

**MINUTES OF THE MEETING OF THE
Board of Directors of the Louisiana State Museum
Monday, May 17, 2021
12:30 pm
Video Conference via Zoom**

Members Present: Kim Abramson, Madlyn Bagneris, Mary Coulon, Ann Irwin, Fairleigh Jackson, Florence Jumonville, Kevin Kelly, Christen Losey-Gregg, Suzanne Perlis, Anne Redd, Larry Schmidt, Melissa Steiner, Suzanne Terrell, Christopher Tidmore, and Will Wilton

Members Absent: Lee Felterman, Julio Guichard, George A. Hero III and Ken Pickering

LSM Staff Present: Anna Cahill, Yvonne Mack, Steven Maklansky, Michael McKnight, Julia George Moore, Greg Lambousy, Polly Rolman-Smith, and Bridgette Thibodeaux

Others Present: Jason Strada

A quorum was present.

- I. Call to order**
Anne Redd called the meeting to order at 12:49 pm.
- II. Adoption of the Agenda**
Christen Losey-Gregg made a motion to adopt the Agenda. Kim Abramson seconded the motion and it was unanimously approved.
- III. Adoption of Minutes from the Louisiana State Museum Board of Directors Meeting on March 8, 2021.**
Kim Abramson made a motion to adopt the Minutes from the meeting held March 8, 2021. Suzie Terrell seconded the motion and it was unanimously approved.
- IV. Committee Reports and Board Action Items**
 - A. Irby/Finance Committee:**
 - I. Commercial Tenant Rent Policy:**
 - Anne Redd provided an update for the committee regarding commercial tenant rent payments for the coming months as well as rent deferral. After lengthy discussion, and input from several tenants, Melissa Steiner made a motion to abate the remainder of the rent for 2020 (October, November and December) and raise rent to 75% for all commercial tenants through September 2021.
 - A. From June 1, 2021 – September 30, 2021 the rental amount payable monthly by the Tenant shall include:
 1. Base Rent:

- a. 75% of the Monthly Minimum Rental as defined and provided in the original Lease Agreement shall be due and payable.
 - 2. Percentage Rental:
 - a. The sum equal to eight percent (8%) of Tenant's monthly Gross Sales less the Base Rent (i.e. 75% of the Monthly Minimum Rent for the Leased Premises actually paid for the relevant month); provided, however, that in no event shall percentage rental calculated on a monthly basis be less than zero.
 - 3. Common Area Maintenance: 100% of the amount calculated and announced as monthly CAM.
 - 4. Any additional monthly amounts described and/or provided for in the Lease Agreement (e.g. damages, attorney's fees, etc.) shall be due and payable.
 - 5. The remainder of the total rental amount, as calculated per the original Lease Agreement, shall be deferred in accordance with Sections B through H. In no instances shall the total monthly rent amount as calculated and collected per this Section exceed the amount as would be calculated per the terms established in the original Lease Agreement.
 - B. Any amounts previously deferred October-December 2020 shall be hereby abated.
 - C. Deferred rents for January 1, 2021-September 30, 2021 shall be payable and due by October 31, 2021.
 - D. So long as the deferred amounts are paid by October 31, 2021, there shall be no late fees or penalties assessed or associated therewith.
 - E. If the Tenant does not remit the deferred amounts by or before October 31, 2021, late fees and/or penalties will be assessed per the terms of the original Lease Agreement.
 - F. The LSM Board reserves the right, through subsequent action by the LSM Board and execution of subsequent amendments to this Lease Agreement, to further defer rental payments, postpone the payment due dates, and/or abate any portion of the deferred rental amounts as provided herein.
 - G. In the event the LSM Board does not take subsequent action and/or there are no subsequent amendments to the Lease Agreement, the Tenant shall resume monthly rental payments in accordance with the terms of the original Lease Agreement with the amounts due for the month of October 2021.
 - H. This policy only applies to tenants who were leasing space in March 2020. This policy will not apply to new tenants.
- Kim Abramson seconded the motion and it was unanimously approved.

II. Lease Renewal for Commercial Tenants

Suzanne Terrell made a motion to amend the agenda for II. to read as: Commercial bid deferral for 529 St. Ann, 521 St. Ann, and 808 Chartres. Christen Losey-Gregg seconded and motion passed unanimously.

Bridgette Thibodeaux discussed the administration's recommendation on deferring acceptance of all bids to a future date to allow for more time to get fair bids to receive. Yvonne Mack informed the Board of how many bids have been received for each space so far. Kim Abramson made a motion to accept the bids received for 529 St. Ann. Kevin Kelly seconded the motion and it was unanimously approved.

Will Wilton motioned to accept the application for 521 St. Ann. Kevin Kelly seconded the motion and it was unanimously approved.

Suzanne Terrell made a motion to set the deadline for receiving bids on 808 Charters for Friday June 18, 2021.

III. 503 3rd Floor (Residential rent due)

Will Wilton notified the Board that a residential tenant was behind on rent. He asked that the Board ratify their motion to look into legal remedies to receive the rent payments. The Board unanimously approved.

B. Collections Action Items

Fairleigh Jackson reported on several items for proposed accessions for the permanent collection. Kim Abramson made a motion to adopt the full Collections Committee report. Christopher Tidmore seconded the motion and it was unanimously approved.

Fairleigh Jackson reported several items for deaccessions from the permanent collection. Melissa Steiner made a motion to approve the items. Christopher Tidmore seconded the motion and the motion was unanimously approved.

Twelve proposals for conservation treatments were reported. Madlyn Bagneris made a motion to approve the treatments. Christen Losey-Gregg seconded the motion and the motion passed unanimously.

Fairleigh Jackson reported that there were eight objects for outgoing loans. Christopher Tidmore made a motion to approve the objects. Madlyn Bagneris seconded the motion and the motion passed unanimously.

Fairleigh Jackson also notified the Board of new incoming loans and incoming loan extensions. No motion was needed.

C. Architectural Preservation Committee

Larry Schmidt provided a brief update to the progress being made on the renovation of Madame John's Legacy since the Preservation Committee meeting that took place on May 15, 2021. He also notified the board of the division when it came to moving forward with damp proofing of the building. Wade Levy (position) discussed the benefit of moving forward with damp proofing the building as soon as possible. Larry Schmidt requested the Board ratify the committee's decision to support the November 2018 resolution that recommends damp proofing be delayed until further investigation can be done.

Larry Schmidt motioned to defer this topic to the June meeting. Suzanne Terrell seconded the motion and the motion passed unanimously.

V. New Business – Realty Management Company Proposal

Fairleigh Jackson made a motion to move new business to the point of order. Suzanne Terrell seconded the motion and the motion passed unanimously.

Gordon Mcleod presented about The McEnergy Company, a full service real estate company. He discussed how State Museums would be able to benefit from a relationship with their agency.

Suzanne Terrell made a motion to begin exploring the idea of sourcing an outside management company. Christen Losey-Gregg seconded the motion and the motion passed unanimously.

VI. Interim Director's Report

Steven Maklansky shared a brief presentation on upcoming exhibitions, collections updates, etc.

VII. Friends/Foundation reports

There were no new reports from The Friends of the Cabildo or Louisiana Museum Foundation.

VIII. Old Business – Legislative Audit Investigation

Julia George Moore updated the board on the ongoing Legislative Audit on the Pontalba apartment and that the Attorney General’s office declined to offer an opinion on the investigation. She made the recommendation that the Board continue to monitor the policies for use of the apartment. Anne Redd read the drafted response letter to the Board clarifying their request and asked the Board support sending the response letter. Christopher Tidmore made the motion to send the letter with the minor changes discussed by the Board. Christen Losey-Gregg seconded the motion and the motion passed unanimously.

IX. Adjournment – Will Wilton motioned to adjourn the meeting. Madlyn Bagneris seconded the motion and the meeting adjourned at 4:18 pm.