



**NEW ORLEANS
EXHIBITION HALL AUTHORITY
ECONOMIC GROWTH AND
DEVELOPMENT DISTRICT MEETING**

**MARCH 25, 2026
2:00 PM**

AGENDA

CALL TO ORDER

PUBLIC COMMENT

The Louisiana Open Meetings Law provides the public with the opportunity to address this Board prior to it taking any action on an agenda item at the meeting. Members of the public can provide comment by email to comments@mccno.com or in person. Email comments will be read aloud up to two (2) minutes each. People wishing to speak in person must fill out a speaker card and submit it to staff at the meeting. Speakers will be allowed 2 minutes to make comments.

APPROVAL OF EDD MEETING MINUTES OF FEBRUARY 25, 2026

CREATE HEADQUARTERS HOTEL SUBDISTRICT

- A. Public Hearing relative to creation of Headquarters Hotel Subdistrict
- B. Resolution 2026.3 – Create Headquarters Hotel Subdistrict

AMEND RDNI SUBDISTRICT BOUNDARIES

- A. Public Hearing relative to the amendment of RDNI Subdistrict Boundaries
- B. Resolution 2026.4 – Amend RDNI Subdistrict Boundaries

RESOLUTION 2026.5 – PROCURE PUBLIC OFFICIALS INSURANCE POLICY

OTHER BUSINESS

MOTION TO ADJOURN



MEETING MINUTES

PG 1 OF 3

MEETING MINUTES OF THE NEW ORLEANS EXHIBITION HALL AUTHORITY ECONOMIC GROWTH AND DEVELOPMENT DISTRICT

A Meeting of New Orleans Exhibition Hall Authority Economic Growth and Development District was held on Wednesday, February 25, 2026.

1. Call to Order

Commissioner Harris called the meeting to order.

2. Roll Call

Commissioner Harris asked for a roll call, with the results as follows:

Commissioners Present:

Geri Broussard; James Capella; Stephen Caputo; Edgar Chase, IV; Elizabeth Ellison-Frost; Lesli Harris; Octavio Mantilla; Jerry Reyes; Jack Rizzuto; Camille Whitworth; and Eric Wright.

Commissioners Absent: Russell Allen; Ralph Mahana; J.P. Morrell; and Desi Vega.

The total number present at roll call was eleven (11), establishing quorum.

3. Public Comment

Commissioner Harris read the public comment rules and asked for public comments related to agenda items. None were provided.

4. Election of Officers Commissioner

Harris called for open nominations on the floor, beginning with the office of the President. Commissioner Wright moved to name Commissioner

Harris to the office of the President, seconded by Commissioner Rizzuto. Commissioner Harris accepted the nomination and called for a voice vote, with all present voting "aye". The motion to name Commissioner

Harris as President passed unanimously.

Commissioner Caputo moved to name Commissioner Chase to the office of the Vice President, seconded by Commissioner Rizzuto. Commissioner Chase accepted the nomination, and Commissioner Harris called for a voice vote, with all present voting "aye". The motion to name Commissioner Chase as Vice President passed unanimously.

Commissioner Caputo moved to name Commissioner Whitworth to the office of Secretary-Treasurer, seconded by Commissioner Rizzuto. Commissioner Whitworth accepted the nomination, and Commissioner Harris called for a voice vote, with all present voting "aye". The motion to name Commissioner Whitworth as Secretary-Treasurer passed unanimously.

5. Approval of the Minutes

Commissioner Chase moved to approve the minutes from the June 26, 2024 meeting of the body, seconded by Commissioner Mantilla.



MEETING MINUTES PG 2 OF 3

MEETING MINUTES OF THE NEW ORLEANS EXHIBITION HALL AUTHORITY ECONOMIC GROWTH AND DEVELOPMENT DISTRICT

Commissioner Harris called for a voice vote, and all present voted "aye" with no opposition. The motion to adopt the minutes passed unanimously.

6. Consideration of Resolution 2026.1 to Authorize the Publication of a Notice of Intention to Create the Headquarters Hotel Subdistrict of the Ernest N. Morial New Orleans Exhibition Hall Authority Economic Growth and Development District and Levy Taxes Therein

Commissioner Harris read the item and requested an overview, which Jim Cook, President and CEO of the Convention Center, proceeded to provide. Mr. Cook noted that the resolution was necessary as the first step to establish a Headquarters Hotel subdistrict of the EDD. Once created, this subdistrict will consider a tax levy and PILOT term sheet, as required by the Convention Center's development agreement with the selected hotel developer, Omni. Mr. Cook explained that the subdistrict boundaries will include the Sugar Mill site, as well as the existing park adjacent to the hotel development site. Following publication of the notice of intent, as required by law, the EDD will reconvene on March 25, 2026 to establish the Headquarters Hotel subdistrict. Mr. Cook shared that Brennan Black, counsel from Foley and Judell, was available for any questions. No questions followed. Commissioner Harris moved to approve the resolution, seconded by Commissioner Wright. Commissioner Harris called for a voice vote, and all present voted "aye" with no opposition. The motion to approve Resolution 2026.1 passed unanimously.

7. Consideration of Resolution 2026.2 to Authorize the Publication of a Notice of Intention to Amend the Boundaries of the RDNI Subdistrict
Commissioner Harris read the item and requested an overview, which Mr. Cook proceeded to provide. Mr. Cook noted that the resolution seeks to amend the boundaries of the RDNI subdistrict, as the current boundaries include a portion of "Parcel 3", as designated in the Master Development Agreement with RDNI. In light of both recent negotiations and existing agreements with RDNI and with the City, Mr. Cook said the EDD is now required to amend the RDNI subdistrict to exclude the entirety of Parcel 3 from its boundaries. Mr. Cook also pointed out that the RDNI subdistrict's current boundaries erroneously include a portion of land along the river, which is not part of the development and will therefore be removed. Cook referred members to a map of the RDNI subdistrict provided by David Phelps, general counsel for the Convention Center. Mr. Cook also shared that Mr. Black was again available for any questions. Commissioner Rizzuto asked Mr. Cook to clarify that the portion of land along the river to be removed was the one reflected on Mr. Phelps' map, which Mr. Cook confirmed. Commissioner Caputo requested that Mr. Cook clarify the status of Parcels 3C and 3A, and whether these portions of Parcel 3 are already excluded from the RDNI subdistrict's current boundaries. Mr. Cook confirmed that as correct and noted that Parcel 3B



MEETING MINUTES

PG 3 OF 3

MEETING MINUTES OF THE NEW ORLEANS EXHIBITION HALL AUTHORITY ECONOMIC GROWTH AND DEVELOPMENT DISTRICT

would now be removed from the subdistrict. He also stated that the entirety of Parcel 3 would remain in the boundaries of the overall EDD, the body currently meeting. Commissioner Whitworth asked Mr. Cook whether RDNI would retain control of the remaining parcels within the RDNI subdistrict. Mr. Cook confirmed that as correct and added that RDNI also controls the Market Street Power Plant.

Commissioner Rizzuto raised Convention Center Parking Lot J, situated on Parcel 4, and asked Mr. Cook to confirm that this was not part of the RDNI subdistrict. Mr. Cook proceeded to confirm this. At conclusion of the discussion, Commissioner Harris asked for a motion to advance the resolution. Commissioner Rizzuto moved to approve the resolution, seconded by Commissioner Chase. Commissioner Harris called for a voice vote, and all present voted "aye" with no opposition. The motion to approve Resolution 2026.2 passed unanimously.

8. Adjourn

With no other business before the EDD, Commissioner Wright moved to adjourn, seconded by Commissioner Harris.



RESOLUTION – 2026.3

CREATE HEADQUARTERS HOTEL SUBDISTRICT PG 1 OF 4

WHEREAS, the New Orleans Exhibition Hall Authority Economic Growth and Development District (the "District") is a body politic and corporate created pursuant to Subpart B-48 of Part IV of Chapter 1 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), for the purpose of (i) providing for cooperative economic and community development among the District, the City of New Orleans, the State of Louisiana (the "State"), and the owners of property in the District, (ii) enhancing the development of and improvement to the property within the area of the District, and (iii) promoting economic growth, safety, and development; and

WHEREAS, the Act authorizes this Board of Commissioners (the "Board"), acting as the governing authority of the District, to create subdistricts by designating one or more proposed areas within the boundaries of the District as a subdistrict thereof, each such subdistrict to constitute a political subdivision of the State with the same powers granted to the District; and

WHEREAS, this Board desires to avail itself of the Act to create a subdistrict within the District to be known as the "Headquarters Hotel Subdistrict of the New Orleans Exhibition Hall Authority Economic Growth and Development District" (the "Headquarters Hotel Subdistrict"); and

WHEREAS, in accordance with the Act, the District has given notice of its intention that it would hold a public hearing relative to the proposed creation of the Headquarters Hotel Subdistrict, which notice is attached hereto as **Exhibit A**;

NOW, THEREFORE, BE IT RESOLVED, at the March 25, 2026, regular meeting of the Board of Commissioners of the New Orleans Exhibition Hall Authority Economic Growth and Development District, Commissioner _____ moved, and Commissioner _____ seconded, that:

SECTION 1. The foregoing "Whereas" clauses are hereby adopted as set forth in the preamble to this Resolution.

SECTION 2. In accordance with the Act, there has been published two times in the official journal of the District (the "Official Journal") a notice in the form attached as **Exhibit A**, informing the public of the date of consideration of this Resolution.

RESOLUTION – 2026.3

CREATE HEADQUARTERS HOTEL SUBDISTRICT PG 2 OF 4

SECTION 3. Pursuant to the Act, there is hereby created a subdistrict within the District, to be known as the "Headquarters Hotel Subdistrict of the New Orleans Exhibition Hall Authority Economic Growth and Development District" (the "Headquarters Hotel Subdistrict"), having the geographical boundaries set forth in Exhibit B attached hereto. As provided by the Act, the Headquarters Hotel Subdistrict shall be a political subdivision of the State and shall possess such powers and authority and have such duties as provided in the Act and other law, and the governing authority of the Headquarters Hotel Subdistrict shall be the governing authority of the District.

SECTION 4. The President, Vice-President, and Secretary-Treasurer are hereby authorized and empowered to do all acts, sign any and all instruments or documents, and do all things necessary and proper in order to carry out the purposes of this Resolution. The signatures on such other instruments and documents are deemed to be conclusive evidence of their due exercise of the authority invested in them hereunder.

SECTION 5. If any provision of this Resolution shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Resolution which validates or makes legal any provision of this Resolution which would not otherwise be valid or legal, shall be deemed to apply to this Resolution.

SECTION 6. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. This Resolution shall become effective immediately.

RESOLUTION – 2026.3

CREATE HEADQUARTERS HOTEL SUBDISTRICT PG 3 OF 4

EXHIBIT A

NOTICE OF INTENTION

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the New Orleans Exhibition Hall Authority Economic Growth and Development District (the "Board"), acting as the governing authority of the New Orleans Exhibition Hall Authority Economic Growth and Development District (the "District"), pursuant to the authority of Subpart B-48 of Part IV of Chapter 1 of Title 33 of the Louisiana Revised Statutes of 1950, as amended, proposes to consider creating a subdistrict within the District to be known as the "Headquarters Hotel Subdistrict of the New Orleans Exhibition Hall Authority Economic Growth and Development District" (the "Headquarters Hotel Subdistrict").

NOTICE IS HEREBY FURTHER GIVEN that the Board proposes to levy a two percent (2%) sales tax and a two percent (2%) hotel occupancy tax (collectively, the "Taxes") within the Headquarters Hotel Subdistrict pursuant to the provisions of Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended.

NOTICE IS HEREBY FURTHER GIVEN that the Board will meet in open and public session on Wednesday, March 25, 2026, at 2:00 p.m., at its regular meeting place, the Board Room, 900 Convention Center Blvd., New Orleans, Louisiana 70130, and will at that time hear any and all objections to the proposed creation of the Headquarters Hotel Subdistrict and the levy of the Taxes therein.

RESOLUTION – 2026.3

CREATE HEADQUARTERS HOTEL SUBDISTRICT PG 4 OF 4

EXHIBIT B

BOUNDARIES OF HEADQUARTERS HOTEL SUBDISTRICT

THAT CERTAIN PARCEL OF GROUND, situated in the First Municipal District of the City of New Orleans designated as Lot H, Square 25-A consisting of former Squares 12-A, 24-A, 25, a portion of former John Churchill Chase Street and a 2.38 foot strip of Square 26 and is bounded by Convention Center Boulevard, Lot P of Square 26-A, South Peters Street and Andrew Higgins Drive all as shown on a Plan of Resubdivision by the office of Gandolfo Kuhn, LLC dated November 7, 2025, drawing number T-191-4, and is more particularly described as follows:

Begin at the intersection of the easterly line of South Peters Street and the southerly line of Andrew Higgins Drive, thence along said line of Andrew Higgins Drive $S76^{\circ}11'22''E$ a distance of 321.74 feet to the westerly line of Convention Center Boulevard, thence along said line $S2^{\circ}20'16''E$ a distance of 145.71 feet to a point, thence $S00^{\circ}44'38''E$ a distance of 94.88 feet to a point, thence $S8^{\circ}23'45''E$ a distance of 2.38 feet to the division line of Lots P and H, thence $S81^{\circ}38'15''W$ a distance of 307.14 feet to the easterly line of South Peters Street, thence along said line $N08^{\circ}23'45''W$ a distance 43.79 feet to a point, thence $N1^{\circ}43'45''W$ a distance of 321.11 feet to the point of beginning, containing 94,325 square feet.

RESOLUTION – 2026.4

AMEND RDNI SUBDISTRICT BOUNDARIES PG 1 OF 5

WHEREAS, the New Orleans Exhibition Hall Authority Economic Growth and Development District (the "District") is a body politic and corporate created pursuant to Subpart B-48 of Part IV of Chapter 1 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), for the purpose of (i) providing for cooperative economic and community development among the District, the City of New Orleans, the State of Louisiana, and the owners of property in the District, (ii) enhancing the development of and improvement to the property within the area of the District, and (iii) promoting economic growth, safety, and development; and

WHEREAS, the Act authorizes this Board of Commissioners (the "Board"), acting as the governing authority of the District, to create subdistricts by designating one or more proposed areas within the boundaries of the District as a subdistrict thereof, each such subdistrict to constitute a political subdivision of the State with the same powers granted to the District; and

WHEREAS, this Board created the RDNI Subdistrict (the "RDNI Subdistrict") pursuant to a resolution adopted on December 1, 2023; and

WHEREAS, in accordance with the Act, the District has given notice of its intention that it would hold a public hearing relative to the proposed amendment of the boundaries of the RDNI Subdistrict, which notice is attached hereto as **Exhibit A**;

NOW, THEREFORE, BE IT RESOLVED, at the March 25, 2026, regular meeting of the Board of Commissioners of the New Orleans Exhibition Hall Authority Economic Growth and Development District, Commissioner _____ moved, and Commissioner _____ seconded, that:

SECTION 1. The foregoing "Whereas" clauses are hereby adopted as set forth in the preamble to this Resolution.

SECTION 2. In accordance with the Act, there has been published in the official journal of the District (the "Official Journal") a notice in the form attached as **Exhibit A**, informing the public of the date of consideration of this Resolution.

RESOLUTION – 2026.4

AMEND RDNI SUBDISTRICT BOUNDARIES PG 2 OF 5

SECTION 3. The RDNI Subdistrict shall have the geographical boundaries set forth in **Exhibit B** attached hereto.

SECTION 4. The President, Vice-President, and Secretary-Treasurer are hereby authorized and empowered to do all acts, sign any and all instruments or documents, and do all things necessary and proper in order to carry out the purposes of this Resolution. The signatures on such other instruments and documents are deemed to be conclusive evidence of their due exercise of the authority invested in them hereunder.

SECTION 5. If any provision of this Resolution shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Resolution which validates or makes legal any provision of this Resolution which would not otherwise be valid or legal, shall be deemed to apply to this Resolution.

SECTION 6. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. This Resolution shall become effective immediately.

RESOLUTION – 2026.4

AMEND RDNI SUBDISTRICT BOUNDARIES PG 3 OF 5

EXHIBIT A

NOTICE OF INTENTION

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the New Orleans Exhibition Hall Authority Economic Growth and Development District (the "Board"), acting as the governing authority of the New Orleans Exhibition Hall Authority Economic Growth and Development District, pursuant to the authority of Subpart B-48 of Part IV of Chapter 1 of Title 33 of the Louisiana Revised Statutes of 1950, as amended, proposes to consider amending the boundaries of the RDNI Subdistrict.

NOTICE IS HEREBY FURTHER GIVEN that the Board will meet in open and public session on Wednesday, March 25, 2026, at 2:00 p.m., at its regular meeting place, the Board Room, 900 Convention Center Blvd., New Orleans, Louisiana 70130, and will at that time hear any and all objections to the proposed amendment of the boundaries of the RDNI Subdistrict.

RESOLUTION – 2026.4

AMEND RDNI SUBDISTRICT BOUNDARIES PG 4 OF 5

EXHIBIT B

BOUNDARIES OF RDNI SUBDISTRICT

The RDNI Subdistrict shall be comprised of all of the property bounded by the floodwall from Euterpe Street (as extended) to Market Street, then west on Market Street to South Peters Street, then from South Peters Street north to Orange Street, then west on Orange Street to Tchoupitoulas Street, then along Tchoupitoulas Street north to Euterpe Street, then from Euterpe Street west to Chippewa Street (as if extended), then north on Chippewa Street (as if extended) to Melpomene Street, then west on Melpomene Street to Annunciation Street, then north on Annunciation Street to Thalia Street, then east on Thalia Street to the intersection of Thalia Street with St Thomas Street and the Tchoupitoulas on-ramp of the Pontchartrain Expressway, then along the on-ramp toward the Mississippi River to Tchoupitoulas Street, then south and upriver along Tchoupitoulas Street to Henderson Street, then east from Henderson Street to Convention Center Boulevard (as extended), then south on Convention Center Boulevard (as extended) to Euterpe Street (as extended), and then from Euterpe Street (as extended) to the floodwall, as illustrated by the map on the following page.

RESOLUTION – 2026.4

AMEND RDNI SUBDISTRICT BOUNDARIES PG 5 OF 5



Bouldsboro
Bend

Port of New Orleans

RESOLUTION – 2026.5

PROCURE PUBLIC OFFICIALS INSURANCE POLICY

WHEREAS, the New Orleans Exhibition Hall Authority Economic Growth and Development District (the "District") is a body politic and corporate created pursuant to Subpart B-48 of Part IV of Chapter 1 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), for the purpose of (i) providing for cooperative economic and community development among the District, the City of New Orleans, the State of Louisiana, and the owners of property in the District, (ii) enhancing the development of and improvement to the property within the area of the District, and (iii) promoting economic growth, safety, and development; and

WHEREAS, the Act grants to the Board of Commissioners (the "Board"), all powers of a political subdivision necessary or convenient for the carrying out of its objects and purposes; and

WHEREAS, this Board deems it both necessary and convenient to procure Public Officials Liability insurance (the "Policy") in order conduct the business of the District; and

WHEREAS, the District wishes to direct the Executive Vice President of the Ernest N. Morial New Orleans Exhibition Hall Authority (the "Authority") to procure the Policy on its behalf through the Authority's broker at a commercially reasonable rate and upon consultation with the Board President; and

WHEREAS, the District wishes to repay the Authority for the cost of the Policy from future revenues generated by the District or any of its subdistricts;

NOW, THEREFORE, BE IT RESOLVED, at the March 25, 2026, regular meeting of the Board of Commissioners of the New Orleans Exhibition Hall Authority Economic Growth and Development District, Commissioner _____ moved, and Commissioner _____ seconded, that:

SECTION 1. The foregoing "Whereas" clauses are hereby adopted as set forth in the preamble to this Resolution.

SECTION 2. The Executive Vice President of the Ernest N. Morial New Orleans Exhibition Hall Authority be hereby authorized to procure a Public Officials Liability insurance policy at a commercially reasonable rate and upon consultation with the Board President and bind such policy on the Board's behalf;

SECTION 3. This Resolution shall become effective immediately.