

**MINUTES**  
**FRENCH MARKET CORPORATION**  
**REAL ESTATE COMMITTEE MEETING**  
**Wednesday, July 3, 2024; 12:30 p.m.**  
**Union Passenger Terminal**  
**1001 Loyola Ave.**  
**New Orleans, LA 70113**

**CALL TO ORDER**

The meeting was called to order by the Chairperson, Mr. DeLong, at 12:38 p.m.

**ROLL CALL**

Members Present: Mr. DeLong and Ms. McClendon

Members Absent: Ms. Burns

Staff Present: Ms. Guidry, Mr. Gurtner, Ms. Watson, Mr. Ross, and Ms. Robison

**A. REVIEW AND ADOPTION OF MINUTES - April 12, 2024**

Ms. McClendon moved and Mr. DeLong seconded a motion to adopt the minutes of the April 12, 2024 Real Estate Committee meeting. The motion carried unanimously.

**B. NEW BUSINESS**

1. Consideration: Review & Selection of RFP Proposals for Leasing Farmers Market Stalls - 1100 N. Peter Street, NOLA 70116 - Bays 35 & 37
  - Sweets & More
  - NOLA Munchies

Ms. Guidry reported that the Staff received two (2) responsive proposals for Bays 35&37. NOLA Munchies has a strong local following and their proposal presented something that was authentic.

Ms. McClendon moved and Mr. DeLong seconded a motion to select Nola Munchies as a tenant for Bays 35 & 37 of the Farmers Market, contingent on them providing a full menu to the Staff. The motion carried unanimously.

2. Discussion: Farmers Market Stall - 1100 N. Peter Street, NOLA 70116 - Bay 33

Ms. Guidry reported that the FMC could put the space for bid as part of its stall selection process for people who are doing pre-packaged foods, for a lower risk for perhaps the weekend at first, or for six (6) months at a time, via a Leasing Consultant. She reached out to Kevin with the St. Roch Market to discuss this model and to also connect the FMC with vendors and the food scene.

Mr. DeLong moved and Ms. McClendon seconded a motion to request that the Staff explores how to turn Bay 33 into shorter-term vendor showcase space. The motion carried unanimously.

3. Consideration: Request for Proposals for Commercial Leasing Consultant

Ms. Guidry reported that the French Market Corporation is requesting to engage a Commercial Leasing Consultant via a formal public bid solicitation. The Consultant would create a strategic leasing plan to help us to understand an appropriate tenant mix throughout the District, based on the current

appraisal. FMC tenant rents are not currently at market rate; therefore, we need to find an appropriate way to bring tenants rents to market rates. In a separate component, there would also be a “leasing fee” to help us match in the spaces and leverage the resources of being part of a bigger group of brokers, etc., to cast a wider net for proposals. The Consultant would need to understand historic districts and who understands the FMC's cultural significance, so that we protect the integrity of what the FMC is.

Mr. DeLong moved and Ms. McClendon seconded a motion to allow the Staff to move forward with putting out an RFP for a Commercial Leasing Consultant. The motion carried unanimously.

### **C. ADJOURNMENT**

Mr. DeLong moved and Ms. McClendon seconded a motion to adjourn. The meeting adjourned at 1:10 p.m.