

**MINUTES OF THE MEETING OF THE IRBY/FINANCE COMMITTEE OF THE
BOARD OF DIRECTORS, LOUISIANA STATE MUSEUM (LSM)
NEW ORLEANS JAZZ MUSEUM AT THE OLD US MINT
400 ESPLANADE AVENUE
THURSDAY, FEBRUARY 26, 2026
10:00AM**

MEMBERS PRESENT: Darryl Gissel, Thelma French, Wendy Lodrig.

MEMBERS ABSENT: Karl Connor

BOARD MEMBERS PRESENT: Kevin Kelly

LSM STAFF PRESENT: Blaze D'Amico, Rebecca (Becky) Mackie, Cody Scallions, Jeffery Anding, Nicole Coleman.

OTHERS PRESENT: McEnergy Representatives, Rosy Wilson, Peter Raymond, CJ Minor (President of C&G Construction Company), John C. Williams, Morgan Conner.

A quorum was present.

1. **Call to Order** – Darryl Gissel called the meeting to order at 10:18 am.
2. **Adoption of the Agenda** – Thelma French motioned to adopt the agenda. The motion was seconded by Wendy Lodrig, and it was unanimously approved.
3. **Adoption of the Minutes from the Irby/Finance Committee held November 10, 2025** – Wendy Lodrig motioned to adopt the minutes with one revision to the wording in Section 6 on page two, to match the Thelma French's motion to the language in the report. The motion was seconded by Thelma French, and it was unanimously approved.

4. **Public Comments-** None

5. **Lower Pontalba Apartment Dashboard**

a. Commercial Updates –

Becky Mackie reported that The Crescent Collection submitted a signage approval request.

Motion: Thelma French moved to approve The Crescent Collection's signage request. The motion was seconded by Wendy Lodrig, and it was unanimously approved.

The Museum Ticket Center beta is currently breaking even financially, with strong visitor engagement beyond ticket sales.

An update on the expansion at Fives restaurant was provided.

b. Residential Updates –

807 Decatur, 3rd Floor:

An applicant for 807 Decatur, 3rd floor, was approved between meetings. The lease begins March 1 with a base rent of \$2,362 (~\$1.82/sq ft), slightly below the target \$2.00 average due to street noise

and floor location. The tenant accepted the unit as-is; no immediate renovations are planned, though soundproof window overlays are being considered for the future.

Motion: Wendy Lodrig moved to approve a 19-month lease for 807 Decatur, 3rd floor, at \$2,362/month. The motion was seconded by Thelma French, and it was unanimously approved.

Mitigating sound with an interior window overlay was discussed.

6. Property Management Report –

Rosy Wilson of McEnery updated the committee and noted the value of having someone on call. She reported that property management has completed a full assessment of the five vacant residential units, with renovation cost estimates ready for quick action when tenants express interest. They recommended waiting to invest in upgrades until leases are signed to minimize financial risk. Planned improvements will focus on kitchens, bathrooms, and fixtures, guided by tenant feedback that cosmetic updates and high-quality, energy-efficient appliances increase leasing appeal.

John Williams and his team presented to the committee on the potential elevator installation. A Revit model would be created to guide planning, with the elevator located in the courtyard to minimize historical impact. Elevators would serve one unit per floor, improving access but not fully ADA compliant. Costs are projected at \$120,000–\$160,000 per elevator, with potential rent increases to offset the investment. The project will be phased, prioritizing vacant units, while management evaluates market demand, ROI, and tenant equity and communicates plans to all residents.

Motion: Thelma French motioned to approve a plan to explore installing elevators to improve access to the second and third floors, with initial research and modeling costs estimated at up to \$10,000. The motion was seconded by Wendy Lodrig, and it was unanimously approved.

7. Irby Financials –

Becky Mackie reported that the financials show stable commercial rents, with five residential vacancies. Percentage rent from sales is below budget, with December data pending. Major repairs totaled \$153,700, including painting, apartment renovations, gallery upgrades, and AC relocation.

Becky Mackie asked the committee to approve a bank resolution due to recent staff turnover. Approval was requested for IRBY credit cards for Noah Bennett, the new facilities manager, and Cody Scallions.

Motion: Wendy Lodrig motioned to approve issuing two Irby credit cards for facilities manager Noah Bennett and Deputy Asst. Secretary Cody Scallions. The motion was seconded by Thelma French, and it was unanimously approved.

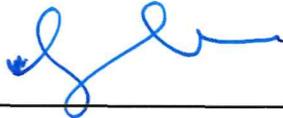
Motion: Wendy Lodrig motioned to approve Irby Financials. The motion was seconded by Thelma French, and it was unanimously approved.

8. Old Business – No old business was discussed

9. New Business – Peter Raymond and Becky Mackie reported that graffiti removal efforts on the Charter Street columns are being investigated.

10. Adjourn – Meeting adjourned at 11:20 AM

Minutes Accepted

A handwritten signature in blue ink, consisting of several loops and a horizontal stroke at the end, positioned above a solid black horizontal line.

Darryl Gissel, Treasurer