

**MINUTES OF THE MEETING OF THE
Board of Directors of the Louisiana State Museum
Tuesday, November 9, 2021
1:30 pm**

Members Present: Ruth Burke, Brian King, Malcolm Hodnett, Wendy Lodrig, George A. Hero III, Christopher Tidmore, Julio Guichard, Kim Abramson, Christen Losey-Gregg, Mary Coulon, Madlyn Bagneris, Melissa Steiner, Fairleigh Jackson, Suzie Terrell, Florence Jumonville

Members Absent: Suzanne Perlis, Ken Pickering, Lee Felterman

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

Others Present: Jason Strada and Susan Maclay

A quorum was present.

- I. Call to order**
Kim Abramson called the meeting to order at 1:35 pm.
- II. Adoption of the Agenda**
Christopher Tidmore made a motion to adopt the Agenda. George Hero seconded the motion and it was unanimously approved.
- III. Adoption of the Minutes from the meeting of the Board of Directors of Louisiana State Museum held on August 23, 2021.**
Brian King made a motion to adopt the Minutes. Christen Losey-Gregg seconded the motion and it was unanimously approved.
- IV. Welcome and Opening Remarks from the Chair**
Kim Abramson welcomed everyone to the meeting and thanked them for attending. She notified the Board that several Irby items will have to be addressed at the meeting as they were deferred in the Committee meeting due to time.
- V. Proposed Bylaw Amendment: Article 7, Section 1**
Kim Abramson notified the Board of the current bylaw regarding serving on the Exec Committee. This amendment will allow Melissa Steiner to continue serving as Secretary of the Board. This will move forward as an administrative matter, no motion was needed.
- VI. Election for Treasurer**
Kim Abramson opened the nominations for Treasurer. Christen Losey-Gregg nominated Wendy Lodrig and Melissa Steiner seconded as well as Ruth Burke. Fairleigh Jackson nominated Christopher Tidmore and Madlyn Bagneris seconded. Kim Abramson closed nominations and Wendy Lodrig was selected as Treasurer of the Board.

VII. Approval of Appointments to the Standing Committees:

- A.** Executive Committee – Kim Abramson, Christen Losey-Gregg, Melissa Steiner, Wendy Lodrig, Madlyn Bagneris, Mary Coulon, Suzie Terrell
- B.** Irby/Finance Committee – Wendy Lodrig, Kim Abramson, Christen Losey-Gregg, Lee Felterman, Ken Pickering, Melissa Steiner, Madlyn Bagneris, Christopher Tidmore
- C.** Collections Committee – Mary Coulon, Kim Abramson, Christen Losey-Gregg, Fairleigh Jackson, Christopher Tidmore, George Hero, Suzanne Perlis, Florence Jumonville, Brian King
- D.** Architectural Preservation Committee – Suzie Terrell, Kim Abramson, Christen Losey-Gregg, Ken Pickering, Florence Jumonville, Ruth Burke, Malcom Hodnett

Kim Abramson read the committee list to the Board members. Christen Losey-Gregg made a motion to approve the committee list. Melissa Steiner seconded and it was unanimously approved.

VIII. Approval of the Creation and Appointment of the ad hoc Search Committee

Kim Abramson notified the Board that the Committee will not be created until administration is ready to act. She also mentioned that Mary Coulon will serve as the Board’s liaison for the Lieutenant Governor’s office.

IX. Committee Reports and Board Action Items

A. Irby/Finance Committee:

I. Commercial leases – deferrals/abatements

I. Kim Abramson asked for a motion from the Board regarding the remaining 25% of rent that has been deferred from July-December of 2021. Suzie Terrell made a motion to receive payment from July-December 2021 with a twelve-month payment plan from January-December 2022. Mary Coulon seconds the motion. There was then public comment from several commercial tenants asking the Board for continued abatement. Michael McKnight explained why it is necessary for this money to be paid back to the Museum. Suzie Terrell adjusted her motion to allow the payment plan to begin July 2022 and end June 2023. Christen Losey-Gregg seconded the motion and it was unanimously approved.

II. Update on 521 St. Ann

I. Michael McKnight notified the Board that staff has recommended to re-open and advertise this space for lease. Christen Losey-Gregg made the motion to begin the search for a new tenant for the space. Suzie Terrell seconded the motion. Public comment was made by Shawn of Photoworks. She mentioned that they are still waiting on paperwork from the State to get her name on the LLC for the lease to continue with Photoworks. Kim Abramson asked that we defer this matter to the next Board meeting.

III. 529 St. Ann Proposals

I. Christen Losey-Gregg notified the Board that the Irby Committee had several presentations and they narrowed them down to two new potential tenants: Columns on the Square and ShoeBeDo. Madlyn Bagneris motions to go forward with granting “Columns on the Square” the space and proceed with negotiations. The negotiations are to discuss a closing time of 10pm, or as early as 7pm, to ensure the space is empty by 11pm also there is to be no music played outside and they must be mindful of noise for the residential tenants. It was suggested that the LSM Board require the Columns to change the “on the Square” portion of its name to avoid infringing upon the

trademarked name of another commercial tenant, “Monty’s on the Square.” But counsel advised that the determination of the business name could be discussed during lease negotiations, and that determining whether or not there is an infringement is a legal question that falls outside the scope of the LSM Board’s authority. The representative for the Columns expressed willingness to discuss naming options for its café. The board rejected any cap of the percentage of income the board would be due from the lease. Melissa Steiner seconds. Mary Coulon, Fairleigh Jackson and Christopher Tidmore voted no while Kim Abramson abstained and the motion passed. Ruth Burke made a motion to consider ShoeBeDo as a backup tenant. Christopher Tidmore seconds, Fairleigh Jackson opposed, Kim Abramson abstained from the vote and the motion was approved.

- II. Suzie Terell made a motion that negotiations with the potential tenant (Columns on the Square) must conclude within 30 calendar days from the start of negotiations. Christopher Tidmore seconds the motion. Kim Abramson abstained and the motion passed.
- III. 808 Chartres St.
 - I. Kim Abramson notified the Board that this is a vacant space that used to be “Jackie’s” and that the space currently has two applications. Yvonne Mack suggested re-opening the application process for the space. Christen Losey-Greg made a motion to re-open the application process. Melissa Steiner seconded the motion and it was unanimously approved.
- IV. 515 St. Ann, 2nd floor
 - I. Yvonne Mack notified the Board that this is a residential tenant who has requested forgiveness of the September and October rent with a November 1, 2021 termination of the lease. Suzie Terrell made a motion to allow them to terminate the lease on November 15, 2021. Melissa Steiner seconded the motion and it was unanimously approved.
 - II. Christen Losey-Gregg made a motion to not forgive the rent for September-November 15, 2021. Melissa Steiner seconded the motion and it was unanimously approved.
 - III. Yvonne Mack notified the Board that this apartment has been occupied for many years and needs renovation. Christen Losey-Gregg made a motion to get an outside contractor to do any necessary renovations to the space. Madlyn Bagneris seconded the motion and it was unanimously passed.
- V. Residential leases – rate approval
 - I. Michael McKnight notified the Board that staff recommends to adopt the rent study from 2017 moving forward for new tenants. Christen Losey-Gregg made a motion to follow the 2017 rent study and adopt that rent starting July 2022 plus the 3% starting from 2017 for two years. This motion is based upon the findings of the CRT audit. Suzie Terrell seconded the motion and it was unanimously approved.

There was discussion about raising the rent by 20% as set forth in the 2017 rent study, pending an updated rent study and after the fiscal year.
- VI. Bank Signature Card
 - I. Yvonne Mack notified the Board that Michael McKnight, Melissa Steiner and Kim Abramson are currently on the signature card. Wendy Lodrig needs to be added as the new Treasurer. Christen Losey-Gregg made a motion to add Wendy Lodrig to the signature card. Melissa Steiner seconded the motion and it was unanimously approved.
- VII. 503 St. Ann and 541 St. Ann

- I. Michael McKnight notified the Board that these two tenants are requesting rent abatement due to Hurricane Ida damage. The tenants have requested their rent be prorated due to mold. Christen Losey-Gregg made a motion to prorate the rent to accommodate for orderly repair of the spaces. Melissa Steiner seconded the motion and it was unanimously approved.
- B. Collections Committee Action Items –** Mary Coulon gave a brief presentation for the collections committee action items.
 - I. Proposed Acquisitions to the Permanent Collection- Kim Abramson made a motion to accept the proposed acquisitions. Ruth Burke seconded and it was unanimously approved.
 - II. Proposed Deaccessions from the Permanent Collection- Suzie Terrell made a motion to accept the proposed deaccessions. Melissa Steiner seconded and it was unanimously approved.
 - III. Conservation Treatment- No motion needed.
 - IV. Outgoing Loans- Melissa Steiner made a motion to accept the outgoing loans. George Hero seconded and it was unanimously approved.
 - V. Outgoing Loan Extensions- Suzie Terrell made a motion to approve the 3-year extension. Melissa Steiner seconded and it was unanimously approved.
 - VI. Incoming Loans- Kim Abramson made a motion to accept the incoming loans. George Hero seconded and it was unanimously approved.
- C. Architectural Preservation Committee**
 - I. Suzie Terrell provided an update on the motion made in May by the Board. No other action has been made by the committee since.
- X. LSM Report**

Michael McKnight provided an update on Hurricane Ida recovery, a new sprinkler system for the Presbytere, camera updates and a security increase. He also notified the Board of new exhibit openings and upcoming events for the Museums.

Greg Lambousy also provided an update Hurricane Ida recovery. He notified the Board of the upcoming River Fest, outdoor concerts, new Disney ‘Soul’ exhibit that has the opening gala on December 4.
- XI. Friends/Foundation reports**
 - A.** Susan Maclay provided the Board with an update from the Louisiana Museum Foundation’s most recent meeting. She notified the Board of the January 29, 2022 planned Rex exhibit opening at the Presbytere.
 - B.** Jason Stradad provided a Friends of the Cabildo update for the Board on current and upcoming programs. He also notified the Board of the improvements to Arsenal 3 at the Cabildo with the multipurpose room for school groups, meetings, etc.
- XII. Old Business**

Madlyn Bagneris notified the Board that she hopes to give a full updated report regarding the Civil Rights Museum at the next meeting.
- XIII. New Business**

There was no new business.
- XIV. Adjournment –** Kim Abramson motioned to adjourn the meeting. Madlyn Bagneris seconded the motion and the meeting adjourned at 3:57 pm.