

NOCPIA  
BOARD MEETING

4/27/2021

A meeting of the Board of Commissioners (the "Board") of the New Orleans City Park Improvement Association (the "NOCPIA") was called to order Tuesday, April 27, 2021, at 4 p.m. by Jay Batt. The meeting was held in-person and via Zoom at the Pavilion of Two Sisters.

**PRESENT:** Commissioners Arata, Banks, Batt, Bordelon, Brandt, Cahn, Charbonnet, Coaxum, Dale, DeBlieux, Fitzpatrick, Gardner, Giffin, Giarrusso, Katz, King, LeCorgne, Lester, Lupo, McNeil, Morrell, Pate, Pineda, Powell, Savoie, Sloss, Spears, Taylor, Waller, and Worley

**ABSENT:** Commissioners Hardie, Hollis, Leger, Rodriguez Sterbcow, Thorpe, and Williams

**STAFF:** Cara Lambright, Rob DeViney, Keith Hemel, and Denise Joubert

**GUESTS:** Paul Masinter, Stephanie Bell, Edmund Schrenk, Andrea LeGrand, and Ray Seamon

In accordance with Executive Orders issued by Governor John Bel Edwards, this notice shall serve as a certification of the New Orleans City Park Improvement Association's inability to operate in accordance with the Louisiana Open meetings law as a result of the COVID-19 public health emergency. Members of the public may attend the meeting in person, observing all appropriate public health guidance or submit an email before the beginning of the meeting, which will be read to the Association's members before any action on any agenda item.

President Jay Batt called the meeting to order. The Pledge of Allegiance was recited by the Board.

A quorum is present and voting throughout the meeting.

A motion was made to accept the minutes from the March 23, 2021 meeting, as circulated via email. The motion was seconded, voted on, and approved unanimously.

**PUBLIC COMMENTS:** There were no public comments

In the Management Report, Chief Executive Officer Cara Lambright reported:

- The Friends of City Park have engaged Paul Rainwater to examine our role in the state system. We are looking forward to creating a multi-year funding strategy.
- We are working to secure an additional \$2 million in operating funds, which is necessary due to the disruption of our business operations during COVID. The \$2 million is in addition to the \$2.5 million we received in November.
- We are seeking forgiveness from the State for past and future insurance bills.
- The State has supplemental funds left over from the Cares Act that are yet to be spent. As a result, the Park will submit a request to the State for \$.2.5 million.

- Working on infrastructure projects that will be submitted to the State for funding, with an emphasis on deferred maintenance for consideration.
- The P, A&E Committee voted to redirect the funds dedicated for the Conservatory Expansion for much needed repairs to the Pavilion, the Arbor Room, the Peristyle, and the Timken Center.

All of the Parks projects are included in the bonds that the City will sell this year. We have a \$7 million CEA with the City for projects, which include;

- Botanical Garden Exhibition Hall
- Covered Tennis Courts
- Re-Surfacing Roosevelt Mall
- Exclusive Playground
- Misc. Equipment request

Lambright presented Resolution 2021-04 – Amending the original lease between NOCPA and H.N. Fernandez d/b/a Café Du Monde to extend their lease one year because of the time spent repairing the building and to include the operation of the gift shop within the premises. The Board unanimously adopted the Resolution.

Lambright presented Resolution 2021-05 – Authorizing Lambright as the signatory to the sixty month lease between NOCPA and John Deere Financial for the golf maintenance equipment. The Board unanimously adopted the Resolution.

#### **COMMITTEE REPORTS:**

**P, A&E** – Commissioner Bill LeCorgne updated the Board on various projects.

- The State hired an architect to rehabilitate the old maintenance buildings.
- Working with the city to alter the capital project payment structure.
- Discussing the designs for the Wisner Tract with Batture Engineering and Design Workshop to ensure that the two plans are compatible. The Wisner Tract Master Plan will be further developed as a fundraising endeavor.
- Construction of the Marconi Bike Path should be completed by June.

**CITO/SPECIAL EVENTS** – Commissioner Chenier Taylor reported that the Committee met and explored ways to attract a larger spectrum of the community to the Park.

**DEVELOPMENT**– Cara Lambright thanked Commissioners David Waller, Guy Williams, and Richard Cahn and his family for their generous donations to the Park.

Lambright reported:

- \$200,000 unrestricted donation received from Greg Keller/Krystyna Doerfler
- The spring fundraising campaign is about to launch
- We are evaluating the Advertising budget.

Casie Duplechain is organizing a meet-and-greet with Cara for Board Members and guests to learn more about their interest in City Park.

**.ENVIRONMENTAL STEWARDSHIP – No Report**

**FINANCE & AUDIT** – Keith Hemel reported that we ended the month with net income of \$450,000. Year to date revenue is \$3.9 million, mainly due to support from the State, a successful Celebration in the Oaks, and unexpected successful Floats in the Oaks.

- Amusements is expected to re-open on July 2.
- Golf, Tennis, and Special Events outperformed their budget for March.
- Golf is doing very well, with a \$500,000 profit year to date.
- Plant Sales continue to perform well.
- Wedding event deposits for March were \$116,000 compared to \$31,000 in February.
- Submitted our quarterly slot reimbursement to the State.
- We anticipate receiving the City's first millage payment this week.

**FRIENDS – No Report**

**H&G/DOG PARK** – Commissioner David Waller reported that the Committee discussed developing a holistic horticultural plan for the Park. The fountain in front of the Goldring/Woldenberg Great Lawn has been restored to working order. Because of heavy use, the Dog Park's gates need to be replaced.

**LEGAL & MANAGEMENT – No Report**

**NOMA – No Report**

**WISNER TRACT –**

**PUBLIC RELATIONS – No Report**

**NOMINATING** – Commissioner Bryan Fitzpatrick reported that a board matrix is being created that will list each member's tenure and level of expertise. This tool will assist the Committee in recruiting new board members and predicting future skill shortfalls.

**SPORTS** – Commissioner Adam McNeil reported that golf continues to perform very well. We recently added over 100 tons of red clay to the baseball fields at the Quadraplex. The track season is coming to an end. Both the practice track and the stadium track are in need of resurfacing, with the most recent cost estimate being around \$600,000.

**TENNIS** – Commissioner Rob Worley provided an update on the status of the covered enclosed tennis courts project. He estimated that it would cost \$3.5 million to build six new covered enclosed tennis courts. A combination of city and state funding will be used to fund the project. The state is giving us \$145,000 to undertake a planning study on the project. According to Patti Todd, Director of Tennis, we have missed about 100 days of play every year for the past three years. Todd estimates that the covered courts can earn roughly \$450,000 per year in revenue minus maintenance costs, for a total of \$375,000 per year. We anticipate receiving \$1.6 million

in construction funds from the state in October 2022, and \$1.7 million from the City. We're waiting for confirmation if City funds can be combined with State funds.

**BOTANICAL GARDEN FOUNDATION – No Report**

**OTHER REPORTS:**

**NEW BUSINESS:**

The meeting was adjourned at 4:50 p.m. The next meeting is scheduled for Tuesday, May 25, 2021.