

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE LOUISIANA STATE MUSEUM
NEW ORLEANS JAZZ MUSEUM at THE OLD U.S. MINT
400 ESPLANADE AVENUE
MONDAY, SEPTEMBER 18, 2023
10:30 A.M.**

MEMBERS PRESENT: Tiffany Adler, Jay Batt, Madlyn Bagneris, Lloyd Bourgeois, Ro Brown, Ruth Burke, Mary Coulon, Benjamin Dupuy, Darryl Gissel, Malcolm Hodnett, Florence Jumonville, Wendy Lodrig, Suzanne Perlis, Ken Pickering, Sandy Shilstone, Suzie Terrell and Christopher Tidmore

MEMBERS ABSENT: Phillip Albert, Thelma French, Julio Guichard, and Brian King.

LSM STAFF: Patrick Burns, Damond Francois, Rodneya Hart, Angelena Jones, Greg Lambousy, Dariane Lewis, Yvonne Mack, Susan Maclay, Steven Maklansky, Michael McKnight, Tom Strider and Angela Thibodeaux

OFFICE OF LT. GOVERNOR: William Leonards, Vickii Melius and Julia George Moore

A quorum was present.

I. Call to Order

Suzie Terrell called the meeting to order at 10:31 a.m.

II. Adoption of the Agenda

Suzie Terrell asked for a motion to adopt the agenda with changes to the Chairman's Report section; the following items will be moved to the end of the agenda:

e. Orientation

f. Personnel Discussion – Executive Session

Ruth Burke motioned to accept the agenda with the two changes. Wendy Lodrig seconded and the motion passed unanimously.

III. Adoption of the Minutes from the May 15, 2023 Meeting

Suzie Terrell asked for a motion to adopt the minutes from the May 15, 2023 meeting of the Board of Directors of the Louisiana State Museum. Christopher Tidmore motioned to adopt the minutes from the May 15, 2023 meeting. **The motion was seconded by Jay Batt and passed unanimously.**

IV. Interim Director Report – Susan Maclay reported that the Louisiana Civil Rights Museum will be opening to the public on October 9, 2023. Hunt Slonem exhibit will open to the public on November 21, 2023 and the LMF Founders Ball V will take place on November 17 in the Cabildo. Botanica: Gardens, Landscapes and Plant medicines in South Louisiana an immersive exhibition that will explore the beauty and benefit of Louisiana's extraordinary gardens and landscapes will open in the Cabildo in April 2024. Back Roads to Backs Yards exhibit is now open in the Wedell-Williams Museum in Patterson. Soul of the South is now open at LSHOF-NWLHM in Natchitoches. Mythologies Louisianaises is scheduled to open in October at the Capitol Park Museum, Baton Rouge. Lafayette 200 is the bicentennial of the visit of General Lafayette exhibition and celebration is scheduled for April 2024.

America 250 will celebrate our nations 250th Birthday is scheduled to open in 2026. Susan Maclay also reported that she had met with Timelooper about including an immersive experience in the Lafayette, Battle of New Orleans, Mardi Gras and other exhibits in the museums. Susan was pleased

to announce the arrival of our new LSM Marketing Director, Leanne Weill and the new curator of Visual and Decorative Arts, Cybele Gontar. The Louisiana State Museum Heritage Tour planning is moving along and is fully booked. Susan Maclay thanked Captain Randy Fernandez for the work he has done on Jackson Square and reported that there is a significant reduction in the homeless encampments. New Orleans Jazz Museum phase 1 improvements will include a new café and outdoor stage. Louisiana State Museum staff is currently working on strategic planning and reaccreditation.

V. Chairman's Report – Suzie Terrell started her report by introducing new board member Darryl Gissel, who served on the board several years ago.

a. Darryl Gissel Mr. Gissel briefly told everyone about his background and thanked everyone.

b. Future Board and Executive Committee Meeting Dates – Suzie Terrell explained the board will be traveling to the regional museums, Baton Rouge in October, Patterson and Thibodaux in November and then Natchitoches the first weekend in December.

c. Amend Bylaws Article 6 Section 1, Page 18 – Suzie Terrell explained for fundraising purposes a proposed change to the bylaws to allow non-board members to chair or serve as co-chair on LSM ad-hoc Board committees was needed. Susie Terrell asked for a motion to accept the amendment to the Bylaws Article 6 Section 1, Page 18, as presented in the packets. **Jay Batt so moved. Tiffany Adler seconded and the motion passed unanimously.**

VI. Irby/Finance Committee Report – Wendy Lodrig reported on the following:

I. Commercial Properties – Lower Pontalba Dashboard

a. Update on Monty's on the Square – Renovations have been completed and is now re-open for business.

b. Update on Artistic Heritage – At the June Executive meeting an approval was given for a one-year lease with a one-year option. Then at the August Executive meeting we were asked by tenant to waive \$150 check fees for 2 returned checks caused by a change in bank routing number, request was approved.

c. Update on WaffleTime – At the June Irby and Executive meetings it was approved that WaffleTime would be allowed to fly 3 flags and they have complied. At the July Executive meeting it was approved to allow them to install plexiglass on the front door to keep AC in and they installed a new AC unit.

d. Update/Motion on NOLA Cool – In May, the tenant request to terminate their lease; the Board granted the termination but the tenant was to continue to pay rent until June of 2024 or until we found a new tenant for the space. Staff was directed to begin advertising the space. At the June Irby and Executive meetings, the timeline was approved. As of September 1, the tenant has not paid rent and owes \$22,707; we have met with the attorney to discuss our next steps for collecting debt. We did not receive any applications for this space by the July 26 deadline. In late August, we received an inquiry from a local business selling various merchandise made in New Orleans.

Wendy Lodrig motioned to extend the deadline to receive applications from prospective commercial tenants for 808 Chartres St. to Monday, September 25, 2023; to direct staff to revise and post on the Louisianan State Museum website and updated Request for Application that includes the new deadline; and to authorize the staff to receive applications and authorize the Executive Committee to take final action to accept, reject or defer such applications at its next meeting. Jay Batt seconded and the motion passed unanimously.


e. Update/Motion on Fives - Opened in late June, there was an article in the Advocate in August. The tenant submitted a Lien Subordination Agreement for furniture, fixtures and equipment inside of Fives until they repay their loan back to Trans Pecos Bank. Our attorney reviewed and made a couple of suggested edits.

Wendy Lodrig made a motion to give Susan Maclay permission to sign the agreement with the suggested edits from the attorney. Ken Pickering seconded and motion passed unanimously.

II. Residential Apartments

- a. Update on vacant apartments** – Wendy Lodrig reported there are 7 vacancies. Maintenance will be repainting 4 apartments and plan to leave the A/C on. We are advertising in the Times Picayune and the digital Advocate. We will also be investigating listing with real estate agencies.
- b. Update/Motion on 503 St. Ann St. rent abatement** – Wendy Lodrig reported at the August Executive Committee meeting the tenant requested a 2-month rent abatement in the amount of \$7,882 and it was denied.
- c. Update on apartment renovations** – Over \$50K has been spent as of August 2023 on 519 St. Ann St. and LSM maintenance staff in working on 515 St. Ann St.
- d. Update on 519 St. Ann St. rent** – At the July Executive committee meeting the committee approved to reduce the rent for 2 years from \$4,600 to \$3,800. Tenant signed lease on 09/15/2023 and has moved in.
- e. Tenant communications** – Tenant Julie Simpson, 539 St. Ann, 2nd fl, does not have any AC in her apartment. Residential Lease will be reviewed for upcoming fiscal year. Working on better communication with tenants.

III. Financials

- a. Update/Motion to adopt year-end report July 1, 2022 to June 30, 2023** – Wendy asked for a motion to adopt the Financial report as given. **Motion was made by Jay Batt, Ruth Burke seconded and motion passed unanimously.**
- b. Update on Budget to Actuals (as of August, 2023)** – Michael McKnight gave a report on the budget. Discussion ensued.
- c. Update Bank account Transition** – Wendy Lodrig reported that she, Suzie Terrell and Michael McKnight met with the Red River Bank on 9/8/2023 to identify key people for banking purposes and the timeline status on going before the Banking Committee of the state legislature to request to change banks to Red River Bank.
- d. Update/Motion to rollover CD maturing 10/4/2023 for additional 30 days** – Wendy Lodrig explained that a CD will be maturing on 10/04/2023 and she would like to roll it over to a 30-day CD because there are hopes of transferring all funds to the new bank. **Motion was made by Suzanne Perlis to roll over CD when it matures on 10/04/2023 to a 30-day CD. Jay Batt seconded and the motion passed unanimously.**
- e. Update/Motion to rollover new CD maturing 9/23/2023 for additional 30 days** – Wendy explained that this CD is maturing on 09/23/2023 and she would like it also to be rolled over for an additional 30 days. **Motion was made by Suzanne Perlis to roll over CD when it matures on 9/23/2023 for another 30 days. Christopher Tidmore seconded and the motion passed unanimously.**
- f. Update on Motion for up to \$100K to install Fire Alarm System at for 1000 Chartres and repairs to HVAC in Presbytere**– Wendy Lodrig explained that Irby has been asked to fund the installation of the fire alarm system in the Collections building at 1000 Chartres and to repair HVAC system in Presbytere. She asked for a Motion for Irby to fund the installation of the fire alarm system in the Collections building at 1000 Chartres St. Ruth Burke ned Malcolm Hodnett seconded and the motion passed unanimously..
- g. Update on Irby Manager Position Ad** – Wendy Lodrig reported that an ad was placed for the Irby Manager position but no applicants applied. Irby is looking into working with a real estate agent to help rent the vacant apartments and will rerun the ad.
- h. Update on Security Camera Project and Security Detail** - Wendy Lodrig reported that the

cameras have not been installed due to parts are still on backorder.

VIII. Governance Committee – Ruth Burke reported that she had met with the Lt. Governor to give him an update. She presented a PowerPoint to explain the Committees recommendations on the Lord Study.

IX. Collections Committee – Florence Jumonville reported that the Committee met on 09/13/2023. The Committee ratified one purchase of group photos of the Krewe of Armenius balls from the 1970s. The purchase was funded by the Friends of the Cabildo. Wayne Phillips presented 32 artifact donations for approval. **Florence Jumonville made a Motion to accept the Collections Committee report as given to for the board and for the board to accept all of the committee's recommendations made at its meeting on 9/13/2023. Christopher Tidmore seconded and motion passed unanimously.**

12:05 p.m. – Suzie Terrell stopped the meeting to give everyone a chance to grab lunch.

12:20 p.m. – Suzie Terrell called meeting back to order.

X. Architecture Preservation Committee – Malcolm Hodnett reported that the contractors are not working on Madame Johns Legacy due to the fact that they need to renew their risk insurance. E.D. White has been approved for two grants.

XI. Louisiana Civil Rights Museum Advisory Board – Susan Maclay reported that the Civil Rights Museum would be opening on Saturday, October 7 for an invitation only event from 10:00 a.m. – 2:00 p.m. and on Sunday, October 8 to the public from 2:00 p.m. – 5:00 p.m. Also, during the week of October 9 the museum would be free to the public.

XII. Update on Performance Audit – Susan Maclay reported briefly on the performance audit findings. She provided details of several items that had been addressed and noted other items that were still in progress.

XIII. Exhibits – Patrick Burns reported that Creole New Orleans in the Cabildo would be coming down at the end of September. Parts of Washington Mardi Gras in Baton is currently being taken down. He also informed everyone of upcoming exhibits.

XIV. New Orleans Jazz Museum – Greg Lambousy reported that they still have free concerts on Tuesday. He also reported that they will have Funk Fest in October. Improvisation Gala is in December and George Clinton is headlining. Herb Alpert is donating a \$5M matching grant that will be used for updating the Education Center and new landscaping on Esplanade Ave.

XV. Capitol Park Museum – Rodneya Hart reported that they are very busy with events; the Mythologies exhibit will be installed the week of October 9 and the opening reception will take place on October 19.

XVI. Friends of the Cabildo – Jason Strada reported that the Friends kicked off the 1st Film season with the film Roots of Fire. Also, the 43rd Ghostly Galavant will take place on October 20.

XVII. Louisiana Museum Foundation – Ben Dupuy reported that Founders Ball V will take place on November 17 and he would like to see board members in attendance.

1:03 p.m. Suzie Terrell asked for a motion to retire to Executive Session. Sandy Shilstone motioned that the board go into Executive Session. Ben Dupuy seconded and motion passed unanimously.

1:15 p.m. Board returned from Executive Sessions

XVIII: Old Business - There was none at this time.

XIX: New Business – There was none at this time.

XX: Adjourn – Meeting adjourned at 1:20 p.m.