

**DRAFT MINUTES OF THE MEETING OF THE IRBY/FINANCE COMMITTEE OF THE
BOARD OF DIRECTORS, LOUISIANA STATE MUSEUM (LSM)
THE CABILDO
701 CHARTRES ST. NEW ORLEANS, LA. 70116
THURSDAY, APRIL 23, 2026
10:00AM**

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

MEMBERS ABSENT: Karl Connor

BOARD MEMBERS PRESENT: NONE

LSM STAFF PRESENT: Blaze D’Amico, Rebecca (Becky) Mackie, Amanda Smith, Cody Scallions, Ashley Voorhies, Jeffery Anding, Nicole Coleman.

OTHERS PRESENT: McEnergy Representatives, Rosy Wilson, Peter Raymond, CJ Minor

A quorum was present.

1. **Call to Order** – Darryl Gissel called the meeting to order at 10:13 am.
2. **Adoption of the Agenda** – Kevin Kelly 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 March 26, 2026** – Wendy Lodrig motioned to adopt the minutes. The motion was seconded by Thelma French, and it was unanimously approved.
4. **Public Comments-** NONE
5. **Lower Pontalba Apartment Dashboard** - Becky Mackie noted ongoing safety and community concerns, noting their impact on tenant satisfaction and tourism.

She highlighted efforts to engage city officials in developing comprehensive strategies, along with increased collaboration with law enforcement and local organizations to improve public safety. Addressing these issues proactively is seen as key to enhancing community perception, supporting tenants, and strengthening the local tourism economy.

a. Commercial Updates -

Pro Image has requested a 5-year lease renewal with two additional 5-year extension options; current lease expires September 2026. Additional information on their proposed improvements will be presented at the next meeting.

Waffle Time has requested to execute its second 2-year lease extension.

Fives tenant is close to securing financing and anticipates beginning construction in early summer, with plans to open the space in the fall.

Wendy Lodrig motioned for the Director to follow up with the owners of Fives regarding their expansion plans and current status. The motion was seconded by Kevin Kelly, and it was unanimously approved.

- b. Residential Updates** – Becky Mackie reported continued progress in reducing vacancies and highlighted a strong lease for 810 Chartres (3rd floor) at \$2,688/month (\$2.08 per square foot), exceeding typical third-floor rates. She requested approval and ratification of a 13-month lease for the tenants, effective June 1, to align with the fiscal year.

She also noted plans to invest approximately \$8,000 in bathroom renovations for Unit 807 (second floor) to improve its condition and increase leasing interest.

Thelma French motioned to approve the lease for 810 Chartres St 3rd floor for 13-months at \$2,688/month base rent. The motion was seconded by Kevin Kelly, and it was unanimously approved.

- 6. March 31, 2026 Financial Statement** – Becky Mackie reported on financial performance.

She highlighted \$855,000 in pending reimbursements remaining on funds advanced for the EDA grant, with a new grant's administrator working to improve cash flow within 90 days.

An additional \$16,700 in interest needs to be booked, which will bring total interest income to about \$95,500.

Thelma French motioned to approve the financials presented by Becky Mackie. The motion was seconded by Kevin Kelly, and it was unanimously approved.


- 7. Property Management Report** – Peter Raymond reviewed column cleaning options, noting chemical cleaning would be a more cost-effective approach.

Darryl Gissel commended Becky Mackie for her leadership, noting that addressing years of deferred issues across operations, facilities, finances, and legislative matters has been a significant effort. He emphasized the scale of her responsibilities and the positive direction of the organization.

The board also acknowledged the broader staff's contributions, highlighting noticeable improvements and requesting that these commendations be reflected in the meeting minutes.

- 8. Old Business**- No old business was discussed
- 9. New Business** – No new business was discussed
- 10. Adjourn** – Meeting adjourned at 11:27 AM

Minutes Accepted



Darryl Gissel, Treasurer