

MINUTES

FRENCH MARKET CORPORATION BOARD OF DIRECTORS MEETING

Tuesday, July 25, 2023 - 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 Secretary, Mr. Doucette at 12:10 p.m.

ROLL CALL

Members Present: Mr. DeLong, Mr. Doucette, Mr. Johnson, Councilmember King, and Ms. McClendon

Members Absent: Ms. Burns, Councilmembers Green and Thomas, and Ms. Tusa

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

A. REVIEW AND APPROVAL OF MINUTES – March 28, 2023

Mr. Johnson moved and Councilmember King seconded a motion to accept the minutes of the March 28, 2023 Board of Directors meeting. The motion carried unanimously.

B. REPORTS

1. Executive Director's Report

Ms. Alley reported that the spring season has been very busy and the visitor numbers are up from 2022.

MARKETING

The French Market Corporation was awarded “best branding” at the New Orleans & Company National Travel and Tourism week rally for our dancing Creole tomatoes.

The 37th Annual Creole Tomato Fest was held on the weekend of June 10th and 11th, with a great turnout and positive feedback. The 4th of July events were held in the Flea & Farmers Markets this year and we extended the hours in Crescent Park for the fireworks on the river.

The Krewe of Barbongazii will host a snowball fight on August 19th in the Flea Market where different Krewes will battle it out for who has the best snowball.

Jeremy has been busy working on events, including our Fall & Winter events which include, Boo Carre Holiday, the Fall Harvest Fest, and the New Orleans Holiday Parade.

TRAVELERS AID

Our Travelers Aid caseworkers are providing monthly reports to the FMC and the FQMD. While the caseworkers report some success with individuals obtaining housing vouchers, they are having trouble handing those individuals off to available, next-level service providers. They are asking that we help advocate for the next-level care, as we move forward working with other agencies so that they have the support when they move them into housing. We shared our experiences with Nate Fields, Homeless Director, City of New Orleans, and are coordinating efforts with him and other housing providers.

SECURITY

Our Office of Public Safety has candidates who are in the approval pipeline to fill all of the open Grounds Patrol Supervisor and Officer positions. This will reduce our reliance on NOPD detail officers as we fill these positions.

FLEA MARKET RESTROOMS

Yeates Mancil Architects met with the Public Markets Committee to share their three (3) concepts for the Flea Market office and restrooms upgrades. The Committee made recommendations and asked for a revised plan, and deferred the matter until the next Committee meeting. The Committee also discussed emergency repairs that could be made to address immediate needs as long-term plans were developed and funded.

The bond funds designated for this project were going to be reallocated due to cost increases on other high priority City projects. However, the bond funds will be restored in this phase of the project due to the need for emergency repairs. The Cooperative Endeavor Agreement (CEA) is ready for approval.

MANDEVILLE ST. WHARF REPAIRS

We are currently assisting Capital Projects in pricing the repair that needs to be done to the wharf's roof that was damaged by Hurricane Ida. We are waiting for the City to do the repairs or to advise that they would like the FMC to do the repairs.

If the City would like the FMC to do the repairs, the FMC will do another CEA with the City, who will fund the repairs. There is a wharf fund created through litigation which is what would have to be used to fund the repairs.

GOVERNOR NICHOLS & ESPLANADE WHARFS/CRESCENT PARK

Audubon presented their preliminary development plans to the Mayor last week and held a public meeting last night at the Audubon Aquarium. They intend to formally submit their plans to the City Administration for concept approval in the next few weeks.

The FMC is particularly interested in the impact of this development on our role at Crescent Park, as well as our development of the nearby Elysian Fields parking lots because our CEA with the City has expired.

Audubon is interested in Crescent Park, which can provide their development with additional space and a more permissive zoning classification in the Gov. Nichols wharf. They are also interested in our plans for the Elysian Fields parking lots, since parking is needed to support the development; and a portion of the revenue from the parking could offset the need to develop revenue-generating uses on the wharf where there is limited opportunity. After the plans are approved by the City, the FMC will hold another public meeting so that it knows the impact on what Audubon's proposal will have on our plans for the parking lot. We will use our study to guide the development of our solicitation, first returning to the Real Estate Committee, and then moving forward with the study to the full Board.

DAMAGE TO CRESCENT PARK

We have made the majority of the repairs to the electrical and plumbing infrastructure under the Mandeville Street Wharf, we are still working on the elevator wharf crossing, which continues to be a challenge. The elevator is relied upon as one of two ADA accesses to the park, with the other being the far downriver end at Bartholomew Street. The damage to the elevator was extensive and our electricians are trying to reroute the electrical service in a way as to prevent tampering and access to the car, which is also being consistently vandalized. Audubon's ability to create an at-grade rail crossing at the access to the riverfront, would eliminate the reliance on the elevator.

We have toured the area with all relevant public law enforcement agencies, the Health Department, and housing agencies; who all agree that until that area is secured, we will continue to have problems and vandalism is likely to continue. We requested that Property Management and Capital Projects secure the side of the Gov. Nichols wharf, which is solely under City control, and add aggregate to the adjacent area, further blocking the "makeshift" entrance near the end of the Moonwalk. We showed the area to Joe Threat and asked for his assistance with restoring the area with flatiron and rock to keep people out. If the area is not secured, the unhoused population will continue to occupy the space.

Audio Cut Out

...received our draft environmental report and we anticipate submitting the HVAC equipment within the next few weeks. The fabrication of the equipment could take about nine (9) months to complete and it has to be done before we do the courtyard renovations, and then the roof. It is imperative to make the repairs as soon as possible due to the condition of the HVAC equipment being near failure.

Additionally, the roof damage combined with the residency occupancy of the UPB structure are driving large increases to our property insurance. In 2021 the premium was \$400,000 and now, just for the property, the premium is over \$1 mil.

C. PUBLIC COMMENTS

There were no public comments.

D. CONSENT AGENDA

Finance Committee (April 12, 2023)

1. Consideration - Review of FMC Unaudited Financial Statements 4th Quarter 2022

Marketing Committee (March 22, 2023)

2. Consideration – French Quarter Festivals, Inc. French Quarter Festival, Satchmo Summerfest, and Holiday New Orleans Style 2023 Sponsorship Request
3. Lay Over - French Quarter Festivals, Inc. French Quarter Festival, Satchmo Summerfest, and Holiday New Orleans Style 2024 Sponsorship Request
4. Lay Over – Louisiana Music & Heritage Experience’s Nola Funk Fest Sponsorship Request

Ms. Alley requested a motion to add the language to item #4 to reflect that the item was for “Lay Over” and not for “Consideration.” Mr. Johnson moved and Ms. McClendon seconded a motion to approve Ms. Alley’s request to add the language “Lay Over” to item #4 of the Consent Agenda. The motion carried unanimously.

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

E. NEW BUSINESS

1. Consideration - Request To Enter Into A Cooperative Endeavor Agreement With The City Of New Orleans To Transfer Bond Funds Dedicated To Market Public Restroom Upgrades

Ms. Alley reported that The City of New Orleans has advised the French Market of the issuance of bonds approved and dedicated thru public referendum for upgrades to the French Market Public restrooms in the amount of \$550,000.00.

The FMC is working with Yeates Mancil Architects and the FMC Public Markets Committee to design phased improvements to the Flea and Farmers Market area. The first phase includes emergency repairs to the public restrooms including HVAC system repairs, overall aesthetic improvements, and hardening of the restroom facilities and fixtures to withstand vandalism.

The FMC Executive Director requests authorization to enter into a Cooperative Endeavor Agreement with the City of New Orleans to permit the receipt of the dedicated bond fund for repair of the French Market Public restrooms.

Councilmember King moved and Mr. Johnson seconded a motion to approve the Staff's request to enter into a Cooperative Endeavor Agreement (CEA) with the City of New Orleans to transfer Bond funds dedicated to Market public restroom upgrades. The motion carried unanimously.

2. Consideration - Request To Enter Into A Professional Services Agreement With The McEnergy Group To Provide Real Commercial Real Estate Appraisal Services

Ms. Alley reported that on April 17, 2023, the French Market Corporation ("FMC"), in compliance with *Executive Order LC 20-01* and *FMC's Competitive Selection Procedure for Contractual Professional Services*, as certified by the Mayor of New Orleans on 2/25/23 issued a Request for Qualifications ("RFQ") seeking proposals for qualifications from licensed Real Estate Appraisers to provide a Fair Market Rental Rate Study of City owned and FMC managed and commercial leasable units and related services.

FMC received one responsive bid by the submittal deadline from The McEnergy Group. The solicitation included a DBE Goal of 35%, which the contractor proposes a goal of 30%. The proposed contract is for a term of one (1) calendar year with the possibility of four (4) one (1) year extensions.

The FMC Executive Director requested authorization to enter into a Professional Service Agreement with The McEnergy Group, subject to cost proposal submitted by the Contractor of \$40,000, as reflected in the post bid documents submitted by the applicant.

Mr. Johnson moved and Ms. McClendon seconded a motion to approve the Staff's request to enter into a Professional Services Agreement with the McEnergy Group to provide real Commercial Real Estate appraisal services. The motion carried unanimously.

Audio Restored

3. Consideration - Request To Contract With IV Waste LLC To Provide Waste Removal And Disposal Services For French Market Corporation Managed Properties

Ms. Alley reported that On May 17, 2023, the French Market Corporation ("FMC") thru the City of New Orleans seeking a contractor to provide waste removal and disposal services. The City had previously bid these service on FMC's behalf in March 2023; however, no bids were received. The City re-bid the services and IV Waste LLC submitted the lowest responsive bid, as well as the only bid. The contract includes DBE Goal of 35%, which the applicant proposes to comply with thru Louisiana Demolition, Inc. The proposed contract is for a term of one (1) calendar year with the possibility of four (4) one (1) year extensions.

The FMC Executive Director requested authorization to enter into an Agreement with IV Waste LLC subject to the cost proposal submitted by the Contractor of \$126,364.00, as reflected in the bid form.

Ms. Alley explained that the bid is \$17,000/yr. higher than the current contractor; but the current contractor failed to respond, through no fault of the French Market Corporation or the City. However, the French Market Corporation has the option to rebid the contract next year should the new contractor not provide the service that currently exists.

Mr. DeLong moved and Mr. Johnson seconded a motion to authorize the Executive Director to enter into an Agreement with IV Waste, LLC, subject to the cost proposal submitted by the Contractor of \$126,364. The motion carried unanimously.

4. Consideration - Request To Issue A Solicitation For Accounting Services To Perform Annual Audit Of FMC Financial Records

The French Market Corporation engages the services of a Certified Public Accounting firm to perform the required annual audit of its financial records. The current auditor, Richard CPAs, was selected through the City's RFP process has fulfilled its contract.

The FMC Executive Director requests authorization to issue a solicitation for Accounting Services to perform the required annual audit of its financial records.

Councilmember King moved and Mr. Johnson seconded a motion to authorize the FMC Executive Director to issue a solicitation for accounting services, to perform the required annual audit of its financial records. The motion carried unanimously.

F. ADJOURNMENT

Mr. Johnson moved and Ms. McClendon seconded a motion to adjourn. The meeting adjourned at 12:42 p.m.