof without doing the sides. Since we originally priced this project last year, we were in the \$2.3 mil. range, we are now up to \$4 mil. because of the increases and the amount of time it is taking to get it all done. Additionally, this does not include the alternate, which is probably another \$500,000; so we are looking at a \$4.6 mil. job.

We have the money. Blake said that there is not a lot of hidden costs because we are taking the building down to nothing; so we do not anticipate that we will get a lot of changes for the project. The cost also includes things like putting the storm water management into the adjacent parking lot, and all of the other things we need to do.

We need to get this project moving and scheduled for procurement, so we need to get the Board's comments to see if there are any changes or any other things the Board would like the Staff to do, so that we can get it in the queue at Procurement quickly.

Councilmember Thomas asked that as important as the cost is, if this project had been done timely, how much would it cost now versus it not being done. One of the problems with municipal government and buildings is that they are not done timely. Looking back at old maintenance reports and recommendations you would find that a project to fix a facility would cost \$2 mil., and seven (7) years later it would cost \$11 mil.

Ms. Alley agreed and stated that, that is how this project started. Initially the job was the redevelopment of the ground floor. That redevelopment lingered in litigation for five (5) years. Early this year we resolved that litigation, but on August 29th of the prior year, Hurricane Ida hit. Hurricane Ida caused some problems because it ruined the roof and we could not replace the roof. A year ago we were at \$2.3 mil. and now we are at \$4.6 mil.

Councilmember Thomas said that these are quality items and quality items do not stay the same price.

Ms. Alley said that we are trying to make this as utilitarian as possible. When we first opened the walls we could not believe what had been found, because the architects were Koch & Wilson, who were respectable architects. Then we began pulling the specifications and realized that in 1972 the codes did not require the kinds of things one would have expected, even with a building that is right next to the Mississippi River. So, water has been pouring through the walls since 1972, creating a hot house, and we opened the hot house. Luckily, we did not open it on the 2nd floor, but we did open it on ourselves. We had an environmental firm come in and take the readings and that is when Risk Management told us to get out.

We have been out of the building since October 2021. We had our adjuster out there on Labor Day, September 1st beginning the work so we are eager to get this in the queue and get it moving forward, because we need to be able to lease the ground floor space and get it back into commerce, as well as get ourselves out of the UPB, because we are sitting in a tenant space that we could lease, additionally.

Councilmember Thomas asked if the clause is in line with other prices consistent in the area.

Ms. Alley said that unfortunately, what we have been hearing from Capital Projects and Property Management is that costs are doubling, so we have to get moving before the costs continue increasing.

Ms. Tusa asked what the timeline or turnaround is once construction starts.

Blake said that they are estimating a year; but there will be an armature of a building that they will begin building from. The brick façade is just a rain screen and it does not hold anything up.

Ms. Burns asked if they were saying that from start to finish, the project will take one (1) year.

Ms. Alley said no. She explained that the architects are saying that from the start of construction it will take one (1) year. When the Board votes to send the project to bid, she has to send it to the City's Procurement office and then wait. She is not sure how long the wait will be.

The Staff sent a letter to Julian Meyer, Head of Procurement, which included a schedule of everything that will be sent over. He is prepared for the many projects that the Staff will be sending over. We also have to pull the HVAC equipment out at the UPB and bid it separately.

Councilmember Green asked if the projects qualify as an emergency.

Ms. Alley said that the projects do not qualify as emergencies; but she is hoping that by mid-summer we will have the bids scheduled and under contract. Once it is under contract, we should begin moving in the fall. The project should take a year from then.

For other departments, Capital Projects and the City handles these items. They do not do this for the French Market Corporation because we are a Public Benefit Corporation.

The Staff is trying to consolidate our space within Building E so that we can lease out all the other spaces. We are trying to get maintenance out of Building C so that we can move the restroom back to that building and use the front units as commercial lease space.

We want to get prices on both, going in. If for some reason something changed along the way, we want to have the ability to change the second unit. We need the conference room space and we could also include someone else on that space, e.g. Traveler's Aid who works with us, or we can lease out part of the space to a small office who would like to lease the space, or have a shared space.

Public Comment

Rhonda Findley (3430 St. Claude Ave., Tenant – Pop City) stated that she has been a tenant of the French Market since 2008 and they made it through COVID-19 like so many other tenants, but there were some tenants who did not make it. It is amazing to see this project move forward.

The reason she is speaking is because she does not do well with uncertainty. She is the litigant and she believes there is discrepancy on the details, but they wanted to move into the 1st floor to expand their business and pay more rent to the French Market. When the building is empty it throws off the whole balance. When there is not full tenancy it does affect revenues. One of the things she would like to clarify is that at some point she did ask for an injunction to prevent anything from moving forward, but it was denied. The litigation did not stop the building from being put into commerce, well before Hurricane Ida and well before the discovery of all of the

deficiencies in the building; so it gives her great relief to know that she did not move into a building that is in such poor condition. It would have been really difficult for everyone involved.

She cannot imagine that anyone who is trying to make a living in retail at the French Market would be thrilled to see a building that represents way more of what needs to be considered as the gem of New Orleans as the continually operated French Market that is really historic for the United States. She is proud to be at the French Market and she does not have a lease, and has not had one since 2015, so she will be coming back to the Board. She has sent Ms. Alley a request to meet about that, and she wants to continue to be a valuable tenant.

Pop City will be inviting the Board to a grand re-opening of half of their space that they paid rent for since Hurricane Ida, but has been leaking and damaged; but the entire staff had been very responsive in getting the issue taken care of. She thanked the Board for its kind consideration, and she looks forward to a continued relationship and delivering a great experience for the thousands of visitors they see.

The Staff requests that the Board authorize the Executive Director to submit FMC Building E (Administrative Offices) repairs and restoration of 1008 N. Peters Street, to the City of New Orleans for bid.

Councilmember Thomas moved and Mr. Johnson seconded a motion to authorize the Executive Director to submit the FMC Building E (Administrative Offices) repairs and restoration of 1008 N. Peters Street, to the City of New Orleans for bid. The motion carried unanimously.

2. Layover - Louisiana Music and Heritage Experience Inc.'s Funk Fest Sponsorship Request

Ms. Alley reported that the item is being introduced for layover for action by the Board at the next regularly scheduled Board meeting. There will be a Marketing Committee meeting held prior to that date.

The Staff is introducing the sponsorship and requesting that the Board allows the FMC to begin the layover period until the next meeting.

Councilmember Green moved and Mr. Doucette seconded a motion to allow the Louisiana Music and Heritage Experience Inc.'s Funk Fest sponsorship request to layover until the next regularly scheduled Board meeting. The motion carried unanimously.

F. ADJOURNMENT

Mr. Johnson moved and Mr. Doucette seconded a motion to adjourn. The meeting adjourned at 1:11 p.m.