

**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
FRIDAY, MAY 15, 2025
10:00AM**

MEMBERS PRESENT: Darryl Gissel, Wendy Lodrig.

MEMBERS ABSENT: Jay Batt, Ken Pickering, Thelma French.

LSM STAFF PRESENT: Anise Fiello, Rebecca (Becky) Mackie, Damond Francois, Jeffery Anding, Julia George Moore, Nicole Coleman, Steven Maklansky, Yvonne Mack.

OTHERS PRESENT: Rhonda Findley, Lauren Stroah (Reporter), Camille Atkinson (CRT Intern).

A quorum was not present, so no action was taken.

1. **Call to Order** – Darryl Gissel called the meeting to order at 10:07 am.
2. **Adoption of the Agenda** – The Agenda was not adopted as there wasn't a quorum.
3. **Adoption of the Minutes from the Irby/Finance Committee of the Louisiana State Museum Board of Directors held April 25th, 2025** – The Minutes were not adopted as there wasn't a quorum.
4. **Lower Pontalba Apartment Dashboard**
 - a. **Commercial Updates**
 - i. Presentation from Commercial Applicant: Rhonda Finley was asked to give a presentation on her plans for renting another space. She will do a formal presentation at the Executive committee meeting. Wendy Lodrig asked Rhonda Findley about the one-mile location waiver, the anticipated gross sales, how that number was calculated, and remodeling designs. The committee emphasized the need for approval of signage and boutique retail items.
 - b. **Residential Updates** – Becky Mackie stated a current tenant on the third floor of the Pontalba requested consideration of a rent reduction from \$2.52 sq ft. to \$1.83 sq ft. for his lease renewal on July 1st, 2025. Becky Mackie reviewed comparable rates for other units and the condition of those units. She recommended a compromise at \$2.05 per sq ft which will bring his rent to \$3,128.00 a month and still target the goal of residential rates at \$2.00 or higher. Marketing efforts and challenges associated with third-floor units were noted.
 - c. **Report on Vacancies & Major Repairs** – Becky Mackie reviewed a proposed 52% increase in current CAM calculations that is being driven by repairs to the fire alarm system at the Pentalba building. CAM calculations include sewerage and water, pest control, garbage,

and waste, alarm monitoring and equipment. A \$12,000 repair to the alarm system is included in the CAM calculation this year.

5. Irby Financials

a. **Residential Rent** – Becky stated the rent for residential is projected to reach \$986,000 compared to \$833,000 last year.

6. Old Business

a. **Legislative Update** – No new updates were discussed.

d. **Museum Ticketing Hub** – Jeff Anding updated the Committee on the progress of the Museum Ticketing Hub which will occupy 507 St Ann St. He provided an update on the flooring, which is completed, painting is about to begin and FOC is wrapping up agreements with participating museums.

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II. **New Business** – No new business was discussed as there wasn't a quorum.

III. **Adjourn** – Meeting Adjourned at 10:57 AM.

Minutes Accepted



Darryl Gissel, Treasurer