THE COUNCIL
City of New Orleans

MATTHEW WILLARD
Councilmember-At-Large

JP MORRELL
Councilmember-At-Large

AIMEE McCARRON
Councilmember District A

LESLI D. HARRIS
Councilmember District B

FREDDIE KING III
Councilmember District C

EUGENE J. GREEN, JR.
Councilmember District D

JASON HUGHES.
Councilmember District E

AGENDA

Regular Meeting of the City Council
to be held in City Hall Council Chamber
on Thursday, February 12, 2026 at 10:00 AM

PRESIDENT
JP MORRELL
Councilmember-At-Large

VICE PRESIDENT
MATTHEW WILLARD
Councilmember-At-Large

ROLL CALL
AISHA R. COLLIER
CLERK OF COUNCIL

INVOCATION
BISHOP BRANDON BOUTIN
UNITED FELLOWSHIP FULL GOSPEL BAPTIST CHURCH

PLEDGE OF ALLEGIANCE
MATTHEW WILLARD
COUNCILMEMBER-AT-LARGE

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APPROVAL OF THE MINUTES

1. Meetings of - January 7, 2026 **(Special),** January 8, 2026, January 12, 2026 **(Special Organizational),** January 14, 2026 **(Special),** January 21, 2026 **(Special),** January 27, 2026 and January 28, 2026 **(Special) .**

Annotation:
MAY BE APPROVED.

CONSENT AGENDA

1. **COMMUNICATION - FROM ERIN SPEARS - CHIEF OF STAFF & COUNSEL, COUNCIL UTILITIES REGULATORY OFFICE**

Brief:
Submitting the transmittal document for communications related to electric and gas utility matters to be received by the Council of the City of New Orleans at its meeting on **February 12, 2026**:

Communications from Entergy New Orleans, LLC

1. Environmental Adjustments for the February 2026 Billing Cycle, UD-18-07
2. Purchased Power Cost Recovery Adjustments for the February 2026 Billing Cycle, UD-18-07
3. Fuel Adjustments for February 2026 Billing Cycle, UD-18-07
4. New Orleans Power Station ("NOPS") 4th Quarter 2025 Usage Report, submitted pursuant to Resolution R-21-153

Communications from Delta New Orleans Gas Company, LLC

1. Purchased Gas Adjustments for the February 2026 Billing Cycle, UD-18-07
2. 4th Quarter Gas Transaction Related Cost Report, submitted pursuant to Resolution R-24-791, UD-24-01

Annotation:
MAY BE RECEIVED.

Attachments: Entergy Communication - Erin Spears, Chief of Staff & Counsel, CURO - 2026-02-12 Electric Gas Communications
Entergy 1. ENOL EAC - February 2026 Billing Month
Entergy 2.. ENOL PPCR Filing Package February 2026 Billing Month_final
Entergy 3. - ENOL FAC Filing Package February 2026 Billing Month
Entergy 4. 4th Qtr 2025 NOPS Usage Report Filing
Entergy Other 1. DNO - February 2026 PGA Filing
Entergy Other 2. Delta New Orleans Gas Transition Cost Report Q4 2025, UD-24-01

2. COMMUNICATION - FROM AMY B. TREPAGNIER, DIRECTOR OF PERSONNEL, CITY OF NEW ORLEANS, DEPARTMENT OF CIVIL SERVICE

Brief:
Submitting the monthly raw data relative to current staffing, hiring, and applications to the New Orleans Police Department in accordance with Section 2-62 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Communication - Amy Trepagnier, Personnel Director

3. COMMUNICATION - FROM RENEE' LIVIOUS, MANAGEMENT DEVELOPMENT SPECIALIST II, OFFICE OF THE INDEPENDENT POLICE MONITOR, CITY OF NEW ORLEANS

Brief:
Submitting a proposed Professional Services Agreement between the City of New Orleans and 2714 Canal Building, LLC, a completed contract summary form, pursuant to Rule 57.

Annotation:
MAY BE RECEIVED AND REFERRED TO THE CRIMINAL JUSTICE COMMITTEE.

Attachments: Communication - Renee' Livious, Management Development Specialist - OIPM Lease

4. COMMUNICATION - FROM RICHARD F. CORTIZAS, JONES WALKER ON BEHALF OF PETER A. WILSON AND ROSALIND WILSON

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial of the demolition application for the property located at **1208 Second Street.**

Annotation:
MAY BE RECEIVED. (Hearing Date Set For 2/26/26).

Attachments: Communication - Richard F. Cortizas - 1208 Second St LLC

5. **COMMUNICATION - FROM AMY B. TREPAGNIER, DIRECTOR OF PERSONNEL, DEPARTMENT OF CIVIL SERVICE, CITY OF NEW ORLEANS**

Brief:
Submitting for Council approval: Amendments to the Classified Pay Plan (New Classification - Parks and Parkways) in accordance with Article X, Section 10 of the Constitution of Louisiana as adopted by the Civil Service Commission at its meeting of February 6, 2026.

Annotation:
MAY BE RECEIVED AND REFERRED TO THE BUDGET COMMITTEE.

Attachments: Communication - Amy B. Trepagnier, Personal Director CouncilParkwaysGolf

6. **COMMUNICATION - FROM AMY B. TREPAGNIER, DIRECTOR OF PERSONNEL, DEPARTMENT OF CIVIL SERVICE, CITY OF NEW ORLEANS**

Brief:
Submitting for Council approval: Amendments to the Classified Pay Plan (Cybersecurity Series) in accordance with Article X, Section 10 of the Constitution of Louisiana as adopted by the Civil Service Commission at its meeting of February 6, 2026.

Annotation:
MAY BE RECEIVED AND REFERRED TO THE BUDGET COMMITTEE.

Attachments: Communication - Amy B. Trepagnier, Personal Director - CouncilswnCyber

7. **COMMUNICATION - FROM AMY B. TREPAGNIER, DIRECTOR OF PERSONNEL, DEPARTMENT OF CIVIL SERVICE, CITY OF NEW ORLEANS**

Brief:
Submitting for Council approval: Amendments to the Classified Pay Plan (Sewerage and Water Board - Operational Technology Systems Series) in accordance with Article X, Section 10 of the Constitution of Louisiana as adopted by the Civil Service Commission at its meeting of February 6, 2026.

Annotation:
MAY BE RECEIVED AND REFERRED TO THE BUDGET COMMITTEE.

Attachments: Communication - Amy B. Trepagnier, Personal Director - CouncilSWBOpTech

8. **COMMUNICATION - FROM ANTHONY BRADFORD, THREE COUSINS LLC**

Brief:
Requesting to appeal the Architectural Review Committee (ARC) of the Central District Historic District Landmarks Commission's decision of denial of a new storefront installation for the property located at **106 Royal Street.**

Annotation:
MAY BE RECEIVED. (Hearing Date Set For 2/26/26).

Attachments: Communication - Anthony Bradford - 106 Royal Street

9. **COMMUNICATION - FROM CHRISTY TURNER, ATG LISCENING**

Brief:
Submitting as public comment the following documents:

1. **Safety & Permits Proposed Rules-Council Consent Agenda Item #6-1.08.26.** This communication appeared on the Council's Consent Agenda at the meeting on Thursday, January 8, 2026. The "public comment" is in response to these proposed regulations.

2. **Comments in Response to DSP Proposed Regulations--Temporary ABO Permits & Occup Licenses 11.14.25 V5.** This document represents comments to the regulations proposed by the Department of Safety & Permits (attachment #1 above) being submitted by the French Quater Business League (FQBL), the Louisiana Restaurant Association (LRA) and New Orleans & Company.

Annotation:
MAY BE RECEIVED.

Attachments: Communication - Christy Turner
Comments in Respone to DSP Proposed Regulations--Temporary ABO Permits & Occup Licenses 11.14.25 V5
Safety & Permits Proposed Rules--Council Consent Agenda Item #6--1.08.26

10. **COMMUNICATION - FROM JASON HUGHES, COUNCILMEMBER, DISTRICT E**

Brief:
Requesting the appointment of Sabrina C. Mays to the Housing Trust Fund Advisory Committee.

Annotation:
MAY BE RECEIVED.

Attachments: Cm. Jason Huges - Nomination for Housing Trust Fund Advisory Committee 12FEB2026 (1)

11. REPORT - OF ROBERT D. RIVERS, EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION, CITY OF NEW ORLEANS

Brief:
Transmitting Zoning Docket Numbers 67/25 - Cm. King; 1/26 - Cm. Harris; 2/26 - Cm. King; 4/26 - Cm. Harris; 5/26 - Cm. King; 6/26 - All Cms.; 7/26 - Cm. All Cms; 8/26 - Cm. Harris; 9/26 - Cm. Harris; 10/26 - Cm. King; 11/26 - Cm. Hughes; Cn. Deadline 4/13/26. For Informational Purposes Only: Property Acquisition 3/25 - Acquisitions of (a) 900 Elmira Ave., designated as the front portions of lots 19 & 20 in square 260 of the 5th Municipal District; (b) 909-15 Homer St., designated as the rear portions of lots 19 & 20 in square 260 of the 5th Municipal District; (c) 3617 Third St., designated as part of lot 15 in square 459 of the 4th Municipal District; (d) 3621 Third St., designated as lots B, C, E, & F in square 459 of the 4th Municipal District; and (e) 3623 Third St., designated as lot G in square 459 of the 4th Municipal District. To be acquired by the City of New Orleans from NORA as part of an exchange for 2021 Danneel St. **(Municipal Address(es) 900 Elmira Ave).** The recommendation of the City of New Orleans being **"FOR APPROVAL",** subject to two (2) provisos. **(Cm. King, Cn. Deadline None).** And Property Disposition 1/25 - Reconsideration of the disposition of 2021 Danneel St., designated as lot A1 in square 293 of the 4th Municipal District, by the City of New Orleans. To be acquired by NORA as part of an exchange for five other properties further described in Property Acquisition 003/25. This disposition was previously considered as PD 5/15. **(Municipal Address: 2001 Danneel Street).** The recommendation of the City Planning Commission being **"FOR APPROVAL". (Cm. Harris, Cn. Deadline None).**

Annotation:
MAY BE RECEIVED. (Hearing Date Set For 2/26/26).

Attachments: CPC Transmittal Letter 1-13-26

12. REPORT - OF CARMEN ROBINSON, ASSISTANT CFO, NEW ORLEANS AVIATION BOARD

Brief:
Submitting the NOAB End of Quarter Report - Financial Activity for the quarter ending 12/31/2025, in accordance with Section 22-52.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Carmen Robinson, Assistant CFO - Financial Activity Quarter ending 12-31-2025

13. REPORT - OF ERIN BURNS, DEPUTY DIRECTOR OF AVIATION FOR CUSTOMER EXPERIENCE, MARKETING AND COMMUNICATIONS, NEW ORLEANS AVIATION BOARD

Brief:
Submitting the New Orleans Aviation Board's End of Quarter Report - Musician Pay Activity for the quarter beginning on the ordinance's effective date of 10/1/2025 and ending 12/31/2025, in accordance with Section 70-822(g).

Annotation:
MAY BE RECEIVED.

Attachments: Report - Erin Burns, Deputy Director of Aviation - Musician Pay Activity

14. REPORT - OF RANDY HAYMAN, ESQ., EXECUTIVE DIRECTOR, SEWERAGE AND WATER BOARD OF NEW ORLEANS

Brief:
Submitting the Sewerage and Water Board of New Orleans Quarterly Report on Construction Contracts for Q4 (October, November, December) 2025, pursuant to La. R.S. § 33:4091(B).

Annotation:
MAY BE RECEIVED.

Attachments: Report - Randy Hayman, Esq. Executive Director, SWBNO Q4 Construction

15. REPORT - OF RANDY HAYMAN, ESQ., EXECUTIVE DIRECTOR, SEWERAGE AND WATER BOARD OF NEW ORLEANS

Brief:
Submitting the Sewerage and Water Board of New Orleans Quarterly Report on Operations for Q4 (October, November, December) 2025, pursuant to La. R.S. § 33:4091(C).

Annotation:
MAY BE RECEIVED.

Attachments: Report - Randy Hayman, Esq. Executive Director, SWBNO - Q4 2025 Operations

16. **REPORT - OF PAUL C. MITCHELL, JR., DIRECTOR, BOARD OF TRUSTEES OF THE FIREFIGHTERS' PENSION AND RELIEF FUND, CITY OF NEW ORLEANS**

Brief:
Submitting the bi annual reports as required by the Cooperative Endeavor Agreement between the City of New Orleans, New Orleans Firefighters' Pension Fund and Local 632.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Paul C. Mitchell, Jr., Director, CEA

17. **REPORT - OF MORGAN SHANNON, EXECUTIVE DIRECTOR, NEW ORLEANS CHILDREN AND YOUTH PLANNING BOARD**

Brief:
Submitting the New Orleans Children & Youth Planning Board (CYPB) Board Member Attendance Report for 2022-2024, in accordance with Section 2-87.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Morgan Shannon, Executive Director - CYPB Attendance 2022-2024

18. **REPORT - OF MORGAN SHANNON, EXECUTIVE DIRECTOR, NEW ORLEANS CHILDREN AND YOUTH PLANNING BOARD**

Brief:
Submitting the New Orleans Children & Youth Planning Board (CYPB) Board Member Attendance Report for 2025, in accordance with Section 2-87.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Morgan Shannon, Executive Director - CYPB Attendance 2025_updated

19. **REPORT - OF LENÉE S. CROWLEY, DEPUTY JUDICIAL ADMINISTRATOR, MUNICIPAL AND TRAFFIC COURT OF NEW ORLEANS**

Brief:
Submitting the revenue, expenditure and staffing report for December 2025, in accordance with Section 2-63 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Lenee S. Crowley, Deputy Judical Administrator - MTCNO - Dec 2025

20. REPORT - OF ROBERT D. RIVERS, EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION, CITY OF NEW ORLEANS

Brief:
Transmitting for informational purposes, the Transient Lodging Study, prepared by Desire Line, LLC, examining all lodging types within the city, including hotels and motels, Commercial Short-Term Rentals (CSTRs), bed and breakfasts, timeshares, and hotels. The City Planning Commission approved the study at its January 27, 2026, CPC hearing with a number of modifications.

Annotation:
MAY BE RECEIVED.

Attachments: Report - CPC Transmittal Transient Lodging Study

21. REPORT - OF JESSE EVANS, JR, DIRECTOR, EMPLOYEES' RETIREMENT SYSTEM, CITY OF NEW ORLEANS

Brief:
Submitting the board of New Orleans Employees' Retirement System attendance report for 2025 in accordance with Section 2-87 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Jesse Evans, Jr, Director - 2025 Board Attendance

22. CAL. NO. 35,326 - BY: COUNCILMEMBER GIARRUSSO

Brief:
An Ordinance to amend and reordain Article 18 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to establish the "Fairgrounds Overlay District", including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities; and otherwise to provide with respect thereto. **ZONING DOCKET NO. 50/25**

Annotation:
(This matter was received on 1/27/26).

Attachments: 35326

23. CAL. NO. 35,327 - BY: COUNCILMEMBER GIARRUSSO

Brief:
An Ordinance to establish a conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella Street, and Laurel Street (Municipal Addresses: 5703 Annunciation Street and 401 Nashville Avenue); and otherwise to provide with respect thereto. **ZONING DOCKET NO. 55/25**

Annotation:
(This matter was received on 1/27/26).

Attachments: 35327

24. CAL. NO. 35,328 BY: COUNCILMEMBER KING

Brief:
An Ordinance to amend and reordain Article 10 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to add "reception facility" as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in Section 20.3.WW and as defined in Article 26; and otherwise to provide with respect thereto. **ZONING DOCKET NO. 58/25**

Annotation:
(This matter was received on 1/27/26).

Attachments: 35328

25. CAL. NO. 35,329 - BY: COUNCILMEMBER KING

Brief:
An Ordinance to establish a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, on Square 170, Lots 27 through 29-A or Lot Pt. A, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal Street (Municipal Addresses: 3010-3014 Dauphine Street); and otherwise to provide with respect thereto. **ZONING DOCKET NO. 59/25**

Annotation:
(This matter was received on 1/27/26).

Attachments: 35329

26. MOTION - NO. M-26-71 - BY: COUNCILMEMBERS MORRELL, MCCARRON AND HARRIS (BY REQUEST)

Brief:
Confirming Stephen Nelson, as the Director of the Department of Public Works, in accordance with Section 4-106 of the Home Rule Charter.

Annotation:
(This matter was introduced on 2/12/26).
(Questionnaire received).
(Governmental Affairs Committee recommended approval).

Attachments: M-26-71

MOTION TO ADOPT CONSENT AGENDA AND REFER OTHER MATTERS TO THE PROPER AGENCY. AND THE CONSENT AGENDA WAS ADOPTED.

REGULAR AGENDA

PUBLIC COMMENT RULES
All public comment shall comply with the following Council Rules:
- *Each commenter must personally submit a comment card to the Clerk.*
- *All commenters must state their names and addresses and whether they are being paid to appear.*
- *One comment per speaker, per item.*
- *Each comment must be entirely germane to the agenda item.*
- *Comments may not exceed two minutes.*
- *Ceding of time is not permitted.*
- *Each item is limited to 30 minutes of public comment.*

DEFERRAL RULES
Any annotation of a request to defer an agenda item is purely tentative until confirmed during the meeting. A request to defer an agenda item may be withdrawn or overruled pursuant to Council Rules.

POSTPONEMENT RULES
Unless subject to an earlier deadline or deferred to a specific date, legislative instruments will be postponed indefinitely and removed from future agendas if not acted upon within 120 days of first reading or appearance on a Council agenda.

1. **a. LEGISLATIVE GROUPING - COMMUNICATION - FROM ELIZABETH HOLMAN, DIRECTOR OF LAND USE, COUNCILMEMBER LESLI D. HARRIS, DISTRICT "B"**

Brief:
Transmitting the Mayor's Office of Economic Development's recommendation of approval, and requesting the scheduling of a public hearing, for the following Restoration Tax Abatement Application: **RTA Application #20250123, 4417 Dryades Street, 4417 Dryades Street, LLC.**

Annotation:
(Communication received on 12/18/25).
DEFERRAL REQUESTED TO 3/12/26.

Attachments: RTA - Report - District B - 4417 Dryades Street

2. **b. RESOLUTION (LYING OVER) - NO. R-26-9 - BY: COUNCILMEMBER HARRIS**

Brief:
A resolution denying the RTA Application #20250123, **4417 Dryades Street.**

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO 3/12/26.

Attachments: R-26-9

3. **c. RESOLUTION (LYING OVER) - NO. R-26-10 - BY: COUNCILMEMBER HARRIS**

Brief:
A resolution approving the RTA Application #20250123, **4417 Dryades Street.**

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO 3/12/26.

Attachments: R-26-10

4. **a. LEGISLATIVE GROUPING - COMMUNICATION - FROM ELIZABETH HOLMAN, DIRECTOR OF LAND USE, COUNCILMEMBER LESLI D. HARRIS, DISTRICT "B"**

Brief:
Transmitting the Mayor's Office of Economic Development's recommendation of approval, and requesting the scheduling of a public hearing, for the following Restoration Tax Abatement Application: **RTA Application #20220126, 1401 Delachaise Street, GD1, LLC.**

Annotation:
(Communication received on 12/18/25).
DEFERRAL REQUESTED TO 3/12/26.

Attachments: RTA - Report - District B - 1401 Delachaise Street

5. **b. RESOLUTION (LYING OVER) - NO. R-26-11 - BY: COUNCILMEMBER HARRIS**

Brief:
A resolution denying the RTA Application #20220126, **1401 Delachaise Street.**

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO 3/12/26.

Attachments: R-26-11

6. **c. RESOLUTION (LYING OVER) - NO. R-26-12 - BY: COUNCILMEMBER HARRIS**

Brief:
A resolution approving the RTA Application #20220126, **1401 Delachaise Street.**

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO 3/12/26.

Attachments: R-26-12

7. **HEARING - PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF NEW ORLEANS AND REHRIG PACIFIC COMPANY**

Brief:
Discussing, and if appropriate, authorizing by motion the Council president to sign the professional services agreement between the City and Rehrig Pacific Company, for the manufacture, assembly, and delivery of recycling carts and educational recycling kits, for a term of three years and at a maximum cost of $4.7 million, to be partially funded by $3.3 million in U.S. Environmental Protection Agency grant funds.

Annotation:
(Cm. Morrell).
(Public Works Committee referred matter to full Council for further discussion).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: Dan Jatres Rehrig Pacific Company

8. **HEARING - 2026-2030 CAPITAL IMPROVEMENT PLAN AMENDMENT**

Brief:
Requesting an Amendment to the 2026-2030 Capital Improvement Plan report to act as a supplemental public hearing for five additional capital improvement project requests received after the deadline for submission.

Annotation:
(All Cms.).
(Report received on 11/20/25).
WITHDRAWAL REQUESTED.

Attachments: REPORT - CIP Amendment Report - October 2025 Requests - Final Staff Report

9. **a. LEGISLATIVE GROUPING - DEMOLITION APPLICATION - OF HENRY ROBINSON III, HR3 PRODUCTIONS LLC**

Brief:
Transmitting application **#25-36276-DEMO (DEMO-COMM)** requiring City Council review and approval for the following property located at **2119 Louisiana Avenue,** Council District B.

Annotation:
(Cm. Harris, Cn. Deadline 2/22/26).
(Communication received 1/8/26).
(Report received 1/27/26).

Attachments: Communication - 2119 Louisiana Avenue

10. **b. MOTION - NO. M-26-74 - BY: COUNCILMEMBERS HARRIS AND MORRELL**

Brief:
Denying the demolition request of **HENRY ROBINSON III, HR3 PRODUCTIONS, LLC's** for property is located at **2119 Louisiana Avenue**.

Annotation:
(The matter was introduced on 2/12/26).

Attachments: M-26-74

11. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 60/25 - OLD LAND ORLEANS, LLC**

Brief:
Requesting a Conditional Use to permit an outdoor storage yard in a GPD General Planned Development District, on Square 151, Lots 6, 7, 8, Woodland Heights, in the Third Municipal District, bounded by Old Gentilly Road, Almonaster Avenue, and Read Boulevard (**Municipal Address: 10760 Old Gentilly Road).** The recommendation of the City Planning Commission being "FOR APPROVAL", subject to four (4) provisos.

Annotation:
(Cm. Thomas, Cn. Deadline 2/16/26).

Attachments: ZD NO. 60/25

12. **b. MOTION - NO. M-26-70 - BY: COUNCILMEMBER HUGHES**

Brief:
Approving the applicant's request on **ZD NO. 60/25**, subject to four provisos.

Annotation:
(The matter was introduced on 2/12/26).

Attachments: M-26-70

13. ZONING DOCKET NO. 62/25 - CITY COUNCIL MOTION NO. M-25-534

Brief:
Requesting an Amendment to Article 20, Section 20.3.SSS of the Comprehensive Zoning Ordinance to codify the eligibility of for-sale small multi-family affordable (SMFA) developments as part of this use, to allow SMFA developments to be occupied by multiple owners on one lot of record, to set affordability requirements for for-sale SMFA developments, to amend the definition for "Dwelling, Small Multi-Family Affordable" in Article 26.6 accordingly, and to amend any other section of the CZO required to accomplish these changes. This includes but is not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards. The proposed text amendment would affect regulations that are applied to all zoning districts. The recommendation of the City Planning Commission being **"FOR MODIFIED APPROVAL"**.

Annotation:
(All Cms., Cn. Deadline 3/9/26).
DEFERRAL REQUESTED TO 2/26/26.

Attachments: ZD NO. 62/25

14. ZONING DOCKET NO. 65/25 - RAMI ENTERPRISE 2020, LLC

Brief:
Requesting a Conditional Use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 382, Lot 1 or 19, in the Fourth Municipal District, bounded by Washington Avenue, Magnolia Street, Clara Street, and Fourth Street **(Municipal Address: 2701 Washington Avenue).** The recommendation of the City Planning Commission being **"FOR APPROVAL",** subject to three (3) provisos.

Annotation:
(Cm. Harris, Cn. Deadline 3/9/26).
DEFERRAL REQUESTED TO 2/26/26.

Attachments: ZD NO. 65/25
ZD NO. 66-25 Speaker Card

15. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 66/25 - DAT DOGS ENTERPRISES, LLC**

Brief:
Requesting a Conditional Use to permit a standard restaurant over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 579, Lot A, in the Sixth Municipal District, bounded by Freret Street, Soniat Street, La Salle Street, and Robert Street **(Municipal Address(es): 5030 Freret Steet and 2239 Soniat Street).** The recommendation of the City Planning Commission being **"FOR APPROVAL",** subject to three (3) provisos.

Annotation:
(Cm. Harris, Cn. Deadline 3/9/26).

Attachments: ZD NO. 66/25

16. **b. MOTION - NO. M-26-73 - BY: COUNCILMEMBERS HARRIS AND MCCARRON**

Brief:
Approving the applicant's request on **ZD NO. 66/25**.

Annotation:
(The matter was introduced on 2/12/26).

Attachments: M-26-73

17. **a. LEGISLATIVE GROUPING - CAL. NO. 34,385 - BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN**

Brief:
An Ordinance to amend and reordain sections 26-615, 26-616, 26-617, 26-618, 26-619, 26-620, 26-624, and 26-628 of the Code of the City of New Orleans to provide relative to the regulation of short-term rentals; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 9/7/23).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: 34385

18. **b. MOTION (LYING OVER) - NO. M-23-426 - BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN**

Brief:
Directing the City Planning Commission to conduct a public hearing to consider amendments to Ordinance No. 4,264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to eliminate Non-Commercial Short-Term Rentals as a defined land use and update any and all relevant provisions governing the zoning and use standards for short-term rentals, including the removal of all references to Non-Commercial Short-Term Rental.

Annotation:
(This matter was introduced on 9/21/23).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-23-426

19. **c. MOTION (LYING OVER) - NO. M-23-427 - BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN**

Brief:
Directing the City Planning Commission to conduct a public hearing to amend and reordain Ordinance No. 4264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to amend Article 19 to establish a new Interim Zoning District to be named the Non-Commercial Short-Term Rental Interim Zoning District (IZD), the intent of which is to prohibit the Short-Term Rental, Non-Commercial use within all areas of the City of New Orleans. These prohibitions shall apply citywide. Aside from the use prohibited herein, all other permitted and conditional uses shall be as provided in the Comprehensive Zoning Ordinance.

Annotation:
(This matter was introduced 9/21/23).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-23-427

20. CAL. NO. 35,117 - BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND KING

Brief:
An Ordinance to amend Ordinance No. 30,140 M.C.S., as amended, entitled "An Ordinance providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2025" to subdivide the "Other Operating" fund allocation for the Department of Sanitation, to de-appropriate monies from certain sub-divided categories, and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/8/25).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: 35117

21. CAL. NO. 35,127 - BY: COUNCILMEMBERS MORRELL, MORENO, GIARRUSSO, AND KING

Brief:
An Ordinance to require the criminal justice agencies to use the City's current enterprise resource planning system (BRASS) or similar contracting and procurement database approved by the City Council to delineate how City funds are allocated within their respective agencies; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/28/25).

Attachments: 35127

22. MOTION (LYING OVER) - NO. M-25-182 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (Juvenile Justice Center/ Hiring Rates) as adopted by the Civil Service Commission at its November 8, 2024 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 30, 2025.

Annotation:
(This matter was introduced 3/27/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-182

23. MOTION (LYING OVER) - NO. M-25-183 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (Juvenile Justice Center/New Classifications) as adopted by the Civil Service Commission at its November 8, 2024 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 30, 2025.

Annotation:
(This matter was introduced 3/27/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-183

24. MOTION (LYING OVER) - NO. M-25-184 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (CAO) as adopted by the Civil Service Commission at its November 8, 2024 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 30, 2025.

Annotation:
(This matter was introduced 3/27/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-184

25. MOTION (LYING OVER) - NO. M-25-186 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (Public Works) as adopted by the Civil Service Commission at its January 10, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 30, 2025.

Annotation:
(This matter was introduced 3/27/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-186

26. **MOTION (LYING OVER) - NO. M-25-187 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS**

Brief:
Submitting for Council approval the amendment to the Classified Pay Plan (Police) as adopted by the Civil Service Commission at its January 10, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 30, 2025.

Annotation:
(This matter was introduced 3/27/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-187

27. **MOTION (LYING OVER) - NO. M-25-189 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS**

Brief:
Submitting for Council approval the amendment to the Classified Pay Plan (Professional Certification Pay) as adopted by the Civil Service Commission at its February 3, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 30, 2025.

Annotation:
(This matter was introduced 3/27/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-189

28. **MOTION (LYING OVER) - NO. M-25-235 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS**

Brief:
Submitting for Council approval the amendment to the Classified Pay Plan (Police) as adopted by the Civil Service Commission at its March 14, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective April 20, 2025.

Annotation:
(This matter was introduced 4/24/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-235

29. **MOTION (LYING OVER) - NO. M-25-236 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS**

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (Police) as adopted by the Civil Service Commission at its March 14, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective April 20, 2025.

Annotation:
(This matter was introduced 4/24/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-236

30. **MOTION (LYING OVER) - NO. M-25-238 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS**

Brief:
Submitting for Council approval the amendment to the Classified Pay Plan (Property Management) as adopted by the Civil Service Commission at its March 14, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective April 20, 2025.

Annotation:
(This matter was introduced 4/24/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-238

31. **MOTION (LYING OVER) - NO. M-25-239 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS**

Brief:
Submitting for Council approval, the following amendments to the Classified Pay Plan (Police) as adopted by the Civil Service Commission at its March 14, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective April 20, 2025.

Annotation:
(This matter was introduced 4/24/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-239

32. MOTION (LYING OVER) - NO. M-25-288 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (Police) as adopted by the Civil Service Commission at its May 9, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective May 25, 2025.

Annotation:
(This matter was introduced 5/22/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-288

33. MOTION (LYING OVER) - NO. M-25-435 - BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN, THOMAS AND KING

Brief:
Submitting for Council approval the amendments to the Classified Pay Plan (Police) as adopted by the Civil Service Commission at its July 11, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective August 24, 2025.

Annotation:
(This matter was introduced 8/21/25).
(Budget, Audit, Board of Review Committee made "No Recommendation").
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-25-435

34. MOTION (LYING OVER) - NO. M-26-38 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

Brief:
Submitting for Council approval, the following amendment to the Classified Pay Plan (Office of the Inspector General) as adopted by the Civil Service Commission at its September 12, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective February 1, 2026.

Annotation:
(This matter was introduced 1**/27/26).**
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-26-38

35. **MOTION (LYING OVER) - NO. M-26-39 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment to the Classified Pay Plan (Property Management) as adopted by the Civil Service Commission at its September 12, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective February 1, 2026.

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-26-39

36. **MOTION (LYING OVER) - NO. M-26-40 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment to the Classified Pay Plan (Health/EMS) as adopted by the Civil Service Commission at its September 12, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective February 1, 2026.

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-26-40

37. **MOTION (LYING OVER) - NO. M-26-41 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment to the Classified Pay Plan (Safety and Permits) as adopted by the Civil Service Commission at its September 12, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective February 1, 2026.

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-26-41

38. **MOTION (LYING OVER) - NO. M-26-44 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment(s) to the Classified Pay Plan (Chief Administrative Office) as adopted by the Civil Service Commission at its October 29, 2025 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective February 1, 2026.

Annotation:
(This matter was introduced 1**/27/26).**
DEFERRAL REQUESTED TO THE MEETING OF 2/26/26.

Attachments: LO M-26-44

39. **RESOLUTION - NO. R-26-69 - BY: COUNCILMEMBER MORRELL**

Brief:
Disapproving the regulations governing implementation of issuance of temporary alcoholic beverage outlet permits, as submitted by the Department of Safety and Permits to the Council on January 8, 2026, in accordance with Section 2-1000 of the Code of the City of New Orleans.

Annotation:
(The matter was introduced on 2/12/26).

Attachments: R-26-69

40. **MOTION - NO. M-26-72 - BY: COUNCILMEMBER KING**

Brief:
Directing the City Planning Commission to conduct a public hearing to consider a zoning map amendments changing all lots and rights-of-way currently zoned S-RS Single Family Residential District, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, General De Gaulle Drive, the Algiers Canal, and the former Brechtel Golf Course to any zoning district designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District.

Annotation:
(The matter was introduced on 2/12/26).

Attachments: M-26-72

41. MOTION - NO. M-26-75 - BY: COUNCILMEMBERS MORRELL AND HARRIS

Brief:
Directing and instructing the Council's Fiscal Officer to identify a qualified accounting firm willing and able to perform the FY 2025 Single Audit, and the Council President is directed and authorized to execute an emergency professional services agreement for a term of up to one year to provide the foregoing services for a maximum compensation of up to $147,000.

Annotation:
(This matter was introduced on 2/12/26).

Attachments: M-26-75

42. RESOLUTION - NO. R-26-76 - BY: COUNCILMEMBER HARRIS

Brief:
Resolution stating that Resolution No. R-25-665 is hereby amended to substitute the official ballot proposition language that appears in Section 1 on pages 2-3 of the Resolution and on pages A-1 and A-2 of the Notice of Election as an exhibit thereto with the following to clarify the Council's intent that a portion of the monies collected shall be remitted to certain state and statewide retirement systems for the GARDEN DISTRICT'S SECURITY DISTRICT PROPOSITION.

Annotation:
(This matter was introduced on 2/12/26).

Attachments: R-26-76

43. ORDINANCES ON FIRST READING

SPECIAL ORDERS OF BUSINESS

1. FIRST ORDER OF BUSINESS - PRESENTATION - ASHA ROBINSON, DAVID PERKINS III, JAYLEN GLAPION, AND SEAN AUGUSTINE, STUDENTS OF THE ROOTED SCHOOL

Brief:
The Rooted School students earned first place at the Youth Economists Summit, presented by Wall Street Connection and held December 13th at the Southern University at New Orleans College of Business.

Annotation:
(Cm. Green).
TO APPEAR.

MEMORANDUM

TO:	Clerk of Council
FROM:	Erin Spears, Chief of Staff & Counsel, Council Utilities Regulatory Office
DATE:	February 9, 2026
SUBJECT:	Communications Related to Electric and Gas Utility Matters

Madame Clerk,

Please accept this memorandum as the transmittal document for communications related to electric and gas utility matters to be received by the Council of the City of New Orleans at its meeting on February 12, 2026.

Communications from Entergy New Orleans, LLC

1. Environmental Adjustments for the February 2026 Billing Cycle, UD-18-07
2. Purchased Power Cost Recovery Adjustments for the February 2026 Billing Cycle, UD-18-07
3. Fuel Adjustments for February 2026 Billing Cycle, UD-18-07
4. New Orleans Power Station ("NOPS") 4th Quarter 2025 Usage Report, submitted pursuant to Resolution R-21-153

Communications from Delta New Orleans Gas Company, LLC

1. Purchased Gas Adjustments for the February 2026 Billing Cycle, UD-18-07
2. 4th Quarter Gas Transaction Related Cost Report, submitted pursuant to Resolution R-24-791, UD-24-01

January 29, 2026

Clerk of Council
Council of the City of New Orleans
1300 Perdido Street, Rm. 1E09
New Orleans, Louisiana 70112

In accordance with Rider Schedule EAC-1, Entergy New Orleans, LLC has calculated Environmental Adjustments for the February 2026 billing cycle as follows:

1.	EIS Available and Off Peak	$0.000000/kWh
2.	Transmission Service Voltage Level excluding EIS Available and Off-Peak kWh Sales	$0.000000/kWh
3.	Non-Transmission Service Voltage Level	$0.000000/kWh

We are filing the following documents to support these Environmental Adjustment calculations:

1. Attachment A of Rider Schedule EAC-1
2. Copy of backup work sheets

Entergy New Orleans, LLC will commence billing the above specified fuel adjustments on February 02, 2026.

Sincerely,

Scott M. Celino

Scott M. Celino
Manager, Fuel & Special Riders

SC/tmv
Enclosures

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned authority personally came and appeared, Scott M. Celino, who after being duly sworn, deposed that he is the officer or person responsible for the preparation of the environmental cost adjustment and all information and calculations contained herein are, to the best of his knowledge and belief, true and correct and this filing adheres to all of the guidelines as contained in the Council's Environmental Adjustment Clause Order.

Scott M. Celino
Manager, Fuel & Special Riders
Entergy Services, Inc.

SWORN TO AND SUBSCRIBED

before me this 14th day of

January, 2026.

J. ANDREW LEWIS, JR.
Notary Public
State of Louisiana
Notary ID # 133686
My Commission is for life

AFFIDAVIT

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, personally came and appeared, Michael J Goin, who after being duly sworn by me, did depose and say that he is the Vice President, Fuel Supply Operations of Entergy Services, LLC and is authorized to purchase air emissions credits for Entergy New Orleans, LLC and is responsible for the purchase of air emissions credits reported herein and that such purchases were contracted in arms-length bargaining at the lowest competitive price at which Entergy New Orleans, LLC could purchase consistent with sound engineering and business practices.

Vice President, Fuel Supply Operations
Entergy Services, LLC

SWORN TO AND SUBSCRIBED before me this 8th day of January, 2026

michelle condon
Notary Public or Official

MICHELLE LYNN CONDON
Notary Public, State of Texas
Comm. Expires 11-06-2028
Notary ID 135159726

ENTERGY NEW ORLEANS, LLC.
ENVIRONMENTAL ADJUSTMENT CLAUSE RATE FORMULA
Data Based on Operations Month of December 2025
Applied to Bill in the Month of February 2026

EAC RATES

1	Actual Costs for the Operations Month-Per Books	WP3	$0.00		
1a	kWh Input for Operations Month	WP4	409,510,155	kWh	
1b	Cost/kWh of Input for Operations Month	L1 / L1a	$0.000000	/kWh	
2	Non-Transmission Service Level Voltage Loss Factor	WP1 Line 5	1.009967		
3	EAC Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2		$0.000000	/kWh
4	Transmission Service Level Voltage Loss Factor	WP1 Line 6	1.004522		
5	EAC Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month Excluding Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L1b * L4		$0.000000	/kWh
6	EAC Rate per kWh Delivered for Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L5 * 1.3		$0.000000	/kWh
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Page 2 L7		$0.000000	/kWh
8	Non-Transmission Service Voltage Level kWh Rate	L3 + L7		$0.000000	/kWh
9	Transmission Service Voltage Level Sales Excluding Rate Schedule EIS Available and Off-Peak kWh Rate	L5 + L7		$0.000000	/kWh
10	Rate Schedule EIS Available and Off-Peak kWh Rate	L6 + L7		$0.000000	/kWh

ENTERGY NEW ORLEANS, LLC.
SURCHARGE FOR (OVER) / UNDER BILLING RECOVERY
Data Based on Operations Month of December 2025
Applied to Bill in the Month of February 2026

CUMULATIVE (OVER)/UNDER RECOVERY

1	Cumulative (Over) / Under Collection from Previous Month	Prior Month Legacy ENO Attachment A, Page 2, Line 5	$2,732.74		
2	Actual Costs for Operations Month - Per Books	WP3	$0.00		
3	EAC Revenue for Operations Month-Per Books	WP2, Ln 21e	($0.02)		
4	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L1 + (L1 + L2 - L3)) / 2) * ((Prime Rate) / 12) (See Note)	$15.37		
5	Cumulative (Over) / Under for Operations Month	L1 + L2 - L3 + L4		$2,748.13	

(OVER) / UNDER SURCHARGE RATE

6	Sales for 12 Months Ending With Operations Month	(WP2, Ln 13 Cols. e+f+g+h+j)	5,576,453,772	kWh	
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L5/L6		$0.000000	/kWh

Note: Prime Rate on the last business day of the operations month as stated in the Wall Street Journal was 7.00%.

ENTERGY NEW ORLEANS, LLC.

LOSS FACTORS

Data Based on Operations Month of December 2025
Applied to Bill in the Month of February 2026

SALES AND INPUT

1	Non-Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month	WP2, Ln 13 Col. (j)	5,277,847,075	kWh	
2	Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	5,630,407,900	kWh	
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	299,956,996	kWh	
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3			5,330,450,904 kWh

LOSS FACTORS

5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1	1.009967
6	Transmission Service Level Voltage Loss Factor	WP5	1.004522

ENTERGY NEW ORLEANS, LLC.
KWH SALES FOR 12 MONTHS ENDED DECEMBER 2025
AS REVISED FOR EIS FIRM AND EIS AVAILABLE/OFF PEAK

Line No.	Oper. Mth.	a Residential	b Gov. & Mun. Incl. HV	c Commercial	d Industrial Incl. Transmission Service Level	e HV	f LIS	g EIS Firm	h EIS Available & Off-Peak	i Interdept.	j Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	Jan-25	210,640,374	56,929,547	157,846,778	21,690,359	11,614,034	6,468,000	-	-	212,664	429,237,688
2	Feb-25	199,423,351	62,818,321	151,090,565	26,424,904	10,878,705	10,584,000	-	-	212,664	418,507,101
3	Mar-25	144,874,134	56,346,301	142,306,052	31,275,777	11,110,052	14,784,000	-	-	212,664	349,120,876
4	Apr-25	135,512,112	59,289,258	147,112,653	29,542,838	11,710,895	12,012,000	-	-	212,664	347,946,630
5	May-25	167,533,300	63,196,793	166,138,114	30,538,969	12,717,915	11,130,000	-	-	212,664	403,771,924
6	Jun-25	216,447,552	69,810,194	190,786,382	34,137,111	13,673,325	11,970,000	-	-	212,664	485,750,578
7	Jul-25	271,556,366	72,661,552	204,818,674	35,705,788	13,692,515	12,096,000	-	-	212,664	559,166,529
8	Aug-25	268,283,779	70,964,826	203,366,630	37,051,310	14,886,367	13,146,000	-	-	212,664	551,846,841
9	Sep-25	252,057,617	72,920,626	201,984,544	36,201,050	14,943,053	13,020,000	-	-	212,664	535,413,448
10	Oct-25	204,313,761	69,013,126	182,461,084	33,250,868	13,836,934	11,550,000	-	-	212,664	463,864,569
11	Nov-25	139,681,932	60,681,931	154,183,269	31,671,864	13,638,076	13,398,000	-	-	212,664	359,395,583
12	Dec-25	157,173,569	61,837,854	149,449,945	30,898,101	11,088,826	14,658,000	-	-	212,664	373,825,308
13	Total 12 Mths.	2,367,497,847	776,470,328	2,051,544,690	378,388,939	153,790,697	144,816,000	0	0	2,551,968	5,277,847,075

	12 Months Transmission Service Level Sales	
	Adjusted to Input Level:	
14	Transmission Service Excl. EIS Available & Off-Peak	298,606,697
15	Voltage Level Adj.	1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)	299,956,996
17	EIS Available & Off-Peak	0
18	Voltage Level Adj. for EIS Avail. & Off-Peak (Other Trans. Serv. Level Voltage Level Adj. * 1.3)	1.305879
19	Input for Rate Schedule EIS Available & Off-Peak	0
20	Total Input for Transmission Level Sales	299,956,996

ENTERGY NEW ORLEANS, LLC.
PER BOOK REVENUES FOR DECEMBER 2025

	(a) Residential	(b) Gov. & Mun. Incl. HV	(c) Commercial	(d) Industrial	(a+b+c+d) Total Per Book Revenues
21	(0.02)	0.00	0.00	0.00	(0.02)

ENTERGY NEW ORLEANS, LLC.
Environmental Adjustment Clause Costs
December 2025

Year	Accounting Period	GL Business Unit	Statistics Code	Statistics Amt	Account	Resource	Activity	Line Desc	Journal ID	Journal Date	Journal Line	Product Desc	Monetary Amt	Physical Location	Level 9 FERC Account ID
Summary				**0**									**0.00**		

Entergy New Orleans, LLC
Fuel Costs
December 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt	
2025	12	N0000	447002	737	MISO Ancillary Rev		PPD0587875	Electric	(29,086.13)	
2025	12	N0000	447002	737	MISO Energy Sales		PPD0587875	Electric	(5,005,699.40)	
2025	12	N0000	447002	737	MISO Other Rev		PPD0587875	Electric	(41.91)	
2025	12	N0000	447002	737	Rev 202303 MISO Ancillaries		PPD0587875	Electric	0.30	
2025	12	N0000	447002	737	Rev 202303 MISO Uplift		PPD0587875	Electric	12.07	
2025	12	N0000	447002	737	Rev 202508 MISO Ancillaries		PPD0587875	Electric	(136.91)	
2025	12	N0000	447002	737	Rev 202508 MISO Sales		PPD0587875	Electric	(7,321.78)	
2025	12	N0000	447002	737	Rev 202508 MISO Uplift		PPD0587875	Electric	14,682.31	
2025	12	N0000	447002	737	Rev 202511 MISO Sales		PPD0587875	Electric	(58,130.12)	
2025	12	N0000	447002	737	Rev 202511 MISO Uplift		PPD0587875	Electric	92,713.28	
		Total Sales to Non-Assoc. Cos.							**(4,993,008.29)**	**(146,555,632.00)**
2025	12	N0000	501100	177	SFI PERIOD COST		OIL0588065	Electric	(538.86)	
		Total Fuel Oil							**(538.86)**	
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	(6,429.25)	
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLP0586294	Electric	19,875.00	
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0587440	Electric	345,848.50	
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0587440	Electric	5,620.04	
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLP0586273	Electric	395,645.48	
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	(397.50)	
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLP0586294	Electric	397.50	
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLP0586273	Electric	6,429.25	
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	(19,875.00)	
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	(395,645.48)	
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	(4,786.12)	
2025	12	N0000	501203	172	CASTLETON	UP1	FLP0586273	Electric	7,235.80	
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0587440	Electric	486.89	
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	(294,529.50)	
2025	12	N0000	501203	172	CASTLETON	UP1	FLP0586273	Electric	445,279.50	
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0587440	Electric	29,962.50	
2025	12	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	(532,813.00)	
2025	12	N0000	501203	172	CIMA	UP1	FLP0586273	Electric	15,678.21	
2025	12	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	(8,658.21)	
2025	12	N0000	501203	172	CIMA	UP1	FLC0587440	Electric	122,638.25	
2025	12	N0000	501203	172	CIMA	UP1	FLC0587440	Electric	1,992.87	
2025	12	N0000	501203	172	CIMA	UP1	FLP0586273	Electric	964,813.00	
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0587440	Electric	2,030.74	
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	(239,566.00)	
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	(3,892.97)	
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLP0586273	Electric	239,566.00	
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLP0586273	Electric	3,892.97	
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0587440	Electric	124,968.00	
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLP0586273	Electric	19,820.00	
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	(19,820.00)	
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0587440	Electric	3,053.78	
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLP0586273	Electric	322.08	
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	(322.08)	
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0587440	Electric	187,925.00	
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	(2,247.73)	
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0587440	Electric	358.72	
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	(138,321.25)	
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0587440	Electric	22,075.00	
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLP0586273	Electric	2,247.73	
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLP0586273	Electric	138,321.25	
2025	12	N0000	501203	172	EAI TAX	UP1	FLP0586273	Electric	750.00	
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0587440	Electric	357.09	
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	(54,462.50)	
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLP0586273	Electric	885.01	
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLP0586273	Electric	54,462.50	
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	(885.01)	
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0587440	Electric	21,975.00	
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0587440	Electric	3,499.76	
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLP0586273	Electric	1,725.75	
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0587440	Electric	215,368.75	
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	(1,725.75)	
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	(106,200.00)	
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLP0586273	Electric	106,200.00	
2025	12	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	(4,758.92)	
2025	12	N0000	501203	172	EXXON	UP1	FLP0586273	Electric	292,856.00	
2025	12	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	(292,856.00)	
2025	12	N0000	501203	172	EXXON	UP1	FLP0586273	Electric	4,758.92	
2025	12	N0000	501203	172	GSPL	UP1	FLP0586273	Electric	461,632.17	
2025	12	N0000	501203	172	GSPL	NO1	FLP0586294	Electric	1,807.64	
2025	12	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	(3,070.63)	
2025	12	N0000	501203	172	GSPL	UP1	FLC0582363	Electric	(476,828.88)	
2025	12	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	(987.00)	
2025	12	N0000	501203	172	GSPL	UP1	FLC0587440	Electric	496,180.56	
2025	12	N0000	501203	172	GSPL	NO1	FLC0587445	Electric	275.92	
2025	12	N0000	501203	172	GSPL	NO1	FLP0586294	Electric	149,033.36	
2025	12	N0000	501203	172	GSPL	NO1	FLC0587445	Electric	154,437.00	
2025	12	N0000	501203	172	GUNVOR	UP1	FLC0587440	Electric	451.45	
2025	12	N0000	501203	172	GUNVOR	UP1	FLC0587440	Electric	27,781.25	

2025	12	N0000	501203	172	KES	UP1	FLC0587440	Electric	550,487.50	
2025	12	N0000	501203	172	KES	UP1	FLP0586273	Electric	1,007,152.38	
2025	12	N0000	501203	172	KES	UP1	FLP0586273	Electric	16,366.22	
2025	12	N0000	501203	172	KES	UP1	FLC0582363	Electric	(938,234.88)	
2025	12	N0000	501203	172	KES	UP1	FLC0582363	Electric	(15,246.31)	
2025	12	N0000	501203	172	KES	UP1	FLC0587440	Electric	8,945.43	
2025	12	N0000	501203	172	NEXTERA	UP1	FLP0586273	Electric	4,403.28	
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0587440	Electric	(21,312.50)	
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	(4,403.28)	
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	(270,970.25)	
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0587440	Electric	52,310.00	
2025	12	N0000	501203	172	NEXTERA	UP1	FLP0586273	Electric	(20,625.00)	
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0587440	Electric	850.04	
2025	12	N0000	501203	172	NEXTERA	UP1	FLP0586273	Electric	270,970.25	
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	32,937.50	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	(45,561.77)	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0587440	Electric	75,157.08	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0587440	Electric	204,308.25	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLP0586273	Electric	435,695.85	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLP0586273	Electric	62,157.08	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	(7,072.62)	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLP0586273	Electric	7,080.06	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0587440	Electric	3,320.02	
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	(435,238.25)	
2025	12	N0000	501203	172	REPSOL	NO1	FLP0586294	Electric	483,500.00	
2025	12	N0000	501203	172	REPSOL	NO1	FLC0582359	Electric	(9,670.00)	
2025	12	N0000	501203	172	REPSOL	NO1	FLC0582359	Electric	(483,500.00)	
2025	12	N0000	501203	172	REPSOL	NO1	FLP0586294	Electric	9,670.00	
2025	12	N0000	501203	172	REPSOL	NO1	FLC0587445	Electric	2,027.00	
2025	12	N0000	501203	172	REPSOL	NO1	FLC0587445	Electric	101,350.00	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLP0586273	Electric	682,625.00	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLP0586273	Electric	11,092.66	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	(10,593.68)	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0587440	Electric	6,567.91	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0587440	Electric	404,179.00	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	(651,918.75)	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0587440	Electric	(12,012.50)	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	32,937.50	
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLP0586273	Electric	(11,625.00)	
2025	12	N0000	501203	172	STORAGE	NO1	FLP0586294	Electric	13,714.27	
2025	12	N0000	501203	172	STORAGE - Injection	NO1	FLP0586294	Electric	(351,977.82)	
2025	12	N0000	501203	172	STORAGE - Withdrawal	NO1	FLP0586294	Electric	333,735.63	
2025	12	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0582359	Electric	(333,735.63)	
2025	12	N0000	501203	172	STORGAE	NO1	FLC0582359	Electric	(6,674.71)	
2025	12	N0000	501203	172	SW ENERGY	UP1	FLC0587440	Electric	102,075.00	
2025	12	N0000	501203	172	SW ENERGY	UP1	FLC0587440	Electric	1,658.72	
2025	12	N0000	501203	172	TENASKA	UP1	FLC0587440	Electric	3,603.23	
2025	12	N0000	501203	172	TENASKA	UP1	FLP0586273	Electric	2,763.02	
2025	12	N0000	501203	172	TENASKA	UP1	FLC0582363	Electric	(170,032.00)	
2025	12	N0000	501203	172	TENASKA	UP1	FLC0582363	Electric	(2,763.02)	
2025	12	N0000	501203	172	TENASKA	UP1	FLP0586273	Electric	170,032.00	
2025	12	N0000	501203	172	TENASKA	UP1	FLC0587440	Electric	221,737.50	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0587440	Electric	984.82	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0587440	Electric	110,451.50	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	110,451.50	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	103,971.75	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0582363	Electric	(110,451.50)	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	1,689.54	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0582363	Electric	(2,255.19)	
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	2,549.10	
2025	12	N0000	501203	172	TU IMBAL	UP1	FLP0586273	Electric	(204,745.41)	
2025	12	N0000	501203	172	TU IMBAL	UP1	FLP0586273	Electric	(3,327.11)	
2025	12	N0000	501203	172	Union Power 1 Dec 2025 LTSA	UP1	FLP0587420	Electric	145,425.92	
2025	12	N0000	501203	172	VITOL INC	UP1	FLP0586273	Electric	(13,125.00)	
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0582363	Electric	(650,043.75)	
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0587440	Electric	331,249.00	
2025	12	N0000	501203	172	VITOL INC	UP1	FLP0586273	Electric	10,381.72	
2025	12	N0000	501203	172	VITOL INC	UP1	FLP0586273	Electric	638,875.00	
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0587440	Electric	5,382.80	
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0582363	Electric	32,937.50	
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0587440	Electric	(13,562.50)	
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0582363	Electric	(10,563.21)	
		Total Gas Generation							**4,490,361.30**	**91,017,553.00**
		Total Solar Generation							**0.00**	**706,521.00**
2025	12	N0000	555002	215	IRIS - ENERGY ADJUSTMENT		PPD0587875	Electric	11,543.90	
2025	12	N0000	555002	215	Iris 2023 Write off		PPD0587875	Electric	0.44	
2025	12	N0000	555002	215	Iris 2023 Write off		PPD0587875	Electric	1.33	
2025	12	N0000	555002	215	IRIS Delivered RE Energy		PPD0587875	Electric	190,681.00	
2025	12	N0000	555002	215	Iris Write off		PPD0587875	Electric	14.18	
2025	12	N0000	555002	215	MISO Congestion		PPD0587875	Electric	(467,812.23)	
2025	12	N0000	555002	215	MISO Congestion_ARR		PPD0587875	Electric	6,647.42	
2025	12	N0000	555002	215	MISO Energy Purchases		PPD0587875	Electric	967,824.22	
2025	12	N0000	555002	215	MISO Losses		PPD0587875	Electric	194,797.45	
2025	12	N0000	555002	215	MISO Other Exp - GG energy rec		PPD0587875	Electric	(448,973.72)	
2025	12	N0000	555002	215	MISO Other Exp - GG energy rec		PPD0587875	Electric	448,973.72	
2025	12	N0000	555002	215	MISO Uplift Exp		PPD0587875	Electric	274,421.85	
2025	12	N0000	555002	215	Rev 202302 MISO Ancillaries		PPD0587875	Electric	0.05	
2025	12	N0000	555002	215	Rev 202302 MISO Uplift		PPD0587875	Electric	95.33	
2025	12	N0000	555002	215	Rev 202302 Purchases Iris RE A		PPD0587875	Electric	15.97	
2025	12	N0000	555002	215	Rev 202302 Purchases Iris Sche		PPD0587875	Electric	(17.75)	

2025	12	N0000	555002	215	Rev 202303 Purchases Iris RE A		PPD0587875	Electric	5.29	
2025	12	N0000	555002	215	Rev 202303 Purchases Iris Sche		PPD0587875	Electric	(4.84)	
2025	12	N0000	555002	215	Rev 202303 Purchases St James		PPD0587875	Electric	(0.06)	
2025	12	N0000	555002	215	Rev 202506 MISO Uplift		PPD0587875	Electric	1,008.27	
2025	12	N0000	555002	215	Rev 202508 MISO Congestion		PPD0587875	Electric	4.80	
2025	12	N0000	555002	215	Rev 202508 MISO Losses		PPD0587875	Electric	(2,745.55)	
2025	12	N0000	555002	215	Rev 202508 MISO Other Charges		PPD0587875	Electric	(0.10)	
2025	12	N0000	555002	215	Rev 202508 MISO Purchases		PPD0587875	Electric	(29,105.40)	
2025	12	N0000	555002	215	Rev 202508 Purchases Iris RE A		PPD0587875	Electric	(55.33)	
2025	12	N0000	555002	215	Rev 202508 Purchases Iris Sche		PPD0587875	Electric	6.77	
2025	12	N0000	555002	215	Rev 202511 MISO Ancillaries		PPD0587875	Electric	(3,666.23)	
2025	12	N0000	555002	215	Rev 202511 MISO Congestion		PPD0587875	Electric	(1,819.99)	
2025	12	N0000	555002	215	Rev 202511 MISO Congestion AAR		PPD0587875	Electric	(48.31)	
2025	12	N0000	555002	215	Rev 202511 MISO Losses		PPD0587875	Electric	390.98	
2025	12	N0000	555002	215	Rev 202511 MISO Other Charges		PPD0587875	Electric	0.41	
2025	12	N0000	555002	215	Rev 202511 MISO Purchases		PPD0587875	Electric	(1,384.37)	
2025	12	N0000	555002	215	Rev 202511 Purchases Iris RE A		PPD0587875	Electric	(44,333.88)	
2025	12	N0000	555002	215	Rev 202511 Purchases Iris Sche		PPD0587875	Electric	39,318.42	
2025	12	N0000	555002	215	Rev 202511 Purchases St James		PPD0587875	Electric	(1,689.81)	
2025	12	N0000	555002	215	St James 2023 Write off		PPD0587875	Electric	0.06	
2025	12	N0000	555002	215	St James 2023 Write off		PPD0587875	Electric	0.02	
2025	12	N0000	555002	215	St James Write off		PPD0587875	Electric	(5.75)	
2025	12	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT		PPD0587875	Electric	0.09	
2025	12	N0000	555002	215	STJAMES Delivered RE Energy		PPD0587875	Electric	94,755.46	
		Total Purchases from Non-Assoc. Cos.							**1,228,844.11**	**33,922,149.00**
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Nov'25		PPD0587721	Electric	130.87	
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Oct'25		PPD0587721	Electric	205.67	
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Sep'25		PPD0587721	Electric	187.47	
2025	12	N0000	555005	221	Net Metering Credit - Dec'25		PPD0587727	Electric	5.68	
		Total Co-Generation and Net Metering Generation							**529.69**	**18,349.63**
2025	12	N0000	555010	235	Algiers PPA Energy		PPD0587781	Electric	843,337.86	
2025	12	N0000	555010	235	Algiers PPA Energy		PPA0582740	Electric	(875,120.74)	
2025	12	N0000	555010	235	Algiers PPA Energy		PPA0587794	Electric	723,103.85	
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPD0587781	Electric	61,460.63	
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0582740	Electric	(59,378.16)	
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0587794	Electric	127,957.80	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0582711	Electric	(52,749.29)	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPD0587717	Electric	138,987.14	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0582711	Electric	(58,995.68)	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0587772	Electric	110,707.05	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0587772	Electric	141,806.55	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0582711	Electric	(138,987.14)	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0582711	Electric	(54,366.91)	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPD0587717	Electric	64,499.76	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0587772	Electric	989.70	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPD0587717	Electric	989.70	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0587772	Electric	93,704.09	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0587772	Electric	224,055.05	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPD0587717	Electric	52,749.56	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPD0587717	Electric	114,347.52	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0582711	Electric	(120,698.29)	
2025	12	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0582736	Electric	(340,213.76)	
2025	12	N0000	555010	235	ELA - RB30 Energy	RBS	PPD0587789	Electric	340,213.76	
2025	12	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0587802	Electric	539,045.18	
2025	12	N0000	555010	235	ENOL - NM6 Energy	NP6	PPD0587784	Electric	1,214,637.20	
2025	12	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0582733	Electric	(1,173,481.60)	
2025	12	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0587796	Electric	2,528,810.06	
		Total Resource Plan Purchases-Energy							**4,447,410.89**	**244,726,397.00**
2025	12	N0000	555006	181	Fuel Charge	GG1	PPB0587760	Electric	1,102,911.23	
		Total ENOI Share-Grand Gulf-Energy							**1,102,911.23**	**185,674,817.00**
		Grand Total							**6,276,510.07**	**409,510,154.63**

GROUP 2
ENOL Seasonal NOx Allowance Inventory

	# of Allowances	Cost	Avg Price	
				November 2025
Beginning Balance	12	$37.40	$3.14	Ending Balance
Allowances Granted by EPA				
EPA New Unit Set Aside Redistribution				
Prior Period Allowance Adjustment				
Current Month Allowances Purchased				
Current Month Accrual				
Prior Month Accrual Reversal				
Total available	12	$37.40	$3.14	
Less Allowances consumed				
Ending inventory	12	$37.40	$3.14	

GROUP 3
ENOL Seasonal NOx Allowance Inventory

	# of Allowances	Cost	Avg Price	
				November 2025
Beginning Balance	67	$ 753.84	$ 11.25	Ending Balance
Allowances Granted by EPA				
EPA New Unit Set Aside Redistribution				
Prior Period Allowance Adjustment				
Current Month Allowances Purchased				
Current Month Accrual				
Prior Month Accrual Reversal				
		0.00		
Total available	67	$ 753.84	$ 11.25	
Less Allowances consumed				
Ending inventory	67	$ 753.84	$ 11.25	

ENTERGY NEW ORLEANS, LLC
AREA INPUT FOR 12 MONTHS ENDED DECEMBER 2025

Oper. Mth.	(a) kWh Generation	(b) kWh Purchases	(c) kWh Sales for Resale	(d) ENOI Net Area Input a+b+c
January 2025	61,101,688	496,656,721	(55,262,856)	502,495,553
February 2025	13,026,559	401,063,141	(24,382,733)	389,706,967
March 2025	19,420,094	366,763,465	(17,627,413)	368,556,146
April 2025	15,655,873	439,819,621	(33,504,272)	421,971,222
May 2025	40,872,957	477,329,956	(39,070,049)	479,132,864
June 2025	273,316,322	449,839,849	(182,409,629)	540,746,542
July 2025	369,792,032	470,236,635	(258,455,207)	581,573,460
August 2025	378,376,145	468,587,409	(257,308,923)	589,654,631
September 2025	335,658,659	440,383,467	(246,129,644)	529,912,482
October 2025	207,666,967	390,179,696	(195,932,090)	401,914,573
November 2025	252,557,973	401,135,414	(238,460,081)	415,233,306
December 2025	91,724,074	464,341,713	(146,555,632)	409,510,155
Total 12 Mths.	2,059,169,343	5,266,337,086	(1,695,098,529)	5,630,407,900

ENTERGY NEW ORLEANS, LLC.
SUMMARY OF LOSS FACTORS
FOR THE TEST YEAR ENDED DECEMBER 31, 2018

	LOSS FACTOR	
SERVICE VOLTAGE LEVEL	**DEMAND**	**ENERGY**
TRANSMISSION >= 230 kV	**0.5333%**	**0.2260%**
TRANSMISSION <230kV	**1.0760%**	**0.4522%**
PRIMARY	**2.8682%**	**2.8134%**
SECONDARY	**4.5561%**	**4.7352%**

ENTERGY NEW ORLEANS, LLC.
NOX ALLOWANCES TRANSACTIONS
December 2025

NOX ALLOWANCES PURCHASED

SEASONAL NOX ALLOWANCES:

Total Seasonal Allowances Purchased	0		

NOX ALLOWANCES SOLD

SEASONAL NOX ALLOWANCES:

COUNTERPARTY	ALLOWANCES	PRICE	TOTAL COST
Total Seasonal Allowances Sold	0		

January 29, 2026

Clerk of Council
Council of the City of New Orleans
1300 Perdido Street
Rm. 1E09
New Orleans, LA 70112

In accordance with Rider Schedule PPCR that was approved by the New Orleans City Council pursuant to Resolution R-20-67 in Council Docket UD-18-07, Entergy New Orleans, LLC has calculated PPCR Adjustments for the February 2026 billing cycle as follows:

1.	Residential	-4.365923%
2.	Small Electric	-3.630433%
3.	Municipal Buildings	-3.656620%
4.	Large Electric	-5.540675%
5.	Large Electric High Load Factor	-5.077443%
6.	Master Metered Non Residential	-0.380752%
7.	High Voltage	-4.813369%
8.	Large Interruptible	-3.260939%
9.	Lighting	-1.778441%

The rates above include $383k of mitigation credits per the agreement in principle, Resolution R-24-194. These adjustments will continue through the August 2026 billing month.

We are filing the following documents to support these rider calculations:

2. Attachment A of Rider Schedule PPCR
3. Copy of backup work sheets

Entergy New Orleans, LLC will commence billing the above specified Rider Rates in February bills.

Very truly yours,

Scott Celino

Scott Celino
Manager, Fuel & Special Riders

SC/es

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned authority personally came and appeared, Scott M. Celino, who after being duly sworn, deposed that he is the officer or person responsible for the preparation of the purchased power cost adjustment and all information and calculations contained herein are, to the best of his knowledge and belief, true and correct.

Scott M. Celino
Manager, Fuel & Special Riders
Entergy Services, Inc.

SWORN TO AND SUBSCRIBED

before me this 14th day of

January, 2026.

J. ANDREW LEWIS, JR.
Notary Public
State of Louisiana
Notary ID # 133686
My Commission is for life

Entergy New Orleans, LLC
Rider PPCR
PPCR Rider Rate Formula
Rate Adjustments - February 2026

Ln No.	Rate Class (1)	**Rider PPCR Rates (2)**
1	Residential	**-4.365923%**
2	Small Electric	**-3.630433%**
3	Municipal Buildings	**-3.656620%**
4	Large Electric	**-5.540675%**
5	Large Electric High Load Factor	**-5.077443%**
6	Master Metered Non Residential	**-0.380752%**
7	High Voltage	**-4.813369%**
8	Large Interruptible	**-3.260939%**
9	Lighting	**-1.778441%**

Notes:
(1) Excluded Schedules: AFC, BRAR, DTK, EAC, EECR, EFRP, EVCI, FAC, GPO, IRAR-E, MES, MISO, PPS, R-3, R-8, RPCEA, SMS, SSCO, SSCO II, SSCR and SSCR II
(2) See Attachment B, Page 1, Col E

Entergy New Orleans, LLC
Rider PPCR
Rider PPCR Revenue Requirement Formula
Rate Adjustments - February 2026

Ln No.	Col A Rate Class (1)	Col B Class Allocation (%) (2)	Col C Rider PPCR Revenue Requirement (PPCRRR) PPCRRR ($) (3)	Col D Applicable Base Rate Revenue ($) (4)	Col E Rider PPCR Rates (5)
1	Residential	45.7398%	$ (639,699)	$ 14,652,085	**-4.365923%**
2	Small Electric	15.6998%	$ (219,572)	$ 6,048,084	**-3.630433%**
3	Municipal Buildings	0.5647%	$ (7,898)	$ 215,990	**-3.656620%**
4	Large Electric	7.7446%	$ (108,313)	$ 1,954,864	**-5.540675%**
5	Large Electric High Load Factor	27.0563%	$ (378,399)	$ 7,452,548	**-5.077443%**
6	Master Metered Non Residential	0.0113%	$ (158)	$ 41,518	**-0.380752%**
7	High Voltage	2.0538%	$ (28,724)	$ 596,748	**-4.813369%**
8	Large Interruptible	0.6930%	$ (9,692)	$ 297,230	**-3.260939%**
9	Lighting	0.4366%	$ (6,106)	$ 343,355	**-1.778441%**
10	Total ENO	100.0000%	$ (1,398,561)	$ 31,602,422	

Notes:

(1) Excluded Schedules: AFC, BRAR, DTK, EAC, EECR, EFRP, EVCI, FAC, GPO, IRAR-E, MES, MISO, PPS, R-3, R-8, RPCEA, SMS, SSCO, SSCO II, SSCR and SSCR II

(2) The PPCR Revenue Requirement (PPCRRR) shall be allocated to the retail rate classes based on the Production Demand Allocation Factor (PDAF) determined in the 2018 Combined Rate Case, Council Docket No. UD-18-07.

(3) Attachment B, Page 2, Line3. The class amount is the Class Allocation % in Col B times the PPCRRR.

(4) The billing determinants shall be the estimated monthly ENO Base Rate Revenue for the applicable billing month.

(5) Class Total Rider PPCR Revenue Requirement (Col C) divided by Class Billing Determinants (Col D).

PURCHASED POWER COST RECOVERY RIDER

Data Based on Operations Month of November 2025

Applied to Bill in the Month of January 2026

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**PURCHASED POWER COST RECOVERY REVENUE REQUIREMENT**			
1	Difference between Actual PPA and LTSA Costs for Operations Month and Schedule A Estimated PPA and LTSA Costs for Corresponding Month Recoverable in Rider Schedule PPCR	WP1, WP4b	($1,220,622.24)	
2	Recoverable Cumulative (Over) / Under for Operations Month	Attachment B: P2 L11	($177,938.31)	
3	Total Operations Month Rider Schedule PPCR Revenue Requirement	L1 + L2	($1,398,560.55)	
SECTION 2	**CUMULATIVE (OVER) / UNDER COLLECTION**			
4	Cumulative (Over) / Under Collection from Previous Month	Attachment B: P2 L10 of Previous Month Filing	($948,337.22)	
5	Difference between Actual PPA and LTSA Costs for Operations Month and Schedule A Estimated PPA and LTSA Costs for Corresponding Month Recoverable in Rider Schedule PPCR	WP1	($837,490.14)	
6	PPCR Rider Revenue for Operations Month	WP2	($45,221.80)	
7	Prior Period Adjustment	WP4a		
8	Other Council-approved Adjustments	WP4b	($386,005.91)	
9	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L4 + (L4 + L5- L6 +L7 + L8)) / 2) * ((Prime Rate) / 12) (See Note)	($8,648.29)	
10	Cumulative (Over) / Under for Operations Month	L4 + L5- L6 +L7 + L8 +L9	($2,135,259.77)	
11	Recoverable Cumulative (Over) / Under for Operations Month	L10/12		($177,938.31)

Note: Prime Rate on the last business day of the operations month as stated in the Wall Street Journal was 6.75%

Entergy New Orleans, LLC

SCHEDULE A CAPACITY AND LTSA COSTS IN BASE RATES

	Grand Gulf - ENO Legacy	EAL Resource PPA - ENO Legacy	Riverbend PPA - ENO Legacy	Ninemile 6 PPA - ENO Legacy	Algiers SOS PPA, incl NM6 costs	Iris PPA	St. James PPA	LTSA Costs - Union	LTSA Costs - Ninemile 6	LTSA Costs- Perryville 1 (Algiers SOS PPA)	LTSA Costs- Acadia (Algiers SOS PPA)	Total
January	7,517,000	2,516,334	2,785,829	1,272,590	1,354,824	109,143	45,185	579,068	204,136	2,869	8,123	16,395,101
February	7,429,000	2,455,146	2,598,673	1,275,148	1,357,236	109,143	45,185	579,068	204,136	2,869	8,123	16,063,727
March	6,138,000	2,462,565	2,657,430	1,293,089	1,431,076	109,143	45,185	579,068	204,136	2,869	8,123	14,930,685
April	7,448,000	2,579,273	2,406,325	1,272,332	1,455,895	109,143	45,185	579,068	204,136	2,869	8,123	16,110,349
May	7,092,000	2,526,714	2,660,679	1,273,529	1,383,237	109,143	45,185	579,068	204,136	2,869	8,123	15,884,683
June	6,939,000	2,531,900	2,814,562	1,286,514	1,408,877	109,143	45,185	579,068	204,136	2,869	8,123	15,929,377
July	7,324,000	2,554,493	2,849,362	1,283,720	1,389,818	109,143	45,185	579,068	204,136	2,869	8,123	16,349,917
August	8,236,000	2,498,929	2,671,263	1,274,092	1,376,876	109,143	45,185	579,068	204,136	2,869	8,123	17,005,685
September	8,368,000	2,443,304	2,689,011	1,282,166	1,400,291	109,143	45,185	579,068	204,136	2,869	8,123	17,131,296
October	7,849,000	2,596,425	2,861,409	1,269,743	1,469,527	109,143	45,185	579,068	204,136	2,869	8,123	16,994,628
November	7,587,000	2,538,207	2,907,379	1,264,637	1,423,302	109,143	45,185	579,068	204,136	2,869	8,123	16,669,050
December	8,698,000	2,273,392	2,829,543	1,391,685	1,487,661	109,143	45,185	579,068	204,136	2,869	8,123	17,628,805
	90,625,000	29,976,682	32,731,465	15,439,244	16,938,621	1,309,720	542,215	6,948,810	2,449,636	34,433	97,477	197,093,303

Current Month Actual Capacity AND LTSA Costs

	Grand Gulf - ENO Legacy	EAL Resource PPA - ENO Legacy	Riverbend PPA - ENO Legacy	Ninemile 6 PPA - ENO Legacy	Algiers SOS PPA, incl NM6 costs	Iris PPA	St. James PPA	LTSA Costs - Union	LTSA Costs - Ninemile 6	LTSA Costs- Perryville 1 (Algiers SOS PPA)	LTSA Costs- Acadia (Algiers SOS PPA)	SB ST	Total
Current Month Cost	8,486,367	1,604,764	3,541,176	1,400,932	1,407,989	65,720	31,022	145,426	95,457	3,441	9,020	-	16,791,315

Difference to include in PPCR

Difference for PPCR	(211,633)	(668,628)	711,633	9,247	(79,671)	(43,424)	(14,163)	(433,642)	(108,679)	572	897	-	(837,490)

Entergy New Orleans, LLC
PPCR Rider Revenue for Operations Month

F&SR - ENOL PPCR Rider Revenue	Dec-25
CCS_AMT_9_MILE_RIDER	
ENOL	
Commercial	
Subtotal CCS_AMT_9_MILE_RIDER	
PURCHASED POWER COST RECOVERY	
ENOL	
Residential	($17,822.53)
Commercial	($19,410.23)
Industrial	($1,899.45)
Public Street & Hwy Lighting	($69.25)
Other Sales to Public Auth	($6,020.34)
Subtotal PURCHASED POWER COST RECOVERY	**($45,221.80)**
Total	
ENOL	
Residential	($17,822.53)
Commercial	($19,410.23)
Industrial	($1,899.45)
Public Street & Hwy Lighting	($69.25)
Other Sales to Public Auth	($6,020.34)
Subtotal Total	**($45,221.80)**

ALL REVENUE	Month												
Proposed Base Revenue Allocated by Month													
	Sep-25	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**	**Grand Total**
01Residential - Legacy	20,698,840	16,561,686	12,463,032	13,921,535	15,899,754	14,652,085	13,008,797	11,751,174	13,836,011	18,699,642	21,228,300	21,567,737	$194,288,592
02Small Electric	6,426,992	6,406,811	5,604,425	5,661,084	5,789,189	6,048,084	5,845,798	5,649,104	5,853,352	6,264,310	6,492,995	6,532,934	$72,575,077
03Municipal Buildings	169,308	276,370	244,586	235,545	292,752	215,990	192,879	181,793	234,625	271,368	299,732	241,411	$2,856,359
04Large Electric	2,635,565	2,135,872	1,980,521	1,960,695	1,986,610	1,954,864	1,956,388	1,957,746	1,978,605	2,109,580	2,269,097	2,306,149	$25,231,692
05Large Electric High Load Factor	9,457,675	8,423,614	7,774,773	7,437,718	7,270,095	7,452,548	7,396,233	7,412,241	7,611,185	8,516,818	9,102,128	9,363,963	$97,218,991
06Master Metered Non Residential	19,904	40,324	37,465	37,908	40,548	41,518	37,822	37,553	37,991	37,782	41,597	43,365	$453,776
07High Voltage	522,200	491,841	458,128	455,136	619,069	596,748	605,700	622,357	638,687	667,090	715,995	739,292	$7,132,245
08Large Interruptible Service	373,250	359,363	327,863	282,273	280,627	297,230	322,438	367,470	328,840	373,708	327,729	327,668	$3,968,457
09Lighting	351,941	336,338	330,126	330,864	344,084	343,355	345,853	345,115	326,171	337,137	335,651	343,339	$4,069,975
Grand Total	$40,655,672	$35,032,219	$29,220,919	$30,322,759	$32,522,728	$31,602,422	$29,711,908	$28,324,552	$30,845,466	$37,277,435	$40,813,225	$41,465,858	$407,795,164

PRIVILEGED AND CONFIDENTIAL
SUBJECT TO THE SETTLEMENT EVIDENTIARY PRIVILEGE

Summary of Bill Mitigation per Resolution R-24-194

Period	FERC Docket No. EL18-152 - $32.1M [1] [2]
Sep-25	(390,317)
Oct-25	(388,880)
Nov-25	(387,443)
Dec-25	(386,006)
Jan-26	(384,569)
Feb-26	(383,132)
Mar-26	(381,695)
Apr-26	(380,258)
May-26	(378,821)
Jun-26	(377,384)
Jul-26	(375,948)
Aug-26	(374,511)
Total	**(4,588,964)**

(1) See Paragraph 6(b)(i) of the Agreement in Principle approved in Resolution R-24-194. The credits associated with FERC Docket No. EL18-152 will be treated consistent with the Agreement in Principle approved in Resolution R-23-423 and returned to credit customers through the PPCR Rider based on a 120- month schedule with the unamortized balance accruing carrying costs at the Company's weighted average cost of capital as of the first billing cycle of September each year.
(2) Revised to reflect the Composite Income Tax Rate is 25.345% as of 1/1/2025.

January 29, 2026

Clerk of Council
Council of the City of New Orleans
1300 Perdido Street
Rm. 1E09
New Orleans, LA 70112

In accordance with Rider Schedule FAC-5 that was approved by the New Orleans City Council pursuant to Resolution R-20-67 in Council Docket UD-18-07, Entergy New Orleans, LLC has calculated Fuel Adjustments for the February 2026 billing cycle as follows:

ENO Fuel Adjustment Clause Rate for the Billing Month for:

1.	Non-Transmission Service Voltage Level Sales	$0.014276 /kWh
2.	Transmission Service Voltage Level Sales	$0.014196 /kWh

ENO submits with this filing the following documents to support these fuel calculations:

1. Attachment A of Rider Schedule FAC-5
2. Copy of backup work sheets
3. Complete copy of the Intra-System Billings on the accompanying CD

Entergy New Orleans, LLC will commence billing the above specified fuel adjustments in February bills.

Very truly yours,

Scott Celino

Scott Celino
Manager, Fuel & Special Riders

SC/es

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned authority personally came and appeared, Scott M. Celino, who after being duly sworn, deposed that he is the person responsible for the preparation of the cost of fuel adjustment and all the information and calculations contained herein are, to the best of his knowledge and belief, true and correct.

Scott M. Celino
Manager, Fuel & Special Riders
Entergy Services, Inc.

SWORN TO AND SUBSCRIBED

before me this 14th day of

January, 2026.

J. ANDREW LEWIS, JR.
Notary Public
State of Louisiana
Notary ID # 133686
My Commission is for life

AFFIDAVIT

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, personally came and appeared, Michael J Goin, who after being duly sworn by me, did depose and say that he is the Vice President, Fuel Supply Operations of Entergy Services, LLC and is authorized to purchase fuel for Entergy New Orleans, LLC and is responsible for the fuel purchases reported herein and that such purchases were contracted in arms-length bargaining at the lowest competitive price at which Entergy New Orleans, LLC could purchase consistent with sound engineering and business practices.

Vice President, Fuel Supply Operations
Entergy Services, LLC

SWORN TO AND SUBSCRIBED before me this 8th day of January, 2026

Michelle Condon
Notary Public or Official

MICHELLE LYNN CONDON
Notary Public, State of Texas
Comm. Expires 11-06-2028
Notary ID 135159726

ENTERGY NEW ORLEANS, LLC
FUEL ADJUSTMENT CLAUSE RATE FORMULA
Data Based on Operations Month of December 2025
Applied to Bill in the Month of February 2026

LINE NO	DESCRIPTION	REFERENCE			
SECTION 1					
		FUEL RATES			
1	Total Actual Fuel and Purchased Power Energy Costs for Operations Month - Per Books	WP3, L13	$6,023,165.76		
1a	Total Company kWh Input for Operations Month	WP4	409,510,155	kWh	
1b	Fuel Rate	L1/L1a	$0.014708	/kWh	
2	Non-Transmission Service Level Voltage Loss Factor	Attachment A: P3, L5	1.009967		
3	Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2			$0.01485 /kWh
4	Transmission Service Level Voltage Loss Factor	Attachment A: P3, L6	1.004522		
5	Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month	L1b* L4			$0.01478 /kWh
SECTION 2					
		(OVER) / UNDER SURCHARGE RATE			
6	ENOL (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Attachment A: P2, L11			($0.000579) /kWh
SECTION 3					
		FUEL ADJUSTMENT CLAUSE RATES			
	ENO Fuel Adjustment Clause Rate in Billing Month for:				
7	Non-Transmission Service Voltage Level Sales	L3 + L6			$0.014276 /kWh
8	Transmission Service Voltage Level Sales	L5 + L6			$0.014196 /kWh

ENTERGY NEW ORLEANS,LLC
FUEL ADJUSTMENT CLAUSE RATE FORMULA
ENO SURCHARGE FOR (OVER) / UNDER BILLING RECOVERY
Data Based on Operations Month of December 2025
Applied to Bill in the Month of February 2026

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**FUEL ADJUSTMENT REVENUE**			
1	Non-Transmission Service Voltage Level Revenue for Operations Month	WP2	$5,290,885.97	
2	Transmission Service Voltage Level Revenue for Operations Month	WP2	$363,570.93	
3	Total Fuel Adjustment Revenue for Operations Month	L1+L2		$5,654,456.90
SECTION 2	**CUMULATIVE (OVER) / UNDER COLLECTION**			
4	ENO Cumulative (Over) / Under Collection from Previous Month	Attachment A: P2 L9 of Previous Month Filing	($3,577,381.89)	
5	ENO Fuel & Purchased Power Costs	WP3: L13	$6,023,165.76	
6	Fuel Adjustment Revenue for Operations Month	L3	$5,654,456.90	
7	Prior Period Adjustments			
8	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L4 + (L4+L5 -L6+L7)) / 2) * ((Prime Rate) / 12) (See Note)	($19,085.78)	
9	ENO Cumulative (Over) / Under for Operations Month	L4 + L5 - L6 + L7 + L8		($3,227,758.81)
SECTION 3	**(OVER) / UNDER SURCHARGE RATE**			
10	ENO Sales for 12 Months Ending With Operations Month	WP2, Ln 13	5,576,453,772 kWh	
11	ENO (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L9/L10		($0.000579) /kWh

Note: Prime Rate on the last business day of the operations month as stated in the Wall Street Journal was 6.75%

ENTERGY NEW ORLEANS, LLC
FUEL ADJUSTMENT CLAUSE RATE FORMULA
LOSS FACTORS / LOSS MULTIPLIERS

Data Based on Operations Month of December 2025
Applied to Bill in the Month of February 2026

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**SALES AND INPUT**			
1	Total Company Sales Subject to FAC for 12 Months Ending with Operations Month	WP2, Ln 13	5,277,847,075 kWh	
2	Total Company Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	5,630,407,900 kWh	
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	299,956,996 kWh	
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3		5,330,450,904 kWh
SECTION 2	**LOSS FACTORS**			
	Loss Factors:			
5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1		1.009967
6	Transmission Service Level Voltage Loss Factor	WP5		1.004522

ENTERGY NEW ORLEANS, LLC
KWH SALES FOR 12 MONTHS ENDED December 2025
AS REVISED FOR EIS FIRM AND EIS AVAILABLE/OFF PEAK

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
						Transmission Service Level					
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial	Industrial Incl. Transmission Service Level	HV	LIS	EIS Firm	EIS Available & Off-Peak	Interdept.	Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	Jan-25	210,640,374	56,929,547	157,846,778	21,690,359	11,614,034	6,468,000	-	-	212,664	429,237,688
2	Feb-25	199,423,351	62,818,321	151,090,565	26,424,904	10,878,705	10,584,000	-	-	212,664	418,507,101
3	Mar-25	144,874,134	56,346,301	142,306,052	31,275,777	11,110,052	14,784,000	-	-	212,664	349,120,876
4	Apr-25	135,512,112	59,289,258	147,112,653	29,542,838	11,710,895	12,012,000	-	-	212,664	347,946,630
5	May-25	167,533,300	63,196,793	166,138,114	30,538,969	12,717,915	11,130,000	-	-	212,664	403,771,924
6	Jun-25	216,447,552	69,810,194	190,786,382	34,137,111	13,673,325	11,970,000	-	-	212,664	485,750,578
7	Jul-25	271,556,366	72,661,552	204,818,674	35,705,788	13,692,515	12,096,000	-	-	212,664	559,166,529
8	Aug-25	268,283,779	70,964,826	203,366,630	37,051,310	14,886,367	13,146,000	-	-	212,664	551,846,841
9	Sep-25	252,057,617	72,920,626	201,984,544	36,201,050	14,943,053	13,020,000	-	-	212,664	535,413,448
10	Oct-25	204,313,761	69,013,126	182,461,084	33,250,868	13,836,934	11,550,000	-	-	212,664	463,864,569
11	Nov-25	139,681,932	60,681,931	154,183,269	31,671,864	13,638,076	13,398,000	-	-	212,664	359,395,583
12	Dec-25	157,173,569	61,837,854	149,449,945	30,898,101	11,088,826	14,658,000	-	-	212,664	373,825,308
13	**Total 12 Mths.**	**2,367,497,847**	**776,470,328**	**2,051,544,690**	**378,388,939**	**153,790,697**	**144,816,000**	**0**	**0**	**2,551,968**	**5,277,847,075**
	12 Months Transmission Service Level Sales Adjusted to Input Level:										
14	Transmission Service Excl. EIS Available & Off-Peak										298,606,697
15	Voltage Level Adj.										1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)										299,956,996
17	EIS Available & Off-Peak										0
18	Voltage Level Adj. for EIS Avail. & Off-Peak (Other Trans. Serv. Level Voltage Level Adj. * 1.3)										1.305879
19	Input for Rate Schedule EIS Available & Off-Peak										0
20	Total Input for Transmission Level Sales										299,956,996

ENTERGY NEW ORLEANS, LLC
REVENUE FOR 12 MONTHS ENDED December 2025
AS REVISED FOR EIS FIRM AND EIS AVAILABLE/OFF PEAK

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
						Transmission Service Level					
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial	Industrial Incl. Transmission Service Level	HV	LIS	EIS Firm	EIS Available & Off-Peak	Interdept.	Non-Transmission Level Revenues for FAC (a+b+c+d-e-f-g-h+i)
1	Jan-25	2,162,617	583,937	1,643,136	216,289	114,921	64,001	-	-		4,427,056
2	Feb-25	1,499,257	480,349	1,161,564	194,888	79,099	76,956	-	-		3,180,002
3	Mar-25	1,691,421	652,104	1,623,132	356,943	125,033	166,379	-	-		4,032,189
4	Apr-25	5,005,767	2,164,816	5,224,043	1,070,529	417,611	428,348	-	-		12,619,195
5	May-25	3,575,444	1,352,397	3,701,732	640,080	262,383	229,623	-	-		8,777,646
6	Jun-25	4,060,936	1,305,672	3,613,380	628,902	247,255	216,454	-	-		9,145,182
7	Jul-25	5,571,614	1,490,252	4,186,909	725,317	273,960	242,017	-	-		11,458,115
8	Aug-25	4,906,373	1,294,924	3,755,910	668,005	264,620	233,683	-	-		10,126,909
9	Sep-25	3,888,551	1,130,270	3,168,196	552,113	225,461	196,446	-	-		8,317,224
10	Oct-25	3,212,937	1,083,059	2,865,678	519,644	214,915	179,395	-	-		7,287,008
11	Nov-25	2,089,417	905,860	2,316,216	469,449	200,889	197,353	-	-		5,382,700
12	Dec-25	2,221,631	874,894	2,121,447	436,485	156,585	206,986	-	-		5,290,886
13	**Total 12 Mths.**	**39,885,964**	**13,318,533**	**35,381,344**	**6,478,643**	**2,582,731**	**2,437,639**	**0**	**0**		**90,044,113**

ENTERGY NEW ORLEANS, LLC
FUEL AND PURCHASED POWER COSTS
December 2025

				Per Book
1.	Fuel to Acct. 501		WP3.1	4,490,361.30
2.	Gas Hedging Results		WP3.1	0.00
3.	Fuel to Acct. 547		WP3.1	0.00
4.	Purchased Energy to Acct. 555		WP3.1	5,550,851.81
4a.	Purchased Energy to Acct. 555 - MISO		WP3.1	1,228,844.11
5.	Total Fuel & Purchased Energy Costs		Sum of Lns. 1 to 4a	11,270,057.22
6.	Sales to Non-Assoc. Cos. Acct. 447002		WP3.1	0.00
6a.	Sales to Non-Assoc. Cos. Acct. 447002 - MISO		WP3.1	4,993,008.29
7.	Total Sales for Resale		Sum of Lns. 6 and 6a	4,993,008.29
8.	Fuel Oil Costs:			
8a.		Acct. 501	WP3.1	(538.86)
8b.		Acct. 547	WP3.1	0.00
9.	Total Fuel Oil		Sum of Lns. 8 and 8a	(538.86)
10.	Reserve Equalization of New Resource Plan-Acct. 447		WP3.1	0.00
10a.	Reserve Equalization of New Resource Plan-Acct. 555		WP3.1	0.00
11.	Total Reserve Equalization		Sum of Lns. 10 and 10a	0.00
12.	Removal of LTSA included in costs above		WP3.6	(253,344.31)
13.	Fuel & Purchased Power Energy to ENOL Net Area		L5 - L7 +L9 + L11 + L12	6,023,165.76

Entergy New Orleans, LLC
Fuel Costs
December 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt
2025	12	N0000	447002	737	MISO Ancillary Rev		PPD0587875	Electric	-29,086.13
2025	12	N0000	447002	737	MISO Energy Sales		PPD0587875	Electric	-5,005,699.4
2025	12	N0000	447002	737	MISO Other Rev		PPD0587875	Electric	-41.91
2025	12	N0000	447002	737	Rev 202303 MISO Ancillaries		PPD0587875	Electric	0.3
2025	12	N0000	447002	737	Rev 202303 MISO Uplift		PPD0587875	Electric	12.07
2025	12	N0000	447002	737	Rev 202508 MISO Ancillaries		PPD0587875	Electric	-136.91
2025	12	N0000	447002	737	Rev 202508 MISO Sales		PPD0587875	Electric	-7,321.78
2025	12	N0000	447002	737	Rev 202508 MISO Uplift		PPD0587875	Electric	14,682.31
2025	12	N0000	447002	737	Rev 202511 MISO Sales		PPD0587875	Electric	-58,130.12
2025	12	N0000	447002	737	Rev 202511 MISO Uplift		PPD0587875	Electric	92,713.28
		Total Sales to Non-Assoc. Cos.							**(4,993,008.29)**
2025	12	N0000	501100	177	SFI PERIOD COST		OIL0588065	Electric	-538.86
		Total Fuel Oil							**(538.86)**
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	-6,429.25
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLP0586294	Electric	19,875
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0587440	Electric	345,848.5
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0587440	Electric	5,620.04
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLP0586273	Electric	395,645.48
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	-397.5
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLP0586294	Electric	397.5
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLP0586273	Electric	6,429.25
2025	12	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	-19,875
2025	12	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	-395,645.48
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	-4,786.12
2025	12	N0000	501203	172	CASTLETON	UP1	FLP0586273	Electric	7,235.8
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0587440	Electric	486.89
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	-294,529.5
2025	12	N0000	501203	172	CASTLETON	UP1	FLP0586273	Electric	445,279.5
2025	12	N0000	501203	172	CASTLETON	UP1	FLC0587440	Electric	29,962.5
2025	12	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	-532,813
2025	12	N0000	501203	172	CIMA	UP1	FLP0586273	Electric	15,678.21
2025	12	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	-8,658.21
2025	12	N0000	501203	172	CIMA	UP1	FLC0587440	Electric	122,638.25
2025	12	N0000	501203	172	CIMA	UP1	FLC0587440	Electric	1,992.87
2025	12	N0000	501203	172	CIMA	UP1	FLP0586273	Electric	964,813
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0587440	Electric	2,030.74
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	-239,566
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	-3,892.97
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLP0586273	Electric	239,566
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLP0586273	Electric	3,892.97
2025	12	N0000	501203	172	CONCORD ENERGY	UP1	FLC0587440	Electric	124,968
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLP0586273	Electric	19,820
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	-19,820
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0587440	Electric	3,053.78
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLP0586273	Electric	322.08
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	-322.08
2025	12	N0000	501203	172	CONTINENTAL	UP1	FLC0587440	Electric	187,925
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	-2,247.73
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0587440	Electric	358.72
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	-138,321.25
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLC0587440	Electric	22,075
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLP0586273	Electric	2,247.73
2025	12	N0000	501203	172	DTE ENERGY	UP1	FLP0586273	Electric	138,321.25
2025	12	N0000	501203	172	EAI TAX	UP1	FLP0586273	Electric	750
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0587440	Electric	357.09
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	-54,462.5
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLP0586273	Electric	885.01
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLP0586273	Electric	54,462.5

2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	-885.01
2025	12	N0000	501203	172	ECO-ENERGY	UP1	FLC0587440	Electric	21,975
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0587440	Electric	3,499.76
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLP0586273	Electric	1,725.75
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0587440	Electric	215,368.75
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	-1,725.75
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	-106,200
2025	12	N0000	501203	172	ENTERPRISE	UP1	FLP0586273	Electric	106,200
2025	12	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	-4,758.92
2025	12	N0000	501203	172	EXXON	UP1	FLP0586273	Electric	292,856
2025	12	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	-292,856
2025	12	N0000	501203	172	EXXON	UP1	FLP0586273	Electric	4,758.92
2025	12	N0000	501203	172	GSPL	UP1	FLP0586273	Electric	461,632.17
2025	12	N0000	501203	172	GSPL	NO1	FLP0586294	Electric	1,807.64
2025	12	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	-3,070.63
2025	12	N0000	501203	172	GSPL	UP1	FLC0582363	Electric	-476,828.88
2025	12	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	-987
2025	12	N0000	501203	172	GSPL	UP1	FLC0587440	Electric	496,180.56
2025	12	N0000	501203	172	GSPL	NO1	FLC0587445	Electric	275.92
2025	12	N0000	501203	172	GSPL	NO1	FLP0586294	Electric	149,033.36
2025	12	N0000	501203	172	GSPL	NO1	FLC0587445	Electric	154,437
2025	12	N0000	501203	172	GUNVOR	UP1	FLC0587440	Electric	451.45
2025	12	N0000	501203	172	GUNVOR	UP1	FLC0587440	Electric	27,781.25
2025	12	N0000	501203	172	KES	UP1	FLC0587440	Electric	550,487.5
2025	12	N0000	501203	172	KES	UP1	FLP0586273	Electric	1,007,152.38
2025	12	N0000	501203	172	KES	UP1	FLP0586273	Electric	16,366.22
2025	12	N0000	501203	172	KES	UP1	FLC0582363	Electric	-938,234.88
2025	12	N0000	501203	172	KES	UP1	FLC0582363	Electric	-15,246.31
2025	12	N0000	501203	172	KES	UP1	FLC0587440	Electric	8,945.43
2025	12	N0000	501203	172	NEXTERA	UP1	FLP0586273	Electric	4,403.28
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0587440	Electric	-21,312.5
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	-4,403.28
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	-270,970.25
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0587440	Electric	52,310
2025	12	N0000	501203	172	NEXTERA	UP1	FLP0586273	Electric	-20,625
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0587440	Electric	850.04
2025	12	N0000	501203	172	NEXTERA	UP1	FLP0586273	Electric	270,970.25
2025	12	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	32,937.5
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	-45,561.77
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0587440	Electric	75,157.08
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0587440	Electric	204,308.25
2025	12	N0000	501203	172	REGENCY LP	UP1	FLP0586273	Electric	435,695.85
2025	12	N0000	501203	172	REGENCY LP	UP1	FLP0586273	Electric	62,157.08
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	-7,072.62
2025	12	N0000	501203	172	REGENCY LP	UP1	FLP0586273	Electric	7,080.06
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0587440	Electric	3,320.02
2025	12	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	-435,238.25
2025	12	N0000	501203	172	REPSOL	NO1	FLP0586294	Electric	483,500
2025	12	N0000	501203	172	REPSOL	NO1	FLC0582359	Electric	-9,670
2025	12	N0000	501203	172	REPSOL	NO1	FLC0582359	Electric	-483,500
2025	12	N0000	501203	172	REPSOL	NO1	FLP0586294	Electric	9,670
2025	12	N0000	501203	172	REPSOL	NO1	FLC0587445	Electric	2,027
2025	12	N0000	501203	172	REPSOL	NO1	FLC0587445	Electric	101,350
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLP0586273	Electric	682,625
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLP0586273	Electric	11,092.66
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	-10,593.68
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0587440	Electric	6,567.91
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0587440	Electric	404,179
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	-651,918.75
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0587440	Electric	-12,012.5
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	32,937.5
2025	12	N0000	501203	172	SPOTLIGHT	UP1	FLP0586273	Electric	-11,625
2025	12	N0000	501203	172	STORAGE	NO1	FLP0586294	Electric	13,714.27
2025	12	N0000	501203	172	STORAGE - Injection	NO1	FLP0586294	Electric	-351,977.82
2025	12	N0000	501203	172	STORAGE - Withdrawal	NO1	FLP0586294	Electric	333,735.63
2025	12	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0582359	Electric	-333,735.63

2025	12	N0000	501203	172	STORGAE	NO1	FLC0582359	Electric	-6,674.71
2025	12	N0000	501203	172	SW ENERGY	UP1	FLC0587440	Electric	102,075
2025	12	N0000	501203	172	SW ENERGY	UP1	FLC0587440	Electric	1,658.72
2025	12	N0000	501203	172	TENASKA	UP1	FLC0587440	Electric	3,603.23
2025	12	N0000	501203	172	TENASKA	UP1	FLP0586273	Electric	2,763.02
2025	12	N0000	501203	172	TENASKA	UP1	FLC0582363	Electric	-170,032
2025	12	N0000	501203	172	TENASKA	UP1	FLC0582363	Electric	-2,763.02
2025	12	N0000	501203	172	TENASKA	UP1	FLP0586273	Electric	170,032
2025	12	N0000	501203	172	TENASKA	UP1	FLC0587440	Electric	221,737.5
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0587440	Electric	984.82
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0587440	Electric	110,451.5
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	110,451.5
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	103,971.75
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0582363	Electric	-110,451.5
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	1,689.54
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLC0582363	Electric	-2,255.19
2025	12	N0000	501203	172	TRANS-UNION	UP1	FLP0586273	Electric	2,549.1
2025	12	N0000	501203	172	TU IMBAL	UP1	FLP0586273	Electric	-204,745.41
2025	12	N0000	501203	172	TU IMBAL	UP1	FLP0586273	Electric	-3,327.11
2025	12	N0000	501203	172	Union Power 1 Dec 2025 LTSA	UP1	FLP0587420	Electric	145,425.92
2025	12	N0000	501203	172	VITOL INC	UP1	FLP0586273	Electric	-13,125
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0582363	Electric	-650,043.75
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0587440	Electric	331,249
2025	12	N0000	501203	172	VITOL INC	UP1	FLP0586273	Electric	10,381.72
2025	12	N0000	501203	172	VITOL INC	UP1	FLP0586273	Electric	638,875
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0587440	Electric	5,382.8
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0582363	Electric	32,937.5
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0587440	Electric	-13,562.5
2025	12	N0000	501203	172	VITOL INC	UP1	FLC0582363	Electric	-10,563.21

2025	12	N0000	555002	215	IRIS Delivered RE Energy		PPD0587875	Electric	190,681
2025	12	N0000	555002	215	Iris Write off		PPD0587875	Electric	14.18
2025	12	N0000	555002	215	MISO Congestion		PPD0587875	Electric	-467,812.23
2025	12	N0000	555002	215	MISO Congestion_ARR		PPD0587875	Electric	6,647.42
2025	12	N0000	555002	215	MISO Energy Purchases		PPD0587875	Electric	967,824.22
2025	12	N0000	555002	215	MISO Losses		PPD0587875	Electric	194,797.45
2025	12	N0000	555002	215	MISO Other Exp - GG energy rec		PPD0587875	Electric	-448,973.72
2025	12	N0000	555002	215	MISO Other Exp - GG energy rec		PPD0587875	Electric	448,973.72
2025	12	N0000	555002	215	MISO Uplift Exp		PPD0587875	Electric	274,421.85
2025	12	N0000	555002	215	Rev 202302 MISO Ancillaries		PPD0587875	Electric	0.05
2025	12	N0000	555002	215	Rev 202302 MISO Uplift		PPD0587875	Electric	95.33
2025	12	N0000	555002	215	Rev 202302 Purchases Iris RE A		PPD0587875	Electric	15.97
2025	12	N0000	555002	215	Rev 202302 Purchases Iris Sche		PPD0587875	Electric	-17.75
2025	12	N0000	555002	215	Rev 202303 Purchases Iris RE A		PPD0587875	Electric	5.29
2025	12	N0000	555002	215	Rev 202303 Purchases Iris Sche		PPD0587875	Electric	-4.84
2025	12	N0000	555002	215	Rev 202303 Purchases St James		PPD0587875	Electric	-0.06
2025	12	N0000	555002	215	Rev 202506 MISO Uplift		PPD0587875	Electric	1,008.27
2025	12	N0000	555002	215	Rev 202508 MISO Congestion		PPD0587875	Electric	4.8
2025	12	N0000	555002	215	Rev 202508 MISO Losses		PPD0587875	Electric	-2,745.55
2025	12	N0000	555002	215	Rev 202508 MISO Other Charges		PPD0587875	Electric	-0.1
2025	12	N0000	555002	215	Rev 202508 MISO Purchases		PPD0587875	Electric	-29,105.4
2025	12	N0000	555002	215	Rev 202508 Purchases Iris RE A		PPD0587875	Electric	-55.33
2025	12	N0000	555002	215	Rev 202508 Purchases Iris Sche		PPD0587875	Electric	6.77
2025	12	N0000	555002	215	Rev 202511 MISO Ancillaries		PPD0587875	Electric	-3,666.23
2025	12	N0000	555002	215	Rev 202511 MISO Congestion		PPD0587875	Electric	-1,819.99
2025	12	N0000	555002	215	Rev 202511 MISO Congestion AAR		PPD0587875	Electric	-48.31
2025	12	N0000	555002	215	Rev 202511 MISO Losses		PPD0587875	Electric	390.98
2025	12	N0000	555002	215	Rev 202511 MISO Other Charges		PPD0587875	Electric	0.41
2025	12	N0000	555002	215	Rev 202511 MISO Purchases		PPD0587875	Electric	-1,384.37
2025	12	N0000	555002	215	Rev 202511 Purchases Iris RE A		PPD0587875	Electric	-44,333.88
2025	12	N0000	555002	215	Rev 202511 Purchases Iris Sche		PPD0587875	Electric	39,318.42
2025	12	N0000	555002	215	Rev 202511 Purchases St James		PPD0587875	Electric	-1,689.81
2025	12	N0000	555002	215	St James 2023 Write off		PPD0587875	Electric	0.06
2025	12	N0000	555002	215	St James 2023 Write off		PPD0587875	Electric	0.02
2025	12	N0000	555002	215	St James Write off		PPD0587875	Electric	-5.75
2025	12	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT		PPD0587875	Electric	0.09
2025	12	N0000	555002	215	STJAMES Delivered RE Energy		PPD0587875	Electric	94,755.46
		Total Purchases from Non-Assoc. Cos.							**1,228,844.11**
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Nov'25		PPD0587721	Electric	130.87
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Oct'25		PPD0587721	Electric	205.67
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Sep'25		PPD0587721	Electric	187.47
2025	12	N0000	555005	221	Net Metering Credit - Dec'25		PPD0587727	Electric	5.68
		Total Co-Generation and Net Metering Generation							**529.69**
2025	12	N0000	555010	235	Algiers PPA Energy		PPD0587781	Electric	843,337.86
2025	12	N0000	555010	235	Algiers PPA Energy		PPA0582740	Electric	-875,120.74
2025	12	N0000	555010	235	Algiers PPA Energy		PPA0587794	Electric	723,103.85
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPD0587781	Electric	61,460.63
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0582740	Electric	-59,378.16
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0587794	Electric	127,957.8
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0582711	Electric	-52,749.29
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPD0587717	Electric	138,987.14
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0582711	Electric	-58,995.68
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0587772	Electric	110,707.05
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0587772	Electric	141,806.55
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0582711	Electric	-138,987.14
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0582711	Electric	-54,366.91
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPD0587717	Electric	64,499.76
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0587772	Electric	989.7
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPD0587717	Electric	989.7
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0587772	Electric	93,704.09
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0587772	Electric	224,055.05
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPD0587717	Electric	52,749.56
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPD0587717	Electric	114,347.52

2025	12	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0582711	Electric	-120,698.29
2025	12	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0582736	Electric	-340,213.76
2025	12	N0000	555010	235	ELA - RB30 Energy	RBS	PPD0587789	Electric	340,213.76
2025	12	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0587802	Electric	539,045.18
2025	12	N0000	555010	235	ENOL - NM6 Energy	NP6	PPD0587784	Electric	1,214,637.2
2025	12	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0582733	Electric	-1,173,481.6
2025	12	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0587796	Electric	2,528,810.06

2025	12	N0000	555010	239	ELA - RB30 Capacity	RBS	PPA0587802	Electric	3,536,968.1
2025	12	N0000	555010	239	ELA - RB30 Capacity	RBS	PPD0587789	Electric	3,150,768.18
2025	12	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPA0587796	Electric	1,359,367.14
2025	12	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPD0587784	Electric	1,440,808.71
2025	12	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPA0582733	Electric	-1,399,244.24
2025	12	N0000	555002	219	IRIS - 50 MW - CAP CHG ADJUSTM		PPD0587875	Electric	3,842.58
2025	12	N0000	555002	219	IRIS - 50 MW CAP CHG		PPD0587875	Electric	63,565.72
2025	12	N0000	555002	219	Rev 202302 Purchases Iris CAP		PPD0587875	Electric	-0.59
2025	12	N0000	555002	219	Rev 202303 Purchases Iris CAP		PPD0587875	Electric	0.15
2025	12	N0000	555002	219	Rev 202303 Purchases St James		PPD0587875	Electric	-0.02
2025	12	N0000	555002	219	Rev 202506 MISO Rsrce Adqcy Au		PPD0587875	Electric	-1,008.27
2025	12	N0000	555002	219	Rev 202508 MISO Rsrce Adqcy Au		PPD0587875	Electric	1,000,874.89
2025	12	N0000	555002	219	Rev 202508 Purchases Iris CAP		PPD0587875	Electric	-16.19
2025	12	N0000	555002	219	Rev 202511 Purchases Iris CAP		PPD0587875	Electric	-1,671.83
2025	12	N0000	555002	219	Rev 202511 Purchases St James		PPD0587875	Electric	-563.28
2025	12	N0000	555002	219	STJAMES - 20 MW - CAP CHG ADJU		PPD0587875	Electric	-5.73
2025	12	N0000	555002	219	STJAMES - 50 MW CAP CHG		PPD0587875	Electric	31,590.91
2025	12	N0000	555015	219	MISO Sch 24 Admin		PPD0587875	Electric	8,469.02
2025	12	N0000	555015	219	Rev 202508 MISO Admin Sched 24		PPD0587875	Electric	1,126.76
2025	12	N0000	555015	219	Rev 202511 MISO Admin Sched 24		PPD0587875	Electric	-40.05
2025	12	N0000	447002	219	EAMP - PRA SUMMER 25 LOLE ADJU		PPD0587875	Electric	-1,085,840.25
2025	12	N0000	447002	219	MISO Resource Adequacy Auction		PPD0587875	Electric	-153,042.04
		Capacity							**4,809,389.56**
		Grand Total							**6,217,378.91**

ENOL Non-Fuel Costs

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	WB1	PPA0582711	Electric	-62,791.96
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	IN1	PPA0582711	Electric	-42,352.88
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	WB2	PPA0582711	Electric	-60,934.9
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	AN1	PPA0582711	Electric	-578,190.23
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	WB1	PPA0587772	Electric	60,045.17
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	AN2	PPD0587717	Electric	653,839.85
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	AN1	PPA0587772	Electric	702,925.93
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	WB1	PPD0587717	Electric	60,994.23
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	AN1	PPD0587717	Electric	576,952.03
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	AN2	PPA0582711	Electric	-651,640.7
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	IN1	PPA0587772	Electric	31,982.75
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	WB2	PPD0587717	Electric	63,161.49
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	IN1	PPD0587717	Electric	33,003.4
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	WB2	PPA0587772	Electric	62,267.56
2025	12	N0000	555010	239	EAL MSS-4 CAPACITY	AN2	PPA0587772	Electric	755,502.5
2025	12	N0000	5553RE	269	Reclass unbundled REC fees		PPD0585527	Electric	4,876.96
2025	12	N0000	5553RE	269	Reclass unbundled REC purchase		PPD0585527	Electric	4,600
2025	12	N0000	5552RE	269	Reclass bundled REC fees		PPD0585527	Electric	8,388.93

Total Resource Plan Costs-Capacity **1,622,630.13**

2025	12	N0000	555006	180	Demand Charge	GG1	PPB0587760	Electric	8,486,367.45
2025	12	N0000	555006	180	ENOL 25FRP-BillMitTurnaround	GG1	DFA0586648	Electric	-76,204.55
2025	12	N0000	555006	180	ENOL 25FRP-BillMitTurnaround	GG1	DFA0586648	Electric	-233,368.75
2025	12	N0000	555006	180	ENOL 25FRP-BillMitTurnaround	GG1	DFA0586648	Electric	-309,801.36
		Total ENOI Share Grand Gulf-Capacity & Reserve Equalization							**7,866,992.79**

Grand Total	**9,489,622.92**
Total Costs	**21,983,511.90**

Entergy New Orleans, LLC
KwHs
December 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Journal Id	Product Desc	Statistic Amt	
2025	12	N0000	447002	737	MISO Energy Sales	PPD0587875	Electric	-144,527,313	
2025	12	N0000	447002	737	Rev 202302 MISO Sales KWH	PPD0587875	Electric	604	
2025	12	N0000	447002	737	Rev 202303 MISO Sales KWH	PPD0587875	Electric	178	
2025	12	N0000	447002	737	Rev 202508 MISO Sales KWH	PPD0587875	Electric	-241,062	
2025	12	N0000	447002	737	Rev 202511 MISO Sales KWH	PPD0587875	Electric	-1,788,039	
								(146,555,632)	**Account 447002**
2025	12	N0000	501203	172	NOPS	ISB0587777	Electric	9,803,000	
2025	12	N0000	501203	172	NOPS Aux	ISB0587777	Electric	-371,000	
2025	12	N0000	501203	172	UNION 1 NAT GAS	ISB0587777	Electric	81,585,553	
								91,017,553	**Account 501203**
2025	12	N0000	558200	175	CANTELLI ALMONASTER SOLAR/QF -	ISB0587777	Electric	22,824	
2025	12	N0000	558200	175	MICHOUD GLOBAL SOLAR/QF - MICH	ISB0587777	Electric	28,956	
2025	12	N0000	558200	175	NOS SOLAR/QF - NOS SOLAR	ISB0587777	Electric	463,106	
2025	12	N0000	558200	175	PATERSON SOLAR	ISB0587777	Electric	19,974	
2025	12	N0000	558200	175	QF DWYER SOLAR/QF - DWYER SOLA	ISB0587777	Electric	2,409	
2025	12	N0000	558200	175	QF TCI FRANCE SOLAR/QF - TCI F	ISB0587777	Electric	70,408	
2025	12	N0000	558200	175	RTA CARROLLTON SOLAR/QF - RTA	ISB0587777	Electric	14,415	
2025	12	N0000	558200	175	TCI ALVAR ST SOLAR/QF - TCI AL	ISB0587777	Electric	30,945	
2025	12	N0000	558200	175	UNO SOLAR/QF - UNO SOLAR	ISB0587777	Electric	53,484	
								706,521	**Account 558200**
2025	12	N0000	555002	215	IRIS - 50 MW - CAP CHG ADJUSTM	PPD0587875	Electric	80,403	
2025	12	N0000	555002	215	IRIS - 50 MW CAP CHG	PPD0587875	Electric	1,328,409	
2025	12	N0000	555002	215	IRIS - ENERGY ADJUSTMENT KWH	PPD0587875	Electric	241,546	
2025	12	N0000	555002	215	IRIS Delivered RE Energy	PPD0587875	Electric	3,984,890	
2025	12	N0000	555002	215	MISO Energy Purchases	PPD0587875	Electric	26,753,612	
2025	12	N0000	555002	215	Rev 202302 Purchases Iris CAP	PPD0587875	Electric	-42	
2025	12	N0000	555002	215	Rev 202302 Purchases Iris RE E	PPD0587875	Electric	277	
2025	12	N0000	555002	215	Rev 202302 Purchases Iris Sche	PPD0587875	Electric	-403	
2025	12	N0000	555002	215	Rev 202303 Purchases Iris CAP	PPD0587875	Electric	35	
2025	12	N0000	555002	215	Rev 202303 Purchases Iris RE E	PPD0587875	Electric	215	
2025	12	N0000	555002	215	Rev 202303 Purchases Iris Sche	PPD0587875	Electric	-110	
2025	12	N0000	555002	215	Rev 202303 Purchases St James	PPD0587875	Electric	38	
2025	12	N0000	555002	215	Rev 202508 MISO Purchases KWH	PPD0587875	Electric	-882,810	
2025	12	N0000	555002	215	Rev 202508 Purchases Iris CAP	PPD0587875	Electric	-1,020	
2025	12	N0000	555002	215	Rev 202508 Purchases Iris RE E	PPD0587875	Electric	-3,202	
2025	12	N0000	555002	215	Rev 202508 Purchases Iris Sche	PPD0587875	Electric	142	
2025	12	N0000	555002	215	Rev 202511 MISO Purchases KWH	PPD0587875	Electric	-75,852	
2025	12	N0000	555002	215	Rev 202511 Purchases Iris CAP	PPD0587875	Electric	-37,256	
2025	12	N0000	555002	215	Rev 202511 Purchases Iris RE E	PPD0587875	Electric	-933,453	
2025	12	N0000	555002	215	Rev 202511 Purchases Iris Sche	PPD0587875	Electric	821,684	
2025	12	N0000	555002	215	Rev 202511 Purchases St James	PPD0587875	Electric	-51,750	
2025	12	N0000	555002	215	STJAMES - 20 MW - CAP CHG ADJU	PPD0587875	Electric	-243	
2025	12	N0000	555002	215	STJAMES - 50 MW CAP CHG	PPD0587875	Electric	674,442	
2025	12	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT KW	PPD0587875	Electric	-361	
2025	12	N0000	555002	215	STJAMES Delivered RE Energy	PPD0587875	Electric	2,022,958	
								33,922,149	**Account 555002**
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Nov'25	PPD0587721	Electric	4,878	
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Oct'25	PPD0587721	Electric	8,217	
2025	12	N0000	555005	221	CRESCENT CROWN_CoG_Sep'25	PPD0587721	Electric	5,163	
2025	12	N0000	555005	221	Net Metering Credit - Dec'25	PPD0587727	Electric	91.63	
								18,350	**Account 555005**
2025	12	N0000	555010	235	Algiers PPA Energy	PPA0582740	Electric	-34,047,727	
2025	12	N0000	555010	235	Algiers PPA Energy	PPA0587794	Electric	34,330,775	
2025	12	N0000	555010	235	Algiers PPA Energy	PPD0587781	Electric	34,046,083	
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	PPA0582740	Electric	-1,880,588	
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	PPD0587781	Electric	1,880,685	
2025	12	N0000	555010	235	Algiers PPA Energy (NP6)	PPA0587794	Electric	4,190,241	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	PPA0587772	Electric	50,199,291	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	PPD0587717	Electric	34,463,406	
2025	12	N0000	555010	235	EAL MSS-4 ENERGY	PPA0582711	Electric	-34,533,892	
2025	12	N0000	555010	235	ELA - RB30 Energy	PPA0587802	Electric	73,265,125	
2025	12	N0000	555010	235	ELA - RB30 Energy	PPA0582736	Electric	-51,439,098	
2025	12	N0000	555010	235	ELA - RB30 Energy	PPD0587789	Electric	51,439,098	
2025	12	N0000	555010	235	ENOL - NM6 Energy	PPA0582733	Electric	-37,165,776	
2025	12	N0000	555010	235	ENOL - NM6 Energy	PPD0587784	Electric	37,167,693	
2025	12	N0000	555010	235	ENOL - NM6 Energy	PPA0587796	Electric	82,811,081	

								244,726,397	**Account 555010**
2025	12	N0000	555006	181	POWER PURCHASED - KWH	PPB0587760	Electric	185,674,817	
								185,674,817	**Account 555200**
		Grand Total						409,510,155	

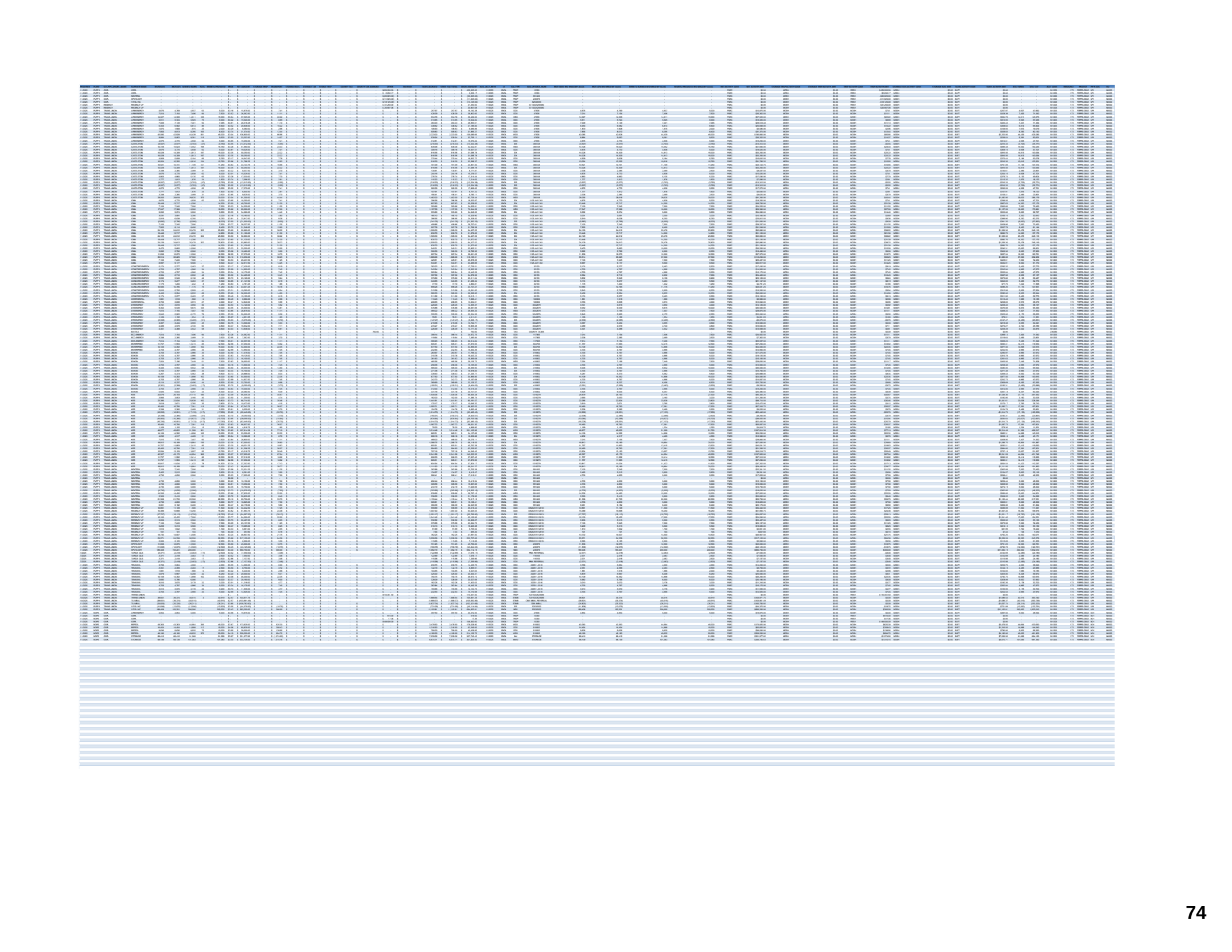
ENTERGY NEW ORLEANS, LLC.

	VOLUME MCF @ 14.73	VOLUME MMBTU	GROSS COSTS $	$ / MMBtu WACOG
MICHOUD PURCHASES**	**0**	**0**	**0.00**	#DIV/0!
FIRM TRANSPORTATION				
GAS PURCHASED	0	0	0.00	
INVENTORY (FTI DEAL TYPE)	0	0	0.00	
INVENTORY (FTO DEAL TYPE)	0	0	0.00	
NET MICHOUD FUEL EXP	0	0	$0.00	#DIV/0!
NJ*	**0**	**0**	**$0.00**	#DIV/0!
PUPP 1	**637,416**	**656,540**	**$3,648,954.45**	$5.5579
NOPS	**19,272**	**19,850**	**$ 258,089.92**	$13.0020
ENOL*	0	0	$0.00	
RESALE PURCHASES*	**0**	**0**	**0.00**	#DIV/0!
STORAGE INJECTION	**0**	**0**	**0.00**	
STORAGE WITHDRAWAL	**0**	**0**	**0.00**	
NET RESALE FUEL EXP	**0**	**0**	**0.00**	#DIV/0!
FINANCIAL HEDGE	0	0	$ -	
TOTAL SYSTEM FUEL EXPENSE	656,688	676,390	$3,907,044.37	$5.7763

NOTES: * Not Subject to State Tax Accrual and Resale Transportation
** Includes Taxes Accrued, Resale Transportation and Transportation.

ENOI ACTUAL GAS ACCOUNTING CLOSE FOR November 2025

					Data										
PROD MO	PLANT	PIPELINE	GD_TYPE	SUPPLIER NAME	MCF 14.73	BURN MMBTU	FUEL MMBTU	PROV MMBTU	NET $AMOUNT	$TRANSPORT	Sum of RESALE TRSP	$STORAGE TRSP	$OTHER	$COUNTY TAX ACCRUED	$COUNTY TAX
7/2025	PUPP 1	TRANS-UNION	DDX	TARGA GAS	0	0	0	0	$0.00	$0.00	0	$0.00	$0.00		0
(blank)	(blank)	(blank)	(blank)	(blank)											
10/2025	PUPP 1	TRANS-UNION	STIMB	TRANS-UNION	39,374	40,515	4	40,519	$103,971.75	$0.00	0	$0.00	$0.00	$0.00	0
				TU IMBAL	(39,374)	(40,515)	0	-40,515	($103,961.49)	$0.00	0	$0.00	$0.00		0
11/2025	NOPS	GSPL	DDX	ARM ENERGY	4,854	5,000	0	5,000	$19,875.00	$0.00	0	$0.00	$0.00	$0.00	0
				REPSOL	24,090	24,813	187	25,000	$100,325.00	$347.38	0	$0.00	$0.00	$0.00	0
			TRSP	GSPL	0	0	0	0	$0.00	$0.00	0	$0.00	$149,033.36	$0.00	0
			WDX	REPSOL	91,543	94,289	711	95,000	$383,175.00	$1,320.05	0	$0.00	$0.00	$0.00	0
			INIJ	STORAGE	88,416	91,068	0	91,068	$351,977.82	($1,274.95)	0	$0.00	$0.00	$0.00	0
			INWD	STORAGE	98,139	101,083	0	101,083	$333,735.63	$1,415.16	0	$0.00	$0.00	$0.00	0
	PUPP 1	GSPL	TRSP	GSPL	0	0	0	0	$0.00	$0.00	0	$0.00	$461,632.17	$0.00	0
				NEXTERA	0	0	0	0	$0.00	$0.00	0	$0.00	($20,625.00)	$0.00	0
				SPOTLIGHT	0	0	0	0	$0.00	$0.00	0	$0.00	($11,625.00)	$0.00	0
				VITOL INC	0	0	0	0	$0.00	$0.00	0	$0.00	($13,125.00)	$0.00	0
		TRANS-UNION	DDX	REGENCY LP	78,874	81,650	0	81,650	$282,800.75	$122.48	0	$0.00	$0.00	$0.00	0
				DTE ENERGY	23,371	24,193	307	24,500	$83,021.25	$36.28	0	$0.00	$0.00	$0.00	0
				NEXTERA	45,499	47,100	0	47,100	$162,020.25	$70.65	0	$0.00	$0.00	$0.00	0
				TENASKA	35,708	36,965	185	37,150	$123,832.00	$55.45	0	$0.00	$0.00	$0.00	0
				KES	183,295	189,745	1,355	191,100	$664,028.00	$284.61	0	$0.00	$0.00	$0.00	0
				CASTLETON	42,928	44,439	561	45,000	$148,463.25	$66.65	0	$0.00	$0.00	$0.00	0
				EXXON	46,437	48,071	329	48,400	$166,756.00	$72.11	0	$0.00	$0.00	$0.00	0
				ARM ENERGY	55,132	57,072	723	57,795	$201,320.48	$85.61	0	$0.00	$0.00	$0.00	0
				CIMA	75,687	78,350	0	78,350	$266,143.00	$117.53	0	$0.00	$0.00	$0.00	0
				CONCORD ENERGY	45,047	46,632	318	46,950	$160,534.75	$69.94	0	$0.00	$0.00	$0.00	0
				ENTERPRISE	16,790	17,381	119	17,500	$52,200.00	$26.07	0	$0.00	$0.00	$0.00	0
				CONTINENTAL	5,756	5,959	41	6,000	$19,820.00	$8.94	0	$0.00	$0.00	$0.00	0
				ECO-ENERGY	16,694	17,281	219	17,500	$54,462.50	$25.92	0	$0.00	$0.00	$0.00	0
				SPOTLIGHT	12,075	12,500	0	12,500	$45,000.00	$18.75	0	$0.00	$0.00	$0.00	0
			STIMB	TU IMBAL	(25,320)	(26,211)	0	-26,211	($100,783.92)	$0.00	0	$0.00	$0.00	$0.00	0
			TRSP	TRANS-UNION	0	0	0	0	$0.00	$0.00	0	$0.00	$110,451.50	$0.00	0
			WDX	REGENCY LP	54,338	56,250	0	56,250	$217,125.00	$84.38	0	$0.00	$0.00	$0.00	0
				DTE ENERGY	7,155	7,407	93	7,500	$28,875.00	$11.11	0	$0.00	$0.00	$0.00	0
				NEXTERA	36,225	37,500	0	37,500	$127,575.00	$56.25	0	$0.00	$0.00	$0.00	0
				TENASKA	14,392	14,898	102	15,000	$46,200.00	$22.35	0	$0.00	$0.00	$0.00	0
				KES	99,982	103,500	750	104,250	$364,539.38	$155.25	0	$0.00	$0.00	$0.00	0
				CASTLETON	54,373	56,286	714	57,000	$186,003.75	$84.43	0	$0.00	$0.00	$0.00	0
				EXXON	7,196	7,449	51	7,500	$28,650.00	$11.17	0	$0.00	$0.00	$0.00	0
				ARM ENERGY	57,236	59,250	750	60,000	$194,325.00	$88.88	0	$0.00	$0.00	$0.00	0
				CIMA	53,613	55,500	0	55,500	$185,640.00	$83.25	0	$0.00	$0.00	$0.00	0
				CONCORD ENERGY	10,795	11,175	75	11,250	$43,031.25	$16.76	0	$0.00	$0.00	$0.00	0
			TAX	EAI TAX	0	0	0	0	$0.00	$0.00	0	$0.00	$0.00	$750.00	0
			MDX	NEXTERA	0	0	0	0	$0.00	$0.00	0	$0.00	$0.00	$0.00	0
				SPOTLIGHT	193,201	200,000	0	200,000	$680,750.00	$300.00	0	$0.00	$0.00	$0.00	0
				VITOL INC	193,201	200,000	0	200,000	$683,250.00	$300.00	0	$0.00	$0.00	$0.00	0
			IDS	REGENCY LP	(18,113)	(18,750)	0	-18,750	($64,687.50)	($28.13)	0	$0.00	$0.00	$0.00	0
				DTE ENERGY	(2,385)	(2,469)	(31)	-2,500	($9,075.00)	($3.70)	0	$0.00	$0.00	$0.00	0
				NEXTERA	(4,830)	(5,000)	0	-5,000	($18,625.00)	($7.50)	0	$0.00	$0.00	$0.00	0
				KES	(45,752)	(47,362)	(338)	-47,700	($173,195.00)	($71.04)	0	$0.00	$0.00	$0.00	0
				CASTLETON	(10,731)	(11,109)	(141)	-11,250	($39,937.50)	($16.65)	0	$0.00	$0.00	$0.00	0
				EXXON	(2,399)	(2,483)	(17)	-2,500	($9,250.00)	($3.72)	0	$0.00	$0.00	$0.00	0
				CIMA	(5,796)	(6,000)	0	-6,000	($21,000.00)	($9.00)	0	$0.00	$0.00	$0.00	0
				SPOTLIGHT	(12,075)	(12,500)	0	-12,500	($43,125.00)	($18.75)	0	$0.00	$0.00	$0.00	0
				VITOL INC	(12,075)	(12,500)	0	-12,500	($44,375.00)	($18.75)	0	$0.00	$0.00	$0.00	0



ENO LTSA Costs Realigned to base rates

Cost Month Dec-25

Plant	total cost	ENO Share	ENO Cost
Union PB1	145,426	100.000%	145,426
NM6 (Includes Algiers %)	454,298	21.012%	95,457
Perryville	746,643	0.461%	3,441
Acadia	735,349	1.227%	9,020
			253,344

ENTERGY NEW ORLEANS, LLC
AREA INPUT FOR 12 MONTHS ENDED December 2025

Oper. Mth.	(a) kWh Generation	(b) kWh Purchases	(c) kWh Sales for Resale	(d) ENOI Net Area Input a+b+c
January 2025	61,101,688	496,656,721	(55,262,856)	**502,495,553**
February 2025	13,026,559	401,063,141	(24,382,733)	**389,706,967**
March 2025	19,420,094	366,763,465	(17,627,413)	**368,556,146**
April 2025	15,655,873	439,819,621	(33,504,272)	**421,971,222**
May 2025	40,872,957	477,329,956	(39,070,049)	**479,132,864**
June 2025	273,316,322	449,839,849	(182,409,629)	**540,746,542**
July 2025	369,792,032	470,236,635	(258,455,207)	**581,573,460**
August 2025	378,376,145	468,587,409	(257,308,923)	**589,654,631**
September 2025	335,658,659	440,383,467	(246,129,644)	**529,912,482**
October 2025	207,666,967	390,179,696	(195,932,090)	**401,914,573**
November 2025	252,557,973	401,135,414	(238,460,081)	**415,233,306**
December 2025	91,724,074	464,341,713	(146,555,632)	**409,510,155**
Total 12 Mths.	2,059,169,343	5,266,337,086	(1,695,098,529)	**5,630,407,900**

ENTERGY NEW ORLEANS, LLC
SUMMARY OF DEMAND AND ENERGY LOSS FACTORS
FOR THE TEST YEAR ENDED DECEMBER 31, 2018

SERVICE VOLTAGE LEVEL	LOSS FACTOR	
	DEMAND	ENERGY
TRANSMISSION >= 230 kV	0.5333%	0.2260%
TRANSMISSION <230kV	1.0760%	0.4522%
PRIMARY	2.8682%	2.8134%
SECONDARY	4.5561%	4.7352%

Entergy New Orleans, Inc.
10055 Grogan's Mill Rd, Suite 300
The Woodlands , TX 77380

Invoice#: 47636
Invoice Date: December 17, 2025
Payment Terms: Net Due on or Before December 26, 2025
Delivery Period: November 2025

Attention: Energy Analysis and Reporting
Phone: 281-297-3630
Fax: 281-297-3930
Email: entergygassettlements@entergy.com

Sales

Pipeline / Location	Start Date	End Date	Volume	Price	Amount	Details
Gulf South Pipeline Company LLC						
Pool 3						
	11/21/2025	11/21/2025	(5,000)	$3.9750	$19,875.00	
Pool 3 Subtotal			**(5,000)**		**$19,875.00**	
Gulf South Pipeline Company LLC Subtotal			**(5,000)**		**$19,875.00**	
Tennessee Gas Pipeline Company, L.L.C.						
REGENCY/TGP PANDA POWER BIENVILLE						
	11/1/2025	11/3/2025	(45,000)	$3.0400	$136,800.00	
	11/5/2025	11/5/2025	(6,900)	$3.0200	$20,838.00	
	11/6/2025	11/6/2025	(2,000)	$3.2900	$6,580.00	
	11/7/2025	11/7/2025	(5,000)	$3.1750	$15,875.00	
	11/14/2025	11/14/2025	(6,000)	$3.2200	$19,320.00	
	11/18/2025	11/18/2025	(7,500)	$3.5150	$26,362.50	
	11/19/2025	11/19/2025	(9,500)	$3.4950	$33,202.50	
	11/20/2025	11/20/2025	(8,400)	$3.7350	$31,374.00	
	11/21/2025	11/21/2025	(7,495)	$3.8050	$28,518.48	
	11/22/2025	11/24/2025	(15,000)	$3.8350	$57,525.00	
	11/25/2025	11/25/2025	(5,000)	$3.8500	$19,250.00	
REGENCY/TGP PANDA POWER BIENVILLE Subtotal			**(117,795)**		**$395,645.48**	
Tennessee Gas Pipeline Company, L.L.C. Subtotal			**(117,795)**		**$395,645.48**	
Sales Subtotal			**(122,795)**		**$415,520.48**	

CASTLETON COMMODITIES MERCHANT TRADING L.P.
P.O. Box 120014

Stamford CT 06912 US

Invoice #: 380148
Customer #: 207605

Customer :
ENTERGY NEW ORLEANS INC
10055 GROGAN'S MILL ROAD
SUITE 300
THE WOODLANDS TX 77380 US

Remit To:
CASTLETON COMMODITIES MERCHANT TRADING L.P.

Wire Bank: [redacted]
Wire City/State:
ABA Number:
Account Number:
Swift:

Invoice:
Accounting Month: Nov 2025
Invoice_date: 03-Dec-2025
Payment Due Date: 26-Dec-2025
Contact: Susan Moore
Phone:
Email: HTN-PhyNGSettlements@cci.com

GST/HST: [redacted]
QST:

CCI PURCHASES

Deal #	Pipeline	Meter	Trade Date	Cost Type	From Day	To Day	Volume	UoM	Price	Currency	Amt Due
11103148	TGP	PANDA PWR	24-Nov-2025		22-Nov-2025	24-Nov-2025	(11,250)	MMBTU	3.5500	USD	(39,937.50)
		PANDA PWR					**(11,250)**				**(39,937.50)**
Sub Total:	**TGP**						**(11,250)**				**(39,937.50)**
Sub Total:	**CCI PURCHASES**						**(11,250)**				**(39,937.50)**

CCI SALES

Deal #	Pipeline	Meter	Trade Date	Cost Type	From Day	To Day	Volume	UoM	Price	Currency	Amt Due
11084445	TGP	PANDA PWR	31-Oct-2025		01-Nov-2025	03-Nov-2025	30,000	MMBTU	3.0400	USD	91,200.00
11085782	TGP	PANDA PWR	03-Nov-2025		04-Nov-2025	04-Nov-2025	10,750	MMBTU	2.9550	USD	31,766.25
11086657	TGP	PANDA PWR	04-Nov-2025		05-Nov-2025	05-Nov-2025	5,000	MMBTU	3.0050	USD	15,025.00
11087955	TGP	PANDA PWR	05-Nov-2025		06-Nov-2025	06-Nov-2025	5,200	MMBTU	3.2750	USD	17,030.00
11088714	TGP	PANDA PWR	06-Nov-2025		07-Nov-2025	07-Nov-2025	5,250	MMBTU	3.1700	USD	16,642.50
11088714	TGP	PANDA PWR	06-Nov-2025		08-Nov-2025	10-Nov-2025	15,750	MMBTU	3.2800	USD	51,660.00
11094585	TGP	PANDA PWR	13-Nov-2025		14-Nov-2025	14-Nov-2025	2,500	MMBTU	3.2150	USD	8,037.50
11096396	TGP	PANDA PWR	14-Nov-2025		15-Nov-2025	17-Nov-2025	45,000	MMBTU	3.3500	USD	150,750.00
11096951	TGP	PANDA PWR	17-Nov-2025		18-Nov-2025	18-Nov-2025	5,000	MMBTU	3.5150	USD	17,575.00
11097788	TGP	PANDA PWR	18-Nov-2025		19-Nov-2025	19-Nov-2025	1,900	MMBTU	3.4950	USD	6,640.50
11098579	TGP	PANDA PWR	19-Nov-2025		20-Nov-2025	20-Nov-2025	1,900	MMBTU	3.7350	USD	7,096.50
11099438	TGP	PANDA PWR	20-Nov-2025		21-Nov-2025	21-Nov-2025	5,000	MMBTU	3.8050	USD	19,025.00
11100438	TGP	PANDA PWR	21-Nov-2025		22-Nov-2025	24-Nov-2025	11,250	MMBTU	3.8350	USD	43,143.75

CASTLETON COMMODITIES MERCHANT TRADING L.P.
P.O. Box 120014

Stamford CT 06912 US

Invoice #: 380148
Customer #: 207605

11102361	TGP	PANDA PWR	24-Nov-2025		25-Nov-2025	25-Nov-2025	2,500	MMBTU	3.8500	USD	9,625.00
		PANDA PWR					**147,000**				**485,217.00**
Sub Total:	TGP						147,000				485,217.00
Sub Total:	CCI SALES						147,000				485,217.00
								Total Due To/(From) CCMT:			445,279.50

CIMA ENERGY, LP

1221 McKinney St Suite 3700

Houston, Texas 77010

Customer Details		Bank Details		Net Invoice Details	
Customer:	ENTERGY NEW ORLEANS, INC.	Payment Method:	ACH / WIRE / CHECK	**Invoice Number:**	**1125-441136-1**
Address:	10055 Grogan's Mill Road Suite 300 The Woodlands, Texas 77380	**If paying via ACH or Wire:**		Delivery Period:	Nov 2025
		Credit To:	CIMA ENERGY, LP	Invoice Date:	12/05/2025
		Bank Name:	Bank of America, N.A.	Due Date:	12/26/2025
		[redacted]		CIMA Tax ID#:	XXXXXX1884
				Contract Number:	2705
				P. O. Number:	
				Amount Due To/(From) CIMA:	**$964,813.00**
		If paying via Check:		Currency:	USD
		CIMA ENERGY, LP P O Box 7410721 Chicago, IL 60674-0721		**Supplemental CIMA Invoice Reference Numbers:**	
				969972, 969973	
CIMA Contact Information		*Note: CIMA will **NOT** change bank details without prior written notification. Please contact CIMA for any bank related inquiries.*			
Phone:	(713) 209-1112				
Fax:	(713) 759-1186				
Email:	gasinvoices@cima-energy.com				

Description	Volume (MMBtu)	Amount (USD)
Sales	282,650	$985,813.00
Purchases	6,000	$21,000.00
Total Amount Due To / (From) CIMA:	**276,650**	**$964,813.00**

INVOICE - NATURAL GAS

CONCORD ENERGY LLC
Attention: Marcus Divita
accounting@concordenergy.com
1408 Wazee Street
Denver, CO 80202
Phone: 303-468-1247 Fax: 303-468-1901

REVISED

Bill To: Entergy New Orleans, LLC
Attention: Energy Analysis and Reporting
10055 Grogan's Mill Road
Suite 300
Woodlands TX 77380
Phone: 281-297-3554 Fax: 281-297-3735
Email: EntergyGasSettlements@entergy.com

Production Month 11 / 2025 ***Invoice Number*** 32133 ***Due Date*** 12/26/25

ID	*Location*	*Start Date*	*End Date*	*Nominated Quantity*	*Index*	*Premium*	*Calculated Price*	*Actual Volume*	*Amount*
733184	GulfX Sherma	11/5/2025	11/5/2025	5,000	GDA, NGPL Texok zone	$0.040	$2.990	5,000	$14,950.00
733438	GulfX Sherma	11/6/2025	11/6/2025	5,000	GDA, NGPL Texok zone	$0.040	$3.235	5,000	$16,175.00
733664	GulfX Sherma	11/7/2025	11/7/2025	5,500	GDA, NGPL Texok zone	$0.040	$3.170	5,500	$17,435.00
734775	GulfX Sherma	11/13/2025	11/13/2025	10,000			$3.600	10,000	$36,000.00
734779	GulfX Sherma	11/14/2025	11/14/2025	6,000	GDA, NGPL Texok zone	$0.050	$3.210	6,000	$19,260.00
735658	GulfX Sherma	11/18/2025	11/18/2025	5,500	GDA, NGPL Texok zone	$0.050	$3.490	5,500	$19,195.00
735663	GulfX Sherma	11/19/2025	11/19/2025	7,000	GDA, NGPL Texok zone	$0.060	$3.495	7,000	$24,465.00
735989	GulfX Sherma	11/20/2025	11/20/2025	6,200	GDA, NGPL Texok zone	$0.060	$3.730	6,200	$23,126.00
736351	GulfX Sherma	11/21/2025	11/21/2025	5,500	GDA, NGPL Texok zone	$0.060	$3.845	5,500	$21,147.50
736974	GulfX Sherma	11/22/2025	11/24/2025	3,750	GDA, NGPL Texok zone	$0.050	$3.825	11,250	$43,031.25
736978	GulfX Sherma	11/25/2025	11/25/2025	1,250	GDA, NGPL Texok zone	$0.050	$3.825	1,250	$4,781.25
							GulfX Sherman	68,200	$239,566.00

United States Dollars **Amount Due:** 68,200 $239,566.00

Remit by Wire or ACH to:

MUFG Bank Ltd.

[redacted]

International Wires:

Provide Swift Code instead of Routing Number

Continental Resources Inc.
PO Box 269042
Oklahoma City, OK 73126
United States

Natural Gas Invoice

Customer: ENTERGY NEW ORLEANS, LLC

ATTN: ACCOUNTING DEPT

HTHOMA3@ENTERGY.COM;LBUTLE1@ENTERGY.COM;npeter1@entergy.com;EntergyGasSettlements@entergy.com

Address: 2107 RESEARCH FOREST DR, MAIL CODE T-LFN-6
THE WOODLANDS, TX 77380

Invoice Number: 106350
Invoice Date: 12/10/2025
Payment Due To: CONTINENTAL RESOURCES, INC.
Payment Due Date : 12/26/2025

FOR NATURAL GAS SALES DURING THE MONTH OF November 2025

Pipeline	Point	CLR Trade	Qty (MMbtu)	Amount
ENTERPRISE TEXAS PIPELINE	GULF CROSSING SHERMAN - 631015	846795	4,000	$12,840.00
ENTERPRISE TEXAS PIPELINE	GULF CROSSING SHERMAN - 631015	846894	2,000	$6,980.00
		Total:	**6,000**	**$19,820.00**

CLR Trade	Pipeline	Point	Flow Date	Price Index	Price Diff	Net Price	Qty (MMbtu)	Amount
846795	ENTERPRISE TEXAS PIPELINE	GULF CROSSING SHERMAN - 631015	11/14/25	GD NGPL-TxOk	0.0500	3.2100	4,000	$12,840.00
846894	ENTERPRISE TEXAS PIPELINE	GULF CROSSING SHERMAN - 631015	11/18/25	GD NGPL-TxOk	0.0500	3.4900	2,000	$6,980.00
						Total:	**6,000**	**$19,820.00**

Please direct any questions concerning this invoice to:

NG Invoice

gasmarketinginvoices@clr.com

DTE Energy

DTE Energy Trading

Invoice Number:	3242679
Invoice Date:	02-Dec-2025
Due Date:	26-Dec-2025
Billing Period:	Nov-25

DTE Energy Trading, Inc.
One Energy Plaza, 400 WCB
Detroit, MI 48226
Contact Name(s): Elijah Montgomery
Contact Number(s): 313-548-8109
Email: DTE_GAS_STTLMTS@DTEENERGY.COM

Bill To:
Entergy New Orleans, Inc.
ENTNEWO - BU
2107 Research Forest Dr., Mail Code T-LFN-6
The Woodlands, TX 77380
Phone: 281-297-3611
Fax: 281-297-3631
Email:
EntergyGasSettlements@entergy.com;dmehra
@entergy.com;
Customer ID:1038924

Remit To:
DTE Energy Trading, Inc.
JPMORGAN CHASE BANK
Payment Method:
Routing #:
Account #:
Payment Method:
Routing #:
Account #:



Purchase / Sale	Quantity		CCY	Settlement Amount
Purchases	(2,500.00)		US$	$(9,075.000000)
Sales	42,000.00		US$	$147,396.250000
	39,500.00	**DTE Energy Trading, Inc. is due to RECEIVE the following net amount:**		**$138,321.25**

Netting Statement

Eco-Energy Natural Gas
6100 Tower Circle, Suite 500
Franklin, TN 37067
TAXID: 26-1705410

Accounts Receivable
Phone: 615-928-6484
Email: NatGasSettlements@eco-energy.com

Please Remit to:
Bank of America
[redacted]

Entergy New Orleans Inc

10055 Grogan's Mill Road, Suite 300
The Woodlands, TX 77380
United States

Invoice Number: 117365
Invoice Date: 12/05/2025
Due Date: 12/26/2025
Delivery Period: November 2025
Reference:
Net Amount: 54,462.50

Sales

TENNESSEE GAS PL - PANDA/REGENCY

Trade	Start Date	End Date	Price Index	Price Diff	Avg Price	Volume	Amount (US $)
1246186	11/04/2025	11/05/2025	Tenn Z1 GDD	0.0200	2.9450	2,500	7,362.50
1246375	11/05/2025	11/06/2025	Tenn Z1 GDD	0.0200	3.0050	7,500	22,537.50
1246625	11/06/2025	11/07/2025	Tenn Z1 GDD	0.0200	3.2750	7,500	24,562.50
				Point Total		**17,500**	**54,462.50**
				Pipeline Total		**17,500**	**54,462.50**
				Sales Total		**17,500**	**54,462.50**

You owe Eco Energy... 54,462.50

SELLER:
Enterprise Products Operating LLC
TAX ID: 26-0430539
P.O. Box 4324
Houston, TX 77210-4324
United States

Contact: Jenny Hoang
Email: JNHoang@eprod.com
Phone: 713-381-6111
Fax:

BUYER:
Entergy New Orleans, Inc.
10055 Grogan's Mill Road
Suite 300
The Woodlands, TX 77380
United States

Contact: Energy Analysis and Reporting
Email:
Phone: 281-297-3630
Fax: 281-297-3930

Remit To:

Enterprise Products Operating LLC
JPMorgan Chase Bank
Payment by E.F.T.:
[redacted]

Customer#: 3110
Invoice#: 604756
Delivery Period: Nov-25
Invoice Date: 12/09/2025
Due Date: 12/26/2025
Currency: USD

Deal Num	Description	Buy / Sell	Trader	Pipeline	Meter ID	Location	Start/End Dates		Price ($)	Volume		Amount ($)
681767	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	4	4	2.9800	12,500	MM	37,250.00
681896	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	5	5	2.9900	5,000	MM	14,950.00
683160	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	17	17	3.6000	15,000	MM	54,000.00
						Gulf Crossing Sherman			**Sub Total**	**32,500**	MM	**$106,200.00**
						ENTERPRISE TX			**Total**	**32,500**	MM	**$106,200.00**

Entergy New Orleans, Inc. will remit the following amount: **106,200.00** **USD**

ExxonMobil

Invoice Number:	419352
Invoice Date:	10-Dec-2025
Due Date:	26-Dec-2025
Billing Period:	Nov-2025

EXXONMOBIL OIL CORPORATION
22777 Springwoods Village Parkway
SPRING TX
77389

Email: gasmarketing-sm@exxonmobil.com

Bill To:

ENTERGY NEW ORLEANS, INC.

ATTENTION: BACK OFFICE
PARKWOOD II BLDG., SUITE 300
10055 GROGAN'S MILL RD
THE WOODLANDS TX
77380

Contact Name: Gas Accounting
Contact Number:
Email: LBUTLE1@ENTERGY.com

Remit:

Tax ID: 13-5401570
EXXONMOBIL OIL CORPORATION

4CITIBANK
[redacted]

Reference: E157944

$195,406 + $97,450 = $292,856

Purchase / Sale	Quantity (MMBTU)	Tax Amount (US$)	Settlement Amount (US$)
Purchase	None	None	None
Sale	55,900	None	$195,406.00
	55,900	**ExxonMobil Oil Corporation is due to RECEIVE the following net amount:**	$195,406.00

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2141883	11/05/2025 - 11/05/2025	5,000	2.987500	$14,937.50
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2142597	11/06/2025 - 11/06/2025	6,300	3.235000	$20,380.50

Direct Billing Inquiries To:

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2143176	11/07/2025 - 11/07/2025	5,000	3.180000	$15,900.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2147034	11/14/2025 - 11/14/2025	5,000	3.220000	$16,100.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2151541	11/21/2025 - 11/21/2025	5,000	3.840000	$19,200.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2152607	11/22/2025 - 11/24/2025	7,500	3.820000	$28,650.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2153467	11/25/2025 - 11/25/2025	5,000	3.825000	$19,125.00
						TOTAL SALES for GSPL			**$134,293.00**
Arkoma Connector	Null	Bennington/Gulf South	NG	SALES	2148818	11/18/2025 - 11/18/2025	5,000	3.495000	$17,475.00
Arkoma Connector	Null	Bennington/Gulf South	NG	SALES	2149523	11/19/2025 - 11/19/2025	6,500	3.500000	$22,750.00
Arkoma Connector	Null	Bennington/Gulf South	NG	SALES	2150779	11/20/2025 - 11/20/2025	5,600	3.730000	$20,888.00
						TOTAL SALES for Arkoma Connector			**$61,113.00**
						TOTAL SALES	**55,900**		**$195,406.00***

* Total amount does not include tax amount

Direct Billing Inquiries To:

ExxonMobil

Invoice Number:	419186
Invoice Date:	10-Dec-2025
Due Date:	26-Dec-2025
Billing Period:	Nov-2025

EXXONMOBIL OIL CORPORATION
22777 Springwoods Village Parkway
SPRING TX
77389

Email: gasmarketing-sm@exxonmobil.com

Bill To:

ENTERGY NEW ORLEANS, INC.

ATTENTION: BACK OFFICE
PARKWOOD II BLDG., SUITE 300
10055 GROGAN'S MILL RD
THE WOODLANDS TX
77380

Contact Name: Gas Accounting
Contact Number:
Email: LBUTLE1@ENTERGY.com

Remit:

Tax ID: 13-5401570
EXXONMOBIL OIL CORPORATION

4CITIBANK

[redacted]

Reference: E157805

Purchase / Sale	Quantity (MMBTU)	Tax Amount (US$)	Settlement Amount (US$)
Purchase	-2,500	None	-$9,250.00
Sale	30,000	None	$106,700.00
	27,500	**ExxonMobil Oil Corporation is due to RECEIVE the following net amount:**	$97,450.00

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	PURCHASES	2152746	11/23/2025 - 11/23/2025	-2,500	3.700000	-$9,250.00

TOTAL PURCHASES for GSPL **-$9,250.00**

TOTAL PURCHASES **-2,500** **-$9,250.00**

Direct Billing Inquiries To:

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2146437	11/12/2025 - 11/12/2025	15,000	3.600000	$54,000.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2146438	11/13/2025 - 11/13/2025	10,000	3.600000	$36,000.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2148103	11/14/2025 - 11/14/2025	2,813	3.340000	$9,395.42
						TOTAL SALES for GSPL			**$99,395.42**
Arkoma Connector	Null	Bennington/Gulf South	NG	SALES	2148103	11/14/2025 - 11/14/2025	2,187	3.340000	$7,304.58
						TOTAL SALES for Arkoma Connector			**$7,304.58**
						TOTAL SALES	**30,000**		**$106,700.00***

* Total amount does not include tax amount

Direct Billing Inquiries To:

Invoice Summary

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** November 2025 **Invoice Status Code:** Final

Invoice Identifier: 13390 **Service Requester/Name:** 006947824 Entergy New Orleans, LLC **Billable Party (Payer)/Name:** 006947824 Entergy New Orleans, LLC

Invoice Date: 12/09/2025 **Net Due Date:** 12/19/2025 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Princess Burch (713) 479-8234

INVOICE TOTAL AMOUNT

$612,473.17

SVC REQ K OR ACCT ID TOTAL AMOUNT

$612,473.17

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

SVC REQ K OR ACCT ID	RATE SCH OR ACCT	CURRENT MONTH TOTAL AMOUNT	PRIOR MONTH TOTAL AMOUNT	SVC REQ K OR ACCT ID TOTAL AMOUNT
52810	NNS-A	$150,841.00	$0.00	$150,841.00
56372	FTS	$461,632.17	$0.00	$461,632.17
Svc Req K or Acct ID Total Amount				$612,473.17
Invoice Total Amount				$612,473.17

From:
Koch Energy Services, LLC
20 Greenway Plaza
Suite 800
Houston, TX 77046
Contact: Settlements Group
Email: kesacct@kochind.com
Phone:
Fax: (713)544-6090

To:
Entergy New Orleans, Inc
10055 Grogans Mill Road
Suite 300
The Woodlands, TX 77380
Contact: Accounting
Email:
EntergyGasSettlements@entergy.com
Phone: 281-2973637
Fax:

Remit To:
Koch Energy Services, LLC

JP Morgan Chase Bank, NA
Payment by E.F.T.:
[redacted]

KOCH
KOCH ENERGY SERVICES, LLC

Sales Invoice

Invoice #: 1219279
Delivery Period: Nov-25
Invoice Date: 17-Dec-2025
Due Date: 26-Dec-2025

Invoice Summary

Description	Amount		Quantity (MMBTU)
Purchases	$(173,195.00)	USD	(47,700)
Sales	$1,180,347.38	USD	339,850
Entergy New Orleans, Inc will remit the following amount :	**$1,007,152.38**		**292,150**

Invoice

NextEra Energy Marketing, LLC
Tax ID # 65-0851428
700 Universe Blvd
Juno Beach, FL 33408

Invoice: **991420**
Counterparty: **Entergy New Orleans, Inc.**
Date: **Dec 08, 2025**
Period: **Nov 01, 2025 - Nov 30, 2025**
Amount: **$250,345.25 USD**
Due Date: **Dec 26, 2025**

Invoice To

Entergy New Orleans, Inc.
Attn: Settlements Administrator
10055 Grogans Mill Road
Suite 300
The Woodlands, TX 77380
Phone: 281-397-3637
Fax: 281-397-3937

Summary

Deal Type	Deal Direction	Amount Due	Currency
GAS			
	Buy	$(39,250.00)	USD
	Sell	$ 289,595.25	USD
	GAS Subtotal	$ 250,345.25	USD
	TOTAL	**$ 250,345.25**	**USD**

Details

Pipeline	Deal #	Trade Dt	Point	Term	Index	Volume	UoM	Price	Amount Due	Currency
Buy										
RIGS PIPE										
	4399897	11/22/25	TRANSUNION INTERSTATE PIPELINE	11/23/25 - 11/23/25	FIXED	5,000	MMBTU	$3.7250	$(18,625.00)	USD
					RIGS PIPE	**5,000**			**$(18,625.00)**	**USD**
					Buy Subtotal	**5,000**			**$(18,625.00)**	**USD**

Sales Invoice

Remit To:
Regency Intrastate Gas LP
P O Box 204317
Dallas, TX 75320-4317

Bank: Wells Fargo Bank
[redacted]

Contact: Houston Accounting (Invoice)
Telephone: 713-989-2000
Email: DISTRO_DEPT_ACCOUNTING_HOU@energytransfer.com

Bill To:
Entergy New Orleans, LLC
2107 Research Forest Dr. MC T-LFN-6
The Woodlands, TX 77380

Bank: Capital One New Orleans, LA
[redacted]

Contact: Gas Accounting (Payments)
Telephone:
Email: EntergyGasSettlements@entergy.com

Contract Party: Entergy New Orleans
Invoice Number: GS202511126131
Invoice Date: 12/16/2025
Delivery Period: November 2025
SAP Vendor:
SAP Customer: 1000393752
Due Date: 12/25/2025
Payment Method: WIR
Short Name: Entergy New Orleans

Pipeline	Prod Period	Description	Tier	Contract	Deal #	Meter	MMBTU	Rate	Amount Due
RIGS	11/2025	PRODUCT		7015	423296	14888 TRANSUNION INTERSTATE PL	11,500	$2.995	$34,442.50
RIGS	11/2025	PRODUCT		7015	423872	14888 TRANSUNION INTERSTATE PL	7,500	$3.085	$23,137.50
RIGS	11/2025	PRODUCT		7015	424229	14888 TRANSUNION INTERSTATE PL	1,700	$3.330	$5,661.00
RIGS	11/2025	PRODUCT		7015	424684	14888 TRANSUNION INTERSTATE PL	2,200	$3.180	$6,996.00
RIGS	11/2025	PRODUCT		7015	425613	14888 TRANSUNION INTERSTATE PL	14,500	$3.235	$46,907.50
RIGS	11/2025	PRODUCT		7015	426201	14888 TRANSUNION INTERSTATE PL	5,500	$3.470	$19,085.00
RIGS	11/2025	PRODUCT		7015	426451	14888 TRANSUNION INTERSTATE PL	5,500	$3.725	$20,487.50
RIGS	11/2025	PRODUCT		7015	426658	14888 TRANSUNION INTERSTATE PL	17,000	$3.770	$64,090.00
RIGS	11/2025	PRODUCT		7015	426995	14888 TRANSUNION INTERSTATE PL	56,250	$3.860	$217,125.00
RIGS	11/2025	PRODUCT		7015	427230	14888 TRANSUNION INTERSTATE PL	16,250	$3.815	$61,993.75

Sales Invoice

ENERGY TRANSFER

Remit To:
Regency Intrastate Gas LP
P O Box 204317
Dallas, TX 75320-4317

Bank: Wells Fargo Bank
[redacted]

Contact: Houston Accounting (Invoice)
Telephone: 713-989-2000
Email: DISTRO_DEPT_ACCOUNTING_HOU@energytransfer.com

Bill To:
Entergy New Orleans, LLC
2107 Research Forest Dr. MC T-LFN-6
The Woodlands, TX 77380

Bank: Capital One New Orleans, LA
[redacted]

Contact: Gas Accounting (Payments)
Telephone:
Email: EntergyGasSettlements@entergy.com

Contract Party: Entergy New Orleans
Invoice Number: GS202511126131
Invoice Date: 12/16/2025
Delivery Period: November 2025
SAP Vendor:
SAP Customer: 1000393752
Due Date: 12/25/2025
Payment Method: WIR
Short Name: Entergy New Orleans

Pipeline	Prod Period	Description	Tier	Contract	Deal #	Meter	MMBTU	Rate	Amount Due
RIGS	11/2025	PRODUCT		7015	427742	14888 TRANSUNION INTERSTATE PL	104	$4.400	$457.60
Total RIGS							138,004		$500,383.35
TOTALS							**138,004 MMbtu**		**$500,383.35**

$500,383.35 less $64,687.50 = $435,695.85

Purchase Remittance

Bill To:
Regency Intrastate Gas LP
P O Box 204317
Dallas, TX 75320-4317

Bank: Wells Fargo Bank
[redacted]

Contact: Houston Accounting (Invoice)
Telephone: 713-989-2000
Email: DISTRO_DEPT_ACCOUNTING_HOU@energytransfer.com

Remit To:
Entergy New Orleans, LLC
2107 Research Forest Dr. MC T-LFN-6
The Woodlands, TX 77380

Bank: Capital One New Orleans, LA
[redacted]

Contact: Gas Accounting (Payments)
Telephone:
Email: EntergyGasSettlements@entergy.com

Contract Party: Entergy New Orleans
Remittance Number: GP202511134450
Invoice Date: 12/16/2025
Delivery Period: November 2025
SAP Vendor: 1000393752
SAP Customer:
Due Date: 12/25/2025
Payment Method: WIR
Short Name: Entergy New Orleans

Pipeline	Prod Period	Description	Tier	Contract	Deal #	Meter	MMBTU	Rate	Amount Due
RIGS	11/2025	PRODUCT		7015	427066	14888 TRANSUNION INTERSTATE PL	18,750	$3.450	$64,687.50
				Total RIGS			**18,750**		**$64,687.50**
		TOTALS					**18,750 MMbtu**		**$64,687.50**

ENERGY TRANSFER

Remittance Address: Regency Intrastate Gas LP
P O Box 204317
Dallas, TX 75320-4317
USA

Entergy New Orleans, LLC
Gas Accounting
2107 Research Forest Dr. MC T-LFN-6
The Woodlands, TX 77380-
USA

Contract Holder: Entergy New Orleans, LLC
Account Number: 12881

November 2025 Statement Of Account
FINAL
Invoice Date: 12/15/2025
Invoice Identifier: G112025256580

Invoice Identifier	Accounting Period	Invoice Date	Original Invoice Amount	Amount Due
G112025256580	11/2025	12/15/2025	$62,157.08	$62,157.08
		Total Amount:	**$62,157.08**	**$62,157.08**

The receivable amounts stated above include transportation and storage charges as of 12/15/2025.
These balances do not include any prepayments received, outstanding take or pay balances, or other receivables not related to transportation or storage.

Should you have any questions regarding these billings, please call your account representative Jennifer Nicholson at (713) 989-2325

-- INVOICE --

Invoice # 519332
Invoice Date: 12/03/2025
Due Date: 12/26/2025

Repsol Energy North America Corporation
2455 Technology Forest Blvd.
The Woodlands, TX 77381

Tax ID: 203009831

Please Wire To:
Citibank

For the account of
Repsol Energy North America Corporation
[redacted]

TO: **Entergy New Orleans, LLC**

2107 Research Forest Dr Mail Code T-LFN-6
The Woodlands, TX 77380

Tax ID: 822212934

INVOICE DETAIL

SALES

Pipeline	Trade	BegTime	Description	Quantity	Price	Amount
TGP	1485861	11/21	GULFSTH/TGP KILN MIS	10,000	$3.9500	$39,500.00
			Total - Trade 1485861:	10,000		$39,500.00
	1485981	11/22	GULFSTH/TGP KILN MIS	15,000	$3.8650	$57,975.00
		11/23	GULFSTH/TGP KILN MIS	15,000	$3.8650	$57,975.00
		11/24	GULFSTH/TGP KILN MIS	15,000	$3.8650	$57,975.00
			Total - Trade 1485981:	45,000		$173,925.00
	1486249	11/25	GULFSTH/TGP KILN MIS	15,000	$4.0550	$60,825.00
			Total - Trade 1486249:	15,000		$60,825.00
	1486487	11/26	GULFSTH/TGP KILN MIS	10,000	$4.1850	$41,850.00
		11/27	GULFSTH/TGP KILN MIS	10,000	$4.1850	$41,850.00
		11/28	GULFSTH/TGP KILN MIS	10,000	$4.1850	$41,850.00
		11/29	GULFSTH/TGP KILN MIS	10,000	$4.1850	$41,850.00
		11/30	GULFSTH/TGP KILN MIS	10,000	$4.1850	$41,850.00
			Total - Trade 1486487:	50,000		$209,250.00
			Total - Pipeline TGP:	120,000		$483,500.00

Total Sales: USD $483,500.00

TOTAL AMOUNT DUE: USD $483,500.00

TENASKA MARKETING VENTURES

To: ENTERGY NEW ORLEANS, LLC	From: TENASKA MARKETING VENTURES	Invoice #: 202511-0316
2107 Research Forest Drive Mail Code: T-LFN-6 The Woodlands, TX 77380 Attention: Diane Mehra Phone: Fax: (281) 297-3735 Email: dmehra@entergy.com	14302 FNB Parkway Omaha, NE 68154 Attention: Jose Menchaca Phone: 402-691-9598 Fax: (402) 758-6253 Email: JMenchaca@TENASKA.com Email: Invoices-TMV@tenaska.com	Delivery Period: NOV 2025 Invoice Date: 12/10/2025 Due Date: 12/26/2025 **Total Due: $170,032.00 $US**

Description	Quantity (MMBTU)	Amount ($US)
Sale	52,150	$170,032.00
Current Month Subtotal:	**52,150**	**$170,032.00**
Total Due TENASKA MARKETING VENTURES	**52,150**	**$170,032.00**

TENASKA MARKETING VENTURES Payment Instructions:

WIRE TRANSFER OR ACH
U.S. BANK
CINCINNATI, OH

ACCOUNT NAME - TENASKA MARKETING VENTURES
[redacted]

Beneficiary:
Tenaska Marketing Ventures
14302 FNB Parkway
Omaha, NE 68154

Tax ID: 47-0741451

Interest shall accrue on unpaid balances in accordance with the terms and provisions of the Master Agreement

BLACK BEAR
TRANSMISSION

Remittance Address: BBT Trans-Union Interstate Pipeline, L.P.
910 Louisiana St
Suite 2400
Houston, TX 77002
USA

Entergy New Orleans, Inc.
GENERAL CORRESPONDENCE
PO Box 8106
Baton Rouge, LA 70891
USA

Contract Holder: Entergy New Orleans, Inc.
Account Number: 504

November 2025 Invoice Summary

FINAL
Invoice Date: 12/11/2025
Invoice Identifier: TUI11202523589

Service Requestor Contract Number	TOS	Prior Period Receipts in DTH	Prior Period Deliveries in DTH	Net Prior Period Activity in DTH	Prior Period Charges	Current Month Rec in DTH	Current Month Del in DTH	Current Month Activity in DTH	Current Month Charges	Invoice Amount
FTS-TUI-0003	FTS	0	(1,603)	1,603	$0.00	1,699,393	1,673,182	26,211	$113,000.60	$113,000.60
IMB-TUI-0003	IMB	0	0	0	$104,541.41	0	0	0	$0.00	~~$104,541.41~~ $103,971.75
Total		0	(1,603)	1,603	$104,541.41	1,699,393	1,673,182	26,211	$113,000.60	~~$217,542.01~~

Net Due Date 12/21/2025 ~~$217,542.01~~ $216,972.35

The invoice amounts set out above include all associated charges for surcharges where applicable.
Please submit documentation of any differences when paying an amount different than the invoice amount .

[redacted]

For all accounting questions, please contact Allison McGill at (346) 241-3607 or amcgill@lighthouseserv.com.
For all volume questions, please contact the Gas Scheduling line at (346) 241-3999 or GASSCHEDULING@ LIGHTHOUSESERV.COM.

Physical Natural Gas Invoice

Spotlight Energy, LLC
952 Echo Lane, Suite 200
Houston, 77024
spotlight-energy.com

Bill to:

Entergy New Orleans, Inc
Entergy New Orleans Gas Invoicing
2107 Research Forest Dr Mail Code T?LFN?6
The Woodlands, TX 77380

Telephone: 281?297?6659
Fax:
Email: dmehra@entergy.com;
EntergyGasSettlements@entergy.com
Group Email:

Invoice Id:	**236379**
Vendor Code:	
Counterparty Reference:	**5569**
Delivery Month:	**Nov-2025**
Invoice Date:	**01-Dec-2025**
Due Date:	**29-Dec-2025**

For Billing Inquiries Contact:

Attn:	**Amonie Gonzales**
Telephone:	**832-271-6767**
Fax:	**832-779-5455**
Email:	**accounting@spotlight-energy.com**
Group Email:	**accounting@spotlight-energy.com**

Trade ID	Transaction Type	Trade Index	Trade Date	Side	Start/ EndDate	Pipeline	Physical Point	Quantity (MMBtu)	Price(USD)	Amount Owed (USD)
3828824	PhysicalGDIndex	GD Tx. Gas, zone 1	10-10-2025	Sell	01 - 25	Gulf South	26016 - Bbt Trans-Union Claiborne Parish	(200,000)	$3.40375	$680,750.00
3837089	PhysicalFixed		11-07-2025	Sell	08 - 08	Gulf South	26016 - Bbt Trans-Union Claiborne Parish	(12,500)	$3.6000	$45,000.00
						Gulf South Total:		**(212,500)**		**$725,750.00**
							Total Sell :	**(212,500)**		**$725,750.00**
3840143	PhysicalFixed		11-22-2025	Buy	23 - 23	Gulf South	022332 - Sterlington (To Texas Gas)	12,500	$3.4500	($43,125.00)
						Gulf South Total:		**12,500**		**($43,125.00)**
							Total Buy :	**12,500**		**($43,125.00)**
							Net Amount:	**(200,000)**		**$682,625.00**
3828824	AMA Fee							NaN	$11,625.0000	($11,625.00)
							Grand Total:			**$671,000.00**

Total Amount Due To Spotlight Energy, LLC On Due Date 12/29/2025 : USD 671,000.00

Please check this invoice carefully and promptly notify us of any discrepancies.

Remit by Wire Transfer:	**Remit by ACH:**	**Remit by Mail:**
Bank of New York Mellon [redacted]	Bank of New York Mellon [redacted]	

VITOL INC.
2925 RICHMOND AVENUE, 11TH FLOOR
HOUSTON, TX 77098, UNITED STATES
Tel. 001 713-230-1000, Fax 001 713-583-2176
Jack Borde +17132301044;jkx@vitol.com

INVOICE DATE : 09 DECEMBER 2025

ENTERGY NEW ORLEANS, LLC
10055 GROGAN'S MILL RDSUITE 300
THE WOODLANDS,UNITED STATES

COMMERCIAL INVOICE
INVOICE NUMBER : S2532353 DUE DATE : 26 DECEMBER 2025

DESCRIPTION	AMOUNT	QUANTITY MMU
SALES	683,260.00 USD	200,000
PURCHASES	(57,510.00) USD	(12,500)
TOTAL DUE TO VITOL INC.	**625,750.00 USD**	**187,500**

ACTUALS	Billed in	**Dec-25**
	Service Period	**Nov-25**

Entergy Louisiana, LLC Sale of Ninemile 6 to Entergy New Orleans, LLC

Resource Plan for the Sale of Energy and Capacity
from Entergy Louisiana, LLC to Entergy New Orleans, LLC
for 20% of Ninemile 6
for service period: Nov-25

Capacity	KW		121,600	$	B1	1,440,808.71	1	$ 1,439,290.38	$ 1,518.33	
Energy	KWH	B3	37,167,693	$	B2	1,214,637.20		$ 1,214,637.20	$ -	
		2								
Total				**$**		**2,655,445.91**		**$ 2,653,927.58**	**$ 1,518.33**	0%

ESTIMATES

Billed in **Dec-25**
Service Period **Dec-25**

Entergy Louisiana, LLC Sale of Ninemile 6 to Entergy New Orleans, LLC

Resource Plan for the Sale of Energy and Capacity
from Entergy Louisiana, LLC to Entergy New Orleans, LLC
for 20% of Ninemile 6
for service period: Dec-25

Capacity	KW		121,600	$	B1	1,359,367.14	1
Energy	KWH	B3	82,811,081	$	B2	2,528,810.06	
			2				
Total				**$**		**3,888,177.20**	

Actual

Billed In Month of: Dec-25
Service Period: Nov-25

Entergy New Orleans, LLC
In Account with Entergy Arkansas, LLC

MSS-4 Sale of Capacity and Energy by Entergy Arkansas, LLC to Entergy New Orleans, LLC

To bill the Energy and Capacity associated with the Resource Plan Sales for Service month of Nov-25

Excluding GG1 Ret Sh (nuclear) portion:

Capacity	KW:	92,892	$	1,387,951.00				
Energy	KWH:	34,463,406.00	$	371,573.68				
Decommissioning			$	-	1	$	1,387,951.00	Capacity
Subtotal			$	1,759,524.68				

GG1 Ret Sh (nuclear) portion:

Capacity		21,060	$	-				
Energy		0.00	$	-				
						$	371,573.68	Energy
Subtotal			$	-				
Total			$	1,759,524.68	2		34,463,406.00	KWH

Estimate

Billed In Month of: Dec-25
Service Period: Dec-25

Entergy New Orleans, LLC
In Account with Entergy Arkansas, LLC

MSS-4 Sale of Capacity and Energy by Entergy Arkansas, LLC to Entergy New Orleans, LLC

To bill the Energy and Capacity associated with the Resource Plan Sales
for Service month of Dec-25

Excluding GG1 Ret Sh (nuclear) portion:

Capacity	KW:	**92,892**	$	1,612,723.91			
Energy	KWH:	50,199,291.00	$	571,262.44			
Decommissioning			$	-	1	$ 1,612,723.91	Capacity
Subtotal			$	2,183,986.35			

GG1 Ret Sh (nuclear) portion:

Capacity		**21,060**	$	-			
Energy		0.00	$	-		$ 571,262.44	Energy
Subtotal			$	-			
Total			$	2,183,986.35	2	50,199,291.00	KWH

ACTUALS	Billed in	Dec-25
	Service Period	Nov-25

Entergy Louisiana, LLC Sale of Algiers Slice of System to Entergy New Orleans,LLC

Resource Plan for the Sale of Energy and Capacity
from Entergy Louisiana, LLC to Entergy New Orleans, LLC
for Algiers Slice of System
for service period: Nov-25

Capacity				$	1,197,707.07
Capacity (WF3 Decomm)				$	20,732.07
Energy	KWH	34,046,083	2	$	843,337.86
Ninemile 6 Capacity				$	72,904.92
Ninemile 6 Energy	KWH	1,880,685		$	61,460.63
Total				**$**	**2,196,142.55**

B2

1

B1 + B3 +T1

ESTIMATES

Billed in **Dec-25**
Service Period **Dec-25**

Entergy Louisiana, LLC Sale of Algiers Slice of System to Entergy New Orleans,LLC

Resource Plan for the Sale of Energy and Capacity
from Entergy Louisiana, LLC to Entergy New Orleans, LLC
for Algiers Slice of System
for service period: Dec-25

Capacity			$	1,398,550.26	1
Capacity (WF3 Decomm)		B2	$	20,732.07	
Energy	KWH	34,330,775 2	$	723,103.85	
Ninemile 6 Capacity			$	68,783.98	
Ninemile 6 Energy	KWH	4,190,241	$	127,957.80	
Total			**$**	**2,339,127.96**	
				B1 + B3 +T1	

ACTUALS

Billed In Month of: Dec-25
Service Period: Nov-25

Entergy New Orleans, LLC
In Account with 30% River Bend Sales

New Resource Plan for the Sale of Capacity and Energy
by Entergy Louisiana, LLC. to Entergy New Orleans, LLC.

To bill the Energy and Capacity associated with the Resource Plan Sales
for Service month of Nov-25

Capacity	KW:	**97,200**		$	B2	3,150,768.18 1
Energy	KWH:	51,439,098 2		$	B1	340,213.76
		B4				
Total				$	B3	3,490,981.94

ENOL

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ESTIMATES

Billed In Month of: Dec-25
Service Period: Dec-25

Entergy New Orleans, LLC
In Account with 30% River Bend Sales

New Resource Plan for the Sale of Capacity and Energy
by Entergy Louisiana, LLC. to Entergy New Orleans, LLC.

To bill the Energy and Capacity associated with the Resource Plan Sales
for Service month of Dec-25

Capacity	KW:	**97,200**		$	B2	3,536,968.10 1
Energy	KWH:	73,265,125 2		$	B1	539,045.18
		B4				
Total				$	B3	4,076,013.28

ENOL

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INVOICE

SYSTEM ENERGY RESOURCES, INC

TO: ENTERGY NEW ORLEANS, LLC

To bill Entergy New Orleans, LLC for service for: December-25

Cost of Service Operations	$	43,757,953.70
COC Billing Adjustment	$	(15,802.95)
Sales Agreement Billing		19.43%
DEMAND CHARGE	$	8,486,367.45
Grand Gulf Fuel Cost	$	5,676,331.59
Sales Agreement Billing		19.43%
FUEL CHARGE	$	1,102,911.23
TOTAL	**$**	**9,589,278.68**

Company	Net Gen	To Area	UPP	Inadvertent	Firm Sales	Sales	Unacct
ACADIA 2	3,783,006		0	0	0		0
ARK.NU 1	18,233,233		0	0	0		0
ARK.NU 2	20,717,689		0	0	0		0
G.GULF 1N	185,387,764		0	0	0		0
L.GPSY 2	344,692		0	0	0		0
L.GPSY 2/Aux	(8,108)		0	0	0		0
L.GPSY 3/Aux	(30,213)		0	0	0		0
NINEMI 4	511,171		0	0	0		0
NINEMI 4/Aux	(34,097)		0	0	0		0
NINEMI 5	3,572,723		0	0	0		0
NINEMI 5/Aux	(9,621)		0	0	0		0
NINEMI 6	87,001,322		0	0	0		0
NO POWER STATION	9,803,000		0	0	0		0
NO POWER STATION/Aux	(371,000)		0	0	0		0
PERVIL 1	1,959,630		0	0	0		0
PERVIL 2	9,860		0	0	0		0
PERVIL 2/Aux	(25,398)		0	0	0		0
RVRBND 1	75,961,282		0	0	0		0
STERLN 7/Aux	(2,492)		0	0	0		0
UNION 1	81,585,553		0	0	0		0
WATERF 2/Aux	(27,490)		0	0	0		0
WATERF 3	15,379,856		0	0	0		0
WATERF 4	975		0	0	0		0
WATERF 4/Aux	(450)		0	0	0		0
INDEPN 1	3,632,442		0	0	0		0
INDEPN 1/Aux	(6,064)		0	0	0		0
WH.BLF 1	1,880,784		0	0	0		0
WH.BLF 1/Aux	(30,776)		0	0	0		0
WH.BLF 2	6,652,291		0	0	0		8
WH.BLF 2/Aux	(4,054)		0	0	0		0
Un-accounted In	13,275		0	0	0		0
BASIC CHEMICALS/QF - BASIC CHEMICALS	11,690		0	0	0		0
CANTELLI ALMONASTER SOLAR/QF - CANTELLI	22,824		0	0	0		0
ENMP MISO DA PURCH	3,094,390		0	0	0		0
ENMP MISO RT PURCH	23,659,222		0	0	0		0
ENO Paterson Solar/QF - ENO Paterson Solar	19,974		0	0	0		0
IRIS - 50 MW CAP CHG	1,328,409		0	0	0		0
IRIS Delivered	3,984,890		0	0	0		0
MICHOUD GLOBAL SOLAR/QF - MICHOUD GLOBAL SOLAR	28,956		0	0	0		0
MURRAY HYDRO	515,997		0	0	0		0
NOS SOLAR/QF - NOS SOLAR	463,106		0	0	0		0
OCCIDENTAL POWER SERVICES/BASE CAPACITY	4,435,872		0	0	0		0
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL	203,688		0	0	0		0
QF DWYER SOLAR/QF - DWYER SOLAR	2,409		0	0	0		0
QF TCI FRANCE SOLAR/QF - TCI FRANCE SOLAR	70,408		0	0	0		0
RTA CARROLLTON SOLAR/QF - RTA CARROLLTON SOLAR	14,415		0	0	0		0
STJAMES - 50 MW CAP CHG	674,442		0	0	0		0
STJAMES Delivered	2,022,958		0	0	0		0
TCI ALVAR ST SOLAR/QF - TCI ALVAR ST SOLAR	30,945		0	0	0		0
UNO SOLAR/QF - UNO SOLAR	53,484		0	0	0		0
Totals	**556,518,864**	**411,991,543**	**0**	**0**	**0**	**144,527,313**	**8**

Generating Unit	NO
ACADIA 2 - UPP from LA	3,783,006
ARK.NU 1 - UPP from AR	18,233,233
ARK.NU 2 - UPP from AR	20,717,689
INDEPN 1 - UPP from AR	3,632,442
L.GPSY 2 - UPP from LA	344,692
MURRAY HYDRO - UPP from LA	515,997
NINEMI 4 - UPP from LA	511,171
NINEMI 5 - UPP from LA	3,572,723
NINEMI 6 - UPP from LA	87,001,322
OCCIDENTAL POWER	4,435,872
OCCIDENTAL POWER	203,688
PERVIL 1 - UPP from LA	1,959,630
PERVIL 2 - UPP from LA	9,860
RVRBND 1 - UPP from LA	75,961,282
WATERF 3 - UPP from LA	15,379,856
WATERF 4 - UPP from LA	975
WH.BLF 1 - UPP from AR	1,880,784
WH.BLF 2 - UPP from AR	6,652,291
Totals	**244,796,513**

Company / Type	KWH	Mills per KWH	Charge
ENMP MISO DA SALE	134,155,935	34.329361	4,605,487.49
ENMP MISO RT SALE	10,371,378	38.588113	400,211.91
Totals	**144,527,313**	**34.634972**	**5,005,699.40**

Source	NO
Owned Capability	
ANO	50.871
NO SOLAR STATION	20.000
LITTLE GYPSY	16.958
ACADIA	7.198
NINEMILE PT.	158.008
WHITE BLUFF	20.084
ENO PATERSON SOLAR	1.000
NO POWER STATION	129.700
UNION	581.700
INDEPENDENCE	7.207
WATERFORD	28.233
PERRYVILLE	3.739
Subtotal Owned Capability	**1,024.698**
Purchased Capacity	
IRIS	50.000
MURRAY HYDRO	2.096
GRAND GULF #1(RET/RP)	31.129
ST JAMES	20.000
RIVERBEND 30	102.724
OCCIDENTAL-OXYTAFT	9.200
GRAND GULF #1	214.385
Subtotal Purchased Capacity	**429.534**
Totals	**1,454.232**

	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
Purchases and Sales - Associated Companies				
ACADIA 2 - UPP from LA Desig. Energy	0	3,783,006	0.00	0.00
ARK.NU 1 - UPP from AR Desig. Energy	0	18,233,233	0.00	0.00
ARK.NU 2 - UPP from AR Desig. Energy	0	20,717,689	0.00	0.00
INDEPN 1 - UPP from AR Desig. Energy	0	3,632,442	0.00	0.00
L.GPSY 2 - UPP from LA Desig. Energy	0	344,692	0.00	0.00
MURRAY HYDRO - UPP from LA Desig. Energy	0	515,997	0.00	0.00
NINEMI 4 - UPP from LA Desig. Energy	0	511,171	0.00	0.00
NINEMI 5 - UPP from LA Desig. Energy	0	3,572,723	0.00	0.00
NINEMI 6 - UPP from LA Desig. Energy	0	87,001,322	0.00	0.00
OCCIDENTAL POWER SERVICES/BASE CAPACITY - UPP from Desig.	0	4,435,872	0.00	0.00
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL OPTION - Desig.	0	203,688	0.00	0.00
PERVIL 1 - UPP from LA Desig. Energy	0	1,959,630	0.00	0.00
PERVIL 2 - UPP from LA Desig. Energy	0	9,860	0.00	0.00
RVRBND 1 - UPP from LA Desig. Energy	0	75,961,282	0.00	0.00
WATERF 3 - UPP from LA Desig. Energy	0	15,379,856	0.00	0.00
WATERF 4 - UPP from LA Desig. Energy	0	975	0.00	0.00
WH.BLF 1 - UPP from AR Desig. Energy	0	1,880,784	0.00	0.00
WH.BLF 2 - UPP from AR Desig. Energy	0	6,652,291	0.00	0.00
Rev - UPP Purchases - KWH	0	(70,116)	0.00	0.00
Subtotal Purchases and Sales - Associated Companies	**0**	**244,726,397**	**0.00**	**0.00**

Non-Associated Companies - Purchases	**Sales(KWH)**	**Purchases(KWH)**	**Revenue($)**	**Expense($)**
IRIS - 50 MW CAP CHG	0	1,328,409	0.00	63,565.72
IRIS Delivered RE Energy	0	3,984,890	0.00	190,681.00
STJAMES - 50 MW CAP CHG	0	674,442	0.00	31,590.91
STJAMES Delivered RE Energy	0	2,022,958	0.00	94,755.46
IRIS - 50 MW - CAP CHG ADJUSTMENT	0	0	0.00	3,842.58
IRIS - 50 MW - CAP CHG ADJUSTMENT KWH	0	80,403	0.00	0.00
IRIS - ENERGY ADJUSTMENT	0	0	0.00	11,543.90
IRIS - ENERGY ADJUSTMENT KWH	0	241,546	0.00	0.00
Rev 202302 Purchases Iris CAP CHG	0	0	0.00	(0.59)
Rev 202302 Purchases Iris CAP CHG KWH	0	(42)	0.00	0.00
Rev 202302 Purchases Iris RE ADJ CHG	0	0	0.00	15.97
Rev 202302 Purchases Iris RE ENG ADJ KWH	0	277	0.00	0.00
Rev 202302 Purchases Iris Scheduled ENG CHG	0	0	0.00	(17.75)
Rev 202302 Purchases Iris Scheduled ENG CHG KWH	0	(403)	0.00	0.00
Rev 202303 Purchases Iris CAP CHG	0	0	0.00	0.15
Rev 202303 Purchases Iris CAP CHG KWH	0	35	0.00	0.00
Rev 202303 Purchases Iris RE ADJ CHG	0	0	0.00	5.29
Rev 202303 Purchases Iris RE ENG ADJ KWH	0	215	0.00	0.00
Rev 202303 Purchases Iris Scheduled ENG CHG	0	0	0.00	(4.84)
Rev 202303 Purchases Iris Scheduled ENG CHG KWH	0	(110)	0.00	0.00
Rev 202303 Purchases St James CAP CHG	0	0	0.00	(0.02)
Rev 202303 Purchases St James CAP CHG KWH	0	10	0.00	0.00
Rev 202303 Purchases St James Energy ADJ CHG	0	0	0.00	(0.06)
Rev 202303 Purchases St James Scheduled ENG CHG KWH	0	28	0.00	0.00
Rev 202508 Purchases Iris CAP CHG	0	0	0.00	(16.19)
Rev 202508 Purchases Iris CAP CHG KWH	0	(1,020)	0.00	0.00
Rev 202508 Purchases Iris RE ADJ CHG	0	0	0.00	(55.33)
Rev 202508 Purchases Iris RE ENG ADJ KWH	0	(3,202)	0.00	0.00
Rev 202508 Purchases Iris Scheduled ENG CHG	0	0	0.00	6.77
Rev 202508 Purchases Iris Scheduled ENG CHG KWH	0	142	0.00	0.00
Rev 202511 Purchases Iris CAP CHG	0	0	0.00	(1,671.83)
Rev 202511 Purchases Iris CAP CHG KWH	0	(37,256)	0.00	0.00
Rev 202511 Purchases Iris RE ADJ CHG	0	0	0.00	(44,333.88)
Rev 202511 Purchases Iris RE ENG ADJ KWH	0	(933,453)	0.00	0.00
Rev 202511 Purchases Iris Scheduled ENG CHG	0	0	0.00	39,318.42
Rev 202511 Purchases Iris Scheduled ENG CHG KWH	0	821,684	0.00	0.00
Rev 202511 Purchases St James CAP CHG	0	0	0.00	(563.28)
Rev 202511 Purchases St James CAP CHG KWH	0	(12,937)	0.00	0.00
Rev 202511 Purchases St James Energy ADJ CHG	0	0	0.00	(1,689.81)
Rev 202511 Purchases St James Scheduled ENG CHG KWH	0	(38,813)	0.00	0.00
STJAMES - 20 MW - CAP CHG ADJUSTMENT	0	0	0.00	(5.73)
STJAMES - 20 MW - CAP CHG ADJUSTMENT KWH	0	(243)	0.00	0.00
STJAMES - ENERGY ADJUSTMENT	0	0	0.00	0.09
STJAMES - ENERGY ADJUSTMENT KWH	0	(361)	0.00	0.00
Subtotal Non-Associated Companies - Purchases	**0**	**8,127,199**	**0.00**	**386,966.95**

	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
Non-Associated Companies - MISO	**Sales(KWH)**	**Purchases(KWH)**	**Revenue($)**	**Expense($)**
ENMP MISO DA Purchases	0	3,094,390	0.00	151,929.02
ENMP MISO DA Sales	134,155,935	0	4,605,487.49	0.00
ENMP MISO RT Purchases	0	23,659,222	0.00	815,895.20
ENMP MISO RT Sales	10,371,378	0	400,211.91	0.00
MISO Admin	0	0	0.00	78,261.03
MISO Admin Sched 24	0	0	0.00	8,469.02
MISO Ancillaries	0	0	29,086.13	0.00
MISO Congestion	0	0	467,812.23	0.00
MISO Congestion_ARR	0	0	0.00	6,647.42
MISO Losses	0	0	0.00	194,797.45
MISO Other Charges	0	0	41.91	0.00
MISO Resource Adequacy Auction Revenue	0	0	153,042.04	0.00
MISO Uplift	0	0	0.00	274,421.85
Rev 202302 MISO Ancillaries	0	0	0.00	0.05
Rev 202302 MISO Sales KWH	(604)	0	0.00	0.00
Rev 202302 MISO Uplift	0	0	0.00	95.33
Rev 202303 MISO Ancillaries	0	0	(0.30)	0.00
Rev 202303 MISO Sales KWH	(178)	0	0.00	0.00
Rev 202303 MISO Uplift	0	0	(12.07)	0.00
Rev 202506 MISO Rsrce Adqcy Auc	0	0	0.00	(1,008.27)
Rev 202506 MISO Uplift	0	0	0.00	1,008.27
Rev 202508 MISO Admin Sched 24	0	0	0.00	1,126.76
Rev 202508 MISO Ancillaries	0	0	136.91	0.00
Rev 202508 MISO Congestion	0	0	0.00	4.80
Rev 202508 MISO Losses	0	0	0.00	(2,745.55)
Rev 202508 MISO Other Admin	0	0	0.00	(22.73)
Rev 202508 MISO Other Charges	0	0	0.00	(0.10)
Rev 202508 MISO Purchases	0	0	0.00	(29,105.40)
Rev 202508 MISO Purchases KWH	0	(882,810)	0.00	0.00
Rev 202508 MISO Rsrce Adqcy Auc	0	0	0.00	1,000,874.89
Rev 202508 MISO Sales	0	0	7,321.78	0.00
Rev 202508 MISO Sales KWH	241,062	0	0.00	0.00
Rev 202508 MISO Uplift	0	0	(14,682.31)	0.00
Rev 202511 MISO Admin Sched 24	0	0	40.05	0.00
Rev 202511 MISO Ancillaries	0	0	0.00	(3,666.23)
Rev 202511 MISO Congestion	0	0	1,819.99	0.00
Rev 202511 MISO Congestion AAR	0	0	0.00	(48.31)
Rev 202511 MISO Losses	0	0	(390.98)	0.00
Rev 202511 MISO Other Admin	0	0	0.00	15.11
Rev 202511 MISO Other Charges	0	0	0.00	0.41
Rev 202511 MISO Purchases	0	0	0.00	(1,384.37)
Rev 202511 MISO Purchases KWH	0	(75,852)	0.00	0.00
Rev 202511 MISO Sales	0	0	58,130.12	0.00
Rev 202511 MISO Sales KWH	1,788,039	0	0.00	0.00
Rev 202511 MISO Uplift	0	0	(92,713.28)	0.00
Subtotal Non-Associated Companies - MISO	**146,555,632**	**25,794,950**	**5,615,331.62**	**2,495,565.65**
Non-MISO Subtotals	**0**	**252,853,596**	**0.00**	**386,966.95**
MISO Subtotals	**146,555,632**	**25,794,950**	**5,615,331.62**	**2,495,565.65**
Totals	**146,555,632**	**278,648,546**	**5,615,331.62**	**2,882,532.60**

NO Receivable from Entergy New Orleans, Inc. to Non-MISO	**386,966.95**
NO Payable to Entergy New Orleans, Inc. from MISO	**3,119,765.97**
NO Payable to Entergy New Orleans, Inc.	**2,732,799.02**

Entergy New Orleans, LLC
1600 Perdido Street, Bldg. 505
New Orleans, LA 70112

Leroy Nix
Vice President, Regulatory & Public Affairs

January 29, 2026

VIA Electronic Delivery
Clerk of Council
City Hall, Room 1E09
1300 Perdido Street
New Orleans, Louisiana 70112

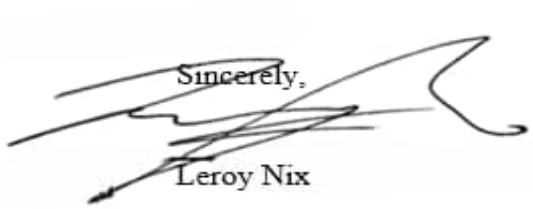
Re: New Orleans Power Station Usage Reports

Dear Clerk of Council:

Pursuant to Resolution R-21-153, Entergy New Orleans, LLC ("ENO") submits the attached public version of New Orleans Power Station ("NOPS") quarterly usage. The attached report includes aggregated NOPS usage information for the fourth quarter of 2025.

In connection with the Company's filing, confidential and detailed operational information bearing the designation "Highly Sensitive Protected Materials" is being provided to the Council's Advisors pursuant to the terms and conditions of the Official Protective Order adopted in Council Resolution R-07-432. Portions of the information included in the filing consist of or reflect competitively sensitive cost and market information, the disclosure of which may present a risk of harm to ENO's customers. In addition, portions of the filing may contain highly sensitive information of third parties to which an obligation of confidentiality is owed.

If you have any questions regarding this information, please contact me at (504) 670-3673.



Enclosure
cc: Honorable JP Morrell (via electronic mail)

Honorable Matthew Willard (via electronic mail)
Honorable Aimee McCarron (via electronic mail)
Honorable Lesli Harris (via electronic mail)
Honorable Eugene J. Green (via electronic mail)
Honorable Freddie King III (via electronic mail)
Honorable Jason Huges (via electronic mail)
Erin Spears, Esq. (via electronic mail)
Romy Samuel (via electronic mail)
Donesia D. Turner, Esq. (via electronic mail)
Clinton A. Vince, Esq. (via electronic mail)
Presley R. Reed, Jr., Esq. (via electronic mail)
Emma F. Hand, Esq. (via electronic mail)
J. A. Beatmann, Jr., Esq. (via electronic mail)
Basile Uddo, Esq. (via electronic mail)
Joseph Rogers (via electronic mail)

New Orleans Power Station (NOPS) Q4 2025							
Month	MISO DayAhead Award (MWh)	MISO RealTime Operations (MWh)	Days Generated	Avg Run Time (Hrs/Day)	Avg NERC-Defined On-Peak (0600 - 2200) Operations (MWh/day)	Capacity Factor	Net MISO Revenue
202510	13,795	11,460	28	10	425	12.0%	$ 752,621
202511	17,746	15,736	30	13	524	17.1%	$ 898,555
202512	10,438	9,803	29	9	321	10.3%	$ 675,464
Totals	41,979	36,999	87	11	423	13.1%	$ 2,326,640

CARRIE R. TOURNILLON, PARTNER
PH 504.585.3056
CARRIE.TOURNILLON@KEANMILLER.COM

January 30, 2026

Via Electronic Transmittal

Clerk of Council
Council of the City of New Orleans
1300 Perdido Steet
Rm. 1E09
New Orleans, LA 70112

Re: Delta New Orleans Gas Company, LLC – February 2026 PGA Filing

Dear Clerk:

Enclosed is the computation of the Purchased Gas Adjustment ("PGA") applicable to Delta New Orleans Gas Company, LLC's ("Delta New Orleans") natural gas rate schedules for the February 2026 billing period, which is being filed pursuant to the New Orleans City Council's ("NOCC" or the "Council") PGA Resolutions R-95-361, R-03-272, R-05-518, and R-05-547 and Delta New Orleans Purchase Gas Adjustment Rider Schedule.

1. Customers on Rate Schedule LM-9 $10.5563/MCF
2. All other customers $8.8251/MCF

We are filing the following documents to support these purchase gas adjustments:

1. Attachment A of Rider Schedule PGA
2. Copy of backup worksheets
3. Copy of purchase gas invoices.

Delta New Orleans respectfully requests the Council accept this filing. If you have any questions concerning this filing, please do not hesitate to contact me.

Very truly yours,

Carrie R. Tournillon

CRT/
Enclosures

4921-5025-3707 v1



Delta Utilities[SM]

PURCHASED GAS ADJUSTMENT

DELTA NEW ORLEANS GAS COMPANY, LLC
201 Saint Charles Avenue, Suite 3000
New Orleans, LA, 70170
(833) 335-8299

FILED WITH:

COUNCIL OF THE CITY OF NEW ORLEANS

COMPANY CONTACT:

STACEY BORGSTADT
Director, Rates and Regulatory

AFFIDAVIT

STATE OF LOUISIANA
PARISH OF ORLEANS

BEFORE ME, the undersigned authority personally came and appeared, Kenny Malter, who after being duly sworn by me, did depose and say that he is the Vice President, Gas Supply of Delta Utilities, and is authorized to purchase fuel for Delta Utilities and is responsible for a part of the fuel purchases reported herein and that such purchases were contracted in arms-length bargaining at the lowest competitive price at which Delta Utilities could purchase consistent with sound engineering and business practices.

Vice President, Gas Supply
Delta Utilities

SWORN TO AND SUBSCRIBED
Before me this 28th day of January 2026

Notary Public or Official

Cina Talluto Cousin
Notary Public
La. Bar Roll No. 23326
Notary ID No. 56036
Commission expires at death.

AFFIDAVIT

STATE OF LOUISIANA
PARISH OF ORLEANS

BEFORE ME, the undersigned authority personally came and appeared, Stacey R. Borgstadt, who after being duly sworn, deposed that she is the person responsible for the preparation of the Purchase Gas Adjustment and all the information and calculations contained herein are, to the best of her knowledge and belief, true and correct.

Stacey R. Borgstadt

Director, Rates and Regulatory
Delta Utilities

SWORN TO AND SUBSCRIBED
Before me this 29th day of January 2025

Notary Public or Official

Jennifer Barriere
Notary Public
State of Louisiana
Parish of Orleans
Notary ID # 152416
My Commission is for Life

DELTA NEW ORLEANS COMPANY, LLC

PURCHASED GAS ADJUSTMENT RATE FORMULA

Data Based on Operations Month of **December-25**
Applied to Bill in the Month of **February-26**

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**PURCHASED GAS RATES FOR BILLING MONTH**			
1	Commodity Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	Attachment A: P5, L9	$8.3784	/MCF
2	Gas Rate for Rate Schedule LM in Billing Month	Attachment A: P5, L19	$8.6067	/MCF
SECTION 2	**DEMAND CHARGE RATE FOR BILLING MONTH**			
3	Demand Charge Rate for All Rate Schedules Excluding Rate Schedule LM Sales	Attachment A: P5, L11	$1.4361	/MCF
SECTION 3	**(OVER) / UNDER SURCHARGE RATES FOR BILLING MONTH**			
4	(Over) / Under Surcharge Rate for All Rate Schedules Excluding Rate Schedule LM Sales	Attachment A: P2, L9	$0.7418	/MCF
5	(Over) / Under Surcharge Rate for Rate Schedule LM Sales	Attachment A: P3, L9	$0.2184	/MCF
SECTION 4	**PURCHASED GAS ADJUSTMENT RATES FOR BILLING MONTH**			
6	Purchased Gas Rate for All Rate Schedules Excluding Rate Schedule LM	L1 + L3 + L4	$10.5563	/MCF
7	Purchased Gas Rate for Rate Schedule LM	L2 + L5	$8.8251	/MCF

DELTA NEW ORLEANS COMPANY, LLC

SURCHARGE FOR (OVER) / UNDER BILLING RECOVERY

Data Based on Operations Month of **December-25**
Applied to Bill in the Month of **February-26**

LINE NO	DESCRIPTION	REFERENCE			
SECTION 1					
	INTEREST FOR (OVER)/UNDER BALANCE FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM				
1	Beginning-of-Month (Over)/Under Balance from Operations Month		**$4,100,591.76**		
2	End-of-Month Cumulative (Over)/Under Balance from Operations Month Before Interest	L1 + L8	$4,862,079.97		
3	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over)/Under Balance from Operations Month	((L1 + L2) / 2) * (Prime Rate / 12)	$25,207.51		
4	End-of-Month Cumulative (Over)/Under Balance from Operations Month	L2 + L3	$4,887,287.48		
SECTION 2					
	SURCHARGE FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM				
5	Sales for 12 Months Ending with Operations Month	(WP2 L1)	6,588,424 MCF		
6	Cost of Gas for Purchased Gas Adjustment	Attachment A: P4 L8		$5,747,754.69	
7	Operations Month PGA Revenues	WP5		$4,986,266.48	
8	(Over) / Under for Operations Month	L6 - L7	$761,488.21		
9	(Over) / Under Surcharge Rate for All Sales in Billing Month Excluding Rate Schedule LM Sales	L4 / L5		$0.7418	$/MCF

Note: Prime rate as reported in the Wall Street Journal on the last business day of the operations month was **6.75%**

DELTA NEW ORLEANS COMPANY, LLC

SURCHARGE FOR (OVER) / UNDER BILLING RECOVERY - RATE SCHEDULE LM

Data Based on Operations Month of **December-25**
Applied to Bill in the Month of **February-26**

LINE NO	DESCRIPTION	REFERENCE			
SECTION 1					
	INTEREST FOR (OVER)/UNDER BALANCE FOR RATE SCHEDULE LM				
1	Beginning-of-Month (Over)/Under Balance from Operations Month		**$135,526.98**		
2	End-of-Month Cumulative (Over)/Under Balance from Operations Month Before Interest	L1 + L8	$226,749.90		
3	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over)/Under Balance from Operations Month	((L1 + L2) / 2) * (Prime Rate / 12)	$1,018.90		
4	End-of-Month Cumulative (Over)/Under Balance from Operations Month	L2 + L3	$227,768.81		
SECTION 2					
	SURCHARGE FOR RATE SCHEDULE LM				
5	Sales for 12 Months Ending with Operations Month	(WP2 L1)	1,043,124 MCF		
6	Cost of Gas for Purchased Gas Adjustment	Attachment A: P4 L16		$228,164.83	
7	Collections from Sales in Operations Month	WP5		$136,941.91	
8	(Over) / Under for Operations Month	L6 - L7	$91,222.92		
9	(Over) / Under Surcharge Rate for Rate Schedule LM Sales in Billing Month	L4 / L5		$0.2184	$/MCF

Note: Prime rate as reported in the Wall Street Journal on the last business day of the operations month was **6.75%**

DELTA NEW ORLEANS COMPANY, LLC
ACTUAL COSTS FOR OPERATION MONTH

Data Based on Operations Month of **December-25**
Applied to Bill in the Month of **February-26**

LINE NO	DESCRIPTION	REFERENCE	
SECTION 1			
	EXCLUDING RATE SCHEDULE LM (1)		
1	Commodity Cost of Gas Purchases in Operations Month	(WP2 L3)	$4,400,940.39
2	Hedging Results in Operations Month	(WP2 L6)	$0.00
3	Storage Withdrawals in Operations Month	(WP2 L7)	$172,064.47
4	Prior Period Adjustments	(WP2 L4)	$0.00
5	Demand Charges for Gas Purchases in Operations Month (97.544% of Fixed Charges per Resolution R-00-650)	(WP2 L8)	$1,175,156.33
6	Credits Per Resolution R-92-111	(WP2 L9)	($406.50)
7	Other Costs Includable in the PGA	(WP2 L10)	$0.00
8	Cost of Gas for Purchased Gas Adjustment	L1 + L2 + L3 + L4 + L5 + L6 + L7	$5,747,754.69
SECTION 2			
	COSTS FOR RATE SCHEDULE LM (1)		
9	Commodity Cost of Gas Purchases in Operations Month	(WP2 L3)	$191,121.63
10	Hedging Results in Operations Month	(WP2 L6)	$0.00
11	Storage Withdrawals in Operations Month	(WP2 L7)	$7,472.32
12	Prior Period Adjustments	(WP2 L4)	$0.00
13	Demand Charges for Gas Purchases in Operations Month (2.456% of Fixed Charges per Resolution R-00-650)	(WP2 L8)	$29,588.53
14	Credits Per Resolution R-92-111 and Resolution R-98-721	(WP2 L9)	($17.65)
15	Other Costs Authorized for Inclusion in the PGA	(WP2 L10)	$0.00
16	Cost of Gas for Purchased Gas Adjustment	L9 + L10 + L11 +L12 + L13 + L14 + L15	$228,164.83

(1) Costs/Credits other than fixed charges for gas purchases are allocated on a sales basis between "All Rate Schedules - Excluding Rate Schedule LM" and "Rate Schedule LM." Demand Charges shall include all monthly fixed charges including but not limited to Demand, Reservation and Capacity Charges.

DELTA NEW ORLEANS COMPANY, LLC
BILLING MONTH ESTIMATED COSTS AND SALES

Data Based on Operations Month of **December-25**
Applied to Bill in the Month of **February-26**

LINE NO	DESCRIPTION	REFERENCE			
SECTION 1					
		PURCHASES			
1	MCF Purchases In Billing Month	(WP4)(g)	**1,223,454**		MCF
SECTION 2					
		ESTIMATED SALES AND COSTS FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM (1)			
2	MCF Sales in Billing Month	(WP1 L1)	1,053,464		MCF
3	Sales for 12 Months Ending with Operations Month	(WP2 L1)	6,588,424		MCF
4	Commodity Cost of Gas Purchases in Billing Month	(WP1 L2)	$8,826,303.17		
5	Hedging Results in Billing Month	(WP1 L3)	$0.00		
6	Storage Withdrawals in Billing Month	(WP1 L4)	$0.00		
7	Credits Per Resolution R-92-111 & Resolution R-18-38 in Billing Month	(WP1 L6)+(WP1 L7)	$0.00		
8	Cost of Commodity Gas for Purchased Gas Adjustment in Billing Month	L4 + L5 + L6 + L7	$8,826,303.17		
9	Commodity Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	L8 / L2		$8.3784	$/MCF
10	Demand Charges for Gas Purchases for 12 months ending with Operations Month (97.544% of Demand Charges per Resolution R-00-650)	(WP3.1 L14)	$9,461,930.48		
11	Demand Charge Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	L10 / L3		$1.4361	$/MCF
SECTION 3					
		ESTIMATED SALES AND COSTS FOR RATE SCHEDULE LM (1)			
12	MCF Sales in Billing Month	(WP1 L1)	117,256		MCF
13	Commodity Cost of Gas Purchases in Billing Month	(WP1 L2)	$982,444.13		
14	Hedging Results in Billing Month	(WP1 L3)	$0.00		
15	Storage Withdrawals in Billing Month	(WP1 L4)	$0.00		
16	Demand Charges for Gas Purchases in Billing Month (2.456% of Demand Charges per Resolution R-00-650)	(WP1 L5)	$26,745.86		
17	Credits Per Resolution R-92-111 & Resolution R-18-38 in Billing Month	(WP1 L6)	$0.00		
18	Cost of Gas for Purchased Gas Adjustment in Billing Month	L13 + L14 + L15 + L16 + L17	$1,009,189.99		
19	Gas Rate for Rate Schedule LM in Billing Month	L18 / L12		$8.6067	$/MCF

(1) Costs/Credits other than fixed charges for gas purchases are allocated on a sales basis between "All Rate Schedules - Excluding Rate Schedule LM" and "Rate Schedule LM." Demand Charges shall include all monthly fixed charges including but not limited to Demand, Reservation and Capacity Charges.

DELTA NEW ORLEANS COMPANY, LLC
ALLOCATION OF ESTIMATED GAS COSTS PER RESOLUTION R-00-650
APPLIED TO BILLS FOR THE MONTH OF **February-26**

	TOTAL ESTIMATED MCF SALES	CUSTOMERS EXCL. LM	% OF TOTAL	LM CUSTOMERS	% OF TOTAL
1. EST. MCF SALES (From WP4(f) and WP4.1 Avg)	**1,170,720**	1,053,464	89.984%	**117,256**	10.016%
	TOTAL ESTIMATED GAS COSTS	ALLOCATED TO CUSTOMERS EXCL. LM		ALLOCATED TO LM CUSTOMERS	
2. EST. COMMODITY PURCHASES					
APACHE (From WP3)	$0.00	$0.00		$0.00	
ATMOS/BRIDGELINE (From WP3)	940,381.52	$846,192.91		$94,188.61	
GSPL NNS TRANSPORTATION (From WP3)	21,234.81	$19,107.93		$2,126.88	
TRANSLA (From WP3)	0.00	$0.00		$0.00	
CES via GSPL NNS (From WP3)	8,847,130.97	$7,961,002.33		$886,128.64	
TOTAL EST. COMMODITY PURCHASES	$9,808,747.30	$8,826,303.17	89.984%	$982,444.13	10.016%
3. ESTIMATED HEDGING RESULTS (From WP3.2)	$0.00	$0.00	89.984%	$0.00	10.016%
4. ESTIMATED STORAGE WITHDRAWALS (From WP3)	$0.00	$0.00	89.984%	$0.00	10.016%
5. EST. GAS FIXED CHARGES (See Note Below)					
BRIDGELINE GAS DEMAND (STORAGE) (From WP3)	$137,000.75	$133,636.01		$3,364.74	
TEXLA (From WP3)	0.00	0.00		0.00	
SPOTLIGHT (From WP3)	0.00	0.00		0.00	
DTE (From WP3)	0.00	0.00		0.00	
GSPL NNS DEMAND (From WP3)	952,000.00	928,618.88		23,381.12	
CALLS (From WP3)	0.00	0.00		0.00	
GSPL RESERVATION FEE (From WP3)	0.00	0.00		0.00	
WGR RESERVATION FEE (From WP3)	0.00	0.00		0.00	
TOTAL EST. GAS FIXED CHARGES	$1,089,000.75	$1,062,254.89	**97.544%**	$26,745.86	**2.456%**
6. CREDITS PER RESOLUTION R-92-111 (From WP6 L2)		$0.00	89.984%	$0.00	10.016%
7 CREDITS FOR PRIOR PERIOD ADJUSTMENTS		$0.00	89.984%	$0.00	10.016%
TOTAL EST. COST OF GAS FOR PGA (L2 + L3 + L4 + L5 + L6)	$10,897,748.05	$9,888,558.06		$1,009,189.99	

Note:
Demand charges for the current month are used only for the calculation of the LM rate. See WP3.1 for the calculation of demand charges for all other customers.

DELTA NEW ORLEANS COMPANY, LLC
ALLOCATION OF ACTUAL GAS COSTS PER RESOLUTION R-00-650
FOR THE OPERATIONS MONTH OF **December-25**

			TOTAL ACTUAL MCF SALES	CUSTOMERS EXCL. LM	% OF TOTAL	LM CUSTOMERS	% OF TOTAL
1.	12 MONTHS MCF SALES (From WP5 L13)		7,631,547	6,588,424	86.331%	1,043,124	13.669%
2.	CURRENT MONTH MCF SALES (From WP5 L12)		809,390	775,700	95.838%	33,690	4.162%
		TOTAL ACTUAL MCF PURCHASES	TOTAL ACTUALS	ALLOCATED TO CUSTOMERS		ALLOCATED TO LM	
3.	COMMODITY COST OF GAS PURCHASES						
	SW ENERGY	**0**	**$0.00**	$0.00		$0.00	
	ATMOS	**126,655**	**$619,847.79**	$594,049.72		$25,798.07	
	SYMMETRY	**960,854**	**$4,355,992.24**	$4,174,695.84		$181,296.40	
	BP	**0**	**$0.00**	$0.00		$0.00	
	BBT-SIGCO	**0**	**$0.00**	$0.00		$0.00	
	CNG	**0**	**$0.00**	$0.00		$0.00	
	TEXLA	**0**	**$0.00**	$0.00		$0.00	
	DTE	**0**	**$0.00**	$0.00		$0.00	
	RevLNG	**0**	**$0.00**	$0.00		$0.00	
	ENOI POWER Imbalance	**0**	**$0.00**	$0.00		$0.00	
	NJ	**(81,137)**	**($383,778.01)**	(367,805.17)		($15,972.84)	
	SUBTOTAL	1,006,372	$4,592,062.02	$4,400,940.39	95.838%	$191,121.63	4.162%
	PRIOR PERIOD ADJUSTMENTS						
	ATMOS	**0**	**$0.00**	$0.00		$0.00	
	GSPL	**0**	**$0.00**	$0.00		$0.00	
	SYMMETRY	**0**	**$0.00**	$0.00		$0.00	
	CENTERPOINT	**0**	**$0.00**	$0.00		$0.00	
	All Over/Under Corrections - Non-LM impact	**0**	**$0.00**	$0.00	100.000%	$0.00	0.000%
	All Over/Under Corrections - LM impact	**0**	**$0.00**	$0.00	0.000%	$0.00	100.000%
	Nov. Loss Factor Correction - Non-LM impact	**0**	**$0.00**	$0.00	100.000%	$0.00	0.000%
	Nov. Loss Factor Correction - LM impact	**0**	**$0.00**	$0.00	0.000%	$0.00	100.000%
	TOTAL PRIOR PERIOD ADJUSTMENTS	0	$0.00	$0.00	95.838%	$0.00	4.162%
5.	TOTAL COMMODITY COST OF GAS (L3 + L4)	1,006,372	$4,592,062.02	$4,400,940.39		$191,121.63	
6.	HEDGING RESULTS (From WP2.1)		$0.00	0.00	95.838%	0.00	4.162%
7.	GAS STORAGE (From WP2.2 Resale and WP7)	**42,831**	**$179,536.79**	172,064.47	95.838%	7,472.32	4.162%
8.	GAS FIXED CHARGES						
	BRIDGELINE/ENLINK GAS DEMAND		**$137,000.75**	$133,636.01		$3,364.74	
	BRIDGELINE GAS DEMAND-Prior Period Adj		**$0.00**	$0.00		$0.00	
	CENTERPOINT - PRIOR PERIOD ADJ		**$0.00**	$0.00		$0.00	
	DRW		**$0.00**	0.00		0.00	
	SPOTLIGHT		**$0.00**	0.00		0.00	
	GSPL / CENTERPOINT Reservation Fee		**$1,067,744.11**	1,041,520.31		26,223.80	
	DTE		**$0.00**	0.00		0.00	
	TOTAL GAS FIXED CHARGES		$1,204,744.86	$1,175,156.33	**97.544%**	$29,588.53	**2.456%**
9.	CREDITS PER RESOLUTION R-92-111 (From WP6 L2)		**($424.15)**	($406.50)	95.838%	($17.65)	4.162%
10.	OTHER COSTS INCLUDABLE (From WP6 L1)		**$0.00**	$0.00	95.838%	$0.00	4.162%
11.	TOTAL COST OF GAS FOR PGA (L5 + L6 + L7 + L8 + L9 + L10)		$5,975,919.52	$5,747,754.69		$228,164.83	

DELTA NEW ORLEANS COMPANY, LLC
ACTUAL HEDGING RESULTS
FOR THE OPERATIONS MONTH OF **December-25**

Counterparty	(a) Volume Hedged MMBTU	(b) Settlement Price $	(c) Contract Price $	(d) Gain/(Loss)$ (a X (b-c))
MITSUI BUSSAN	-	**$0.0000**	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
MITSUI BUSSAN	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
Total	0			$0.00

DELTA NEW ORLEANS COMPANY, LLC
GAS/OIL INVOICES

CURRENT MONTH INVOICES LAG

SUPPLIER	AMOUNT	REASON
	$0.00	

PRIOR MONTH INVOICES RECEIVED

SUPPLIER	AMOUNT	REASON
	$0.00	

YEAR	MONTH	ACTIVITY TYPE	VENDOR NAME	MMBTU	$/MMBTU	NET COST	TAX	TOTAL $
2021	Jan	WITHDRAWAL	STORAGE	(409,322)	$1.7759	($726,914.94)	$0.00	($726,914.94)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$3,159.55	$0.00	$3,159.55
	Feb	WITHDRAWAL	STORAGE	(183,301)	$1.7910	($328,292.09)	$0.00	($328,292.09)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$1,992.95	$0.00	$1,992.95
	Mar	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$571.00	$0.00	$571.00
	Apr	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		226,830	$2.6799	$607,885.65	$0.00	$607,885.65
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$129.91	$0.00	$129.91
	May	WITHDRAWAL		(6,158)	$2.6007	($16,015.11)	$0.00	($16,015.11)
	May	INJECTION		234,391	$3.0074	$704,897.92	$0.00	$704,897.92
	May	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$954.04	$0.00	$954.04
	Jun	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		197,180	$3.1909	$629,168.55	$0.00	$629,168.55
	Jun	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$2,711.55	$0.00	$2,711.55
	Jul	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$4,501.38	$0.00	$4,501.38
	Aug	WITHDRAWAL		(4,968)	$2.9251	($14,531.90)	$0.00	($14,531.90)
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$5,363.14	$0.00	$5,363.14
	Sep	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$5,356.82	$0.00	$5,356.82
	Oct	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$5,351.66	$0.00	$5,351.66
	Nov	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$5,366.16	$0.00	$5,366.16
	Dec	WITHDRAWAL			$2.1500	$0.00	$0.00	$0.00
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$5,380.67	$0.00	$5,380.67
2021 Running Balance				673,892		$1,994,774.44		$1,994,774.44
2021 Total Activity				54,652		$897,036.91		$897,036.91
2022	Jan	WITHDRAWAL	STORAGE	(307,264)	$2.9649	($911,007.03)	$0.00	($911,007.03)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$5,395.23	$0.00	$5,395.23
	Feb	WITHDRAWAL	STORAGE	(269,858)	$2.9797	($804,095.88)	$0.00	($804,095.88)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$4,176.16	$0.00	$4,176.16
	Mar	WITHDRAWAL	STORAGE	(97,875)	$3.0235	($295,925.06)	$0.00	($295,925.06)
	Mar	INJECTION		1,129	$5.8600	$6,739.00	$0.00	$6,739.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$1,866.59	$0.00	$1,866.59
	Apr	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		218,553	$5.9875	$1,332,574.86	$0.00	$1,332,574.86
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$394.29	$0.00	$394.29
	May	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	May	INJECTION		233,999	$7.7552	$1,848,054.50	$0.00	$1,848,054.50
	May	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$1,949.52	$0.00	$1,949.52
	Jun	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		226,830	$8.5504	$1,939,484.50	$0.00	$1,939,484.50
	Jun	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$7,532.98	$0.00	$7,532.98
	Jul	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$16,460.35	$0.00	$16,460.35
	Aug	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$23,558.99	$0.00	$23,558.99
	Sep	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$23,650.71	$0.00	$23,650.71
	Oct	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$26,998.74	$0.00	$26,998.74
	Nov	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00

YEAR	MONTH	ACTIVITY TYPE	VENDOR NAME	MMBTU	$/MMBTU	NET COST	TAX	TOTAL $
	Nov	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$27,130.64	$0.00	$27,130.64
	Dec	WITHDRAWAL	**STORAGE**	**(95,376)**	$7.6456	($729,206.75)	$0.00	($729,206.75)
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$30,544.20	$0.00	$30,544.20
2022 Running Balance				**584,030**		$4,582,432.73		$4,582,432.73
2022 Total Activity				**(89,862)**		$2,556,276.54		$2,556,276.54
2023	Jan	WITHDRAWAL	**STORAGE**	**(93,455)**	$7.6973	($719,351.17)	$0.00	($719,351.17)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$30,627.39	$0.00	$30,627.39
	Feb	WITHDRAWAL		**(219,072)**	$7.7588	($1,699,735.83)	$0.00	($1,699,735.83)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$26,291.81	$0.00	$26,291.81
	Mar	WITHDRAWAL		**(271,384)**	$7.8531	($2,131,205.69)	$0.00	($2,131,205.69)
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$19,540.37	$0.00	$19,540.37
	Apr	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		**226,830**	$2.2880	$518,995.10	$0.00	$518,995.10
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$7,553.67	$0.00	$7,553.67
	May	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	May	INJECTION		**233,962**	$0.0000	$546,665.42	$0.00	$546,665.42
	May	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$2,269.95	$0.00	$2,269.95
	Jun	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		**211,858**	$2.3406	$495,865.10	$0.00	$495,865.10
	Jun	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$6,037.86	$0.00	$6,037.86
	Jul	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$9,650.12	$0.00	$9,650.12
	Aug	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$11,754.30	$0.00	$11,754.30
	Sep	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$11,830.10	$0.00	$11,830.10
	Oct	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$11,913.63	$0.00	$11,913.63
	Nov	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$11,997.72	$0.00	$11,997.72
	Dec	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$12,082.41	$0.00	$12,082.41
2023 Running Balance				**672,769**		$1,755,214.99		$1,755,214.99
2023 Total Activity				**88,739**		($2,827,217.74)		
2024	Jan	WITHDRAWAL	**STORAGE**	**(278,254)**	$2.5351	($705,401.72)	$0.00	($705,401.72)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$12,167.69	$0.00	$12,167.69
	Feb	WITHDRAWAL		**(168,414)**	$2.5653	($432,032.43)	$0.00	($432,032.43)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$9,755.28	$0.00	$9,755.28
	Mar	WITHDRAWAL		**(220,311)**	$2.5653	($574,394.84)	$0.00	($574,394.84)
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$5,804.51	$0.00	$5,804.51
	Apr	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		**225,750**	$1.8167	$410,123.43	$0.00	$410,123.43
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$2,295.19	$0.00	$2,295.19
	May	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	May	INJECTION		**237,553**	$2.0949	$497,643.28	$0.00	$497,643.28
	May	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$1,742.08	$0.00	$1,742.08
	Jun	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		**229,887**	$2.7019	$621,134.67	$0.00	$621,134.67
	Jun	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$4,971.39	$0.00	$4,971.39
	Jul	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$8,957.50	$0.00	$8,957.50

YEAR	MONTH	ACTIVITY TYPE	VENDOR NAME	MMBTU	$/MMBTU	NET COST	TAX	TOTAL $
	Aug	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$11,206.69	$0.00	$11,206.69
	Sep	WITHDRAWAL		(5,545)	$0.0000	($12,545.56)	$0.00	($12,545.56)
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$11,278.10	$0.00	$11,278.10
	Oct	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$10,647.81	$0.00	$10,647.81
	Nov	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$10,679.08	$0.00	$10,679.08
	Dec	WITHDRAWAL		(55,000)	$0.0000	($127,000.50)	$0.00	($127,000.50)
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$10,414.23	$0.00	$10,414.23
2024 Running Balance				**638,435**		$1,532,660.87		$1,532,660.87
2024 Total Activity				**(34,334)**		($222,554.12)		
2025	Jan	WITHDRAWAL	**STORAGE**	**(377,000)**	$2.3252	($876,600.40)	$0.00	($876,600.40)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$9,747.33	$0.00	$9,747.33
	Feb	WITHDRAWAL	**STORAGE**	**(126,000)**	$2.4052	($303,055.20)	$0.00	($303,055.20)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$6,674.08	$0.00	$6,674.08
	Mar	WITHDRAWAL	**STORAGE**	**(123,812)**	$2.3684	($293,236.34)	$0.00	($293,236.34)
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$3,136.12	$0.00	$3,136.12
	Apr	WITHDRAWAL	**STORAGE**		$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		**225,000**	$4.1905	$942,853.47	$0.00	$942,853.47
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$1,400.51	$0.00	$1,400.51
	May	WITHDRAWAL	**STORAGE**		$0.0000	$0.00	$0.00	$0.00
	May	INJECTION		**232,500**	$4.1905	$846,963.40	$0.00	$846,963.40
	May	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$3,444.74	$0.00	$3,444.74
	Jun	WITHDRAWAL	**STORAGE**		$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		**224,480**	$3.5962	$807,278.06	$0.00	$807,278.06
	Jun	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$9,053.06	$0.00	$9,053.06
	Jul	WITHDRAWAL	**STORAGE**	**(9)**	$3.9274	($35.35)	$0.00	($35.35)
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$14,262.54	$0.00	$14,262.54
	Aug	WITHDRAWAL	**STORAGE**	**0**	$3.9274	$0.00	$0.00	$0.00
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$16,858.96	$0.00	$16,858.96
	Sep	WITHDRAWAL	**STORAGE**	**(7,221)**	$3.9649	($28,630.60)	$0.00	($28,630.60)
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$16,390.90	$0.00	$16,390.90
	Oct	WITHDRAWAL	**STORAGE**	**0**	$3.9274	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$16,404.85	$0.00	$16,404.85
	Nov	WITHDRAWAL	**STORAGE**	**(11,827)**	$3.9274	($46,449.63)	$0.00	($46,449.63)
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$15,851.32	$0.00	$15,851.32
	Dec	WITHDRAWAL	**STORAGE**	**(44,036)**	$3.9952	($175,932.63)	$0.00	($175,932.63)
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$0.00	$0.00	$0.00
2025 Running Balance				**630,510**		$2,519,040.06		$2,519,040.06
2025 Total Activity				**(7,925)**		$986,379.19		

630,510	$2,534,849.98 WP 7 Ending Balance
0	$15,809.92 Difference
	$15,809.92 Total of monthly carrying charge (see WP 7)
	Adjustment to Feb. balance
0	($0.00) $ Variance
0.00	(0.00) % Variance

NOTE: The monthly carrying charge is reflected on the supporting documentation by Energy Analysis & Reporting in the following month.

						NYMEX Settlement		$	7.460
DATE:	January 27, 2026								**Based upon Nymex**
									February 2026 settlement as of
TO:	Mrs. Stacey Borgstadt								January 27, 2026
FROM:	Beau Tichenor								$7.69

The following are estimated total volumes and prices (@14.73 psia) of natural gas to be received from various sources in the resale system for the month of February 2026.

	VOLUME		PRICE		
PRODUCERS	**(mmBtu)**	**(MCF)**	**$/mmBtu**	**($/MCF)**	**AMOUNTS**
APACHE		0		$ -	$ -
ATMOS/BRIDGELINE	119,725	116,125	$7.85	$ 8.0980	$ 940,381.52
STORAGE	0	0	$ -	$ -	$ -
STORAGE DEMAND	**60,000**		**$ 0.2000** *		**$ 137,000.75**
CALLS					
	0	0	$0.000	$ -	$ -
	0	0	$0.000	$ -	$ -
	0	0	$ -	$ -	$ -
SES via GSPL NNS		1,107,329		$ 7.9896	$ 8,847,130.97
					$ -
GSPL NNS DEMAND	85,000		**$ 11.2000**		$ 952,000.00
GSPL NNS TRANSPORTATION			$ 0.0186	$ 0.019177	$ 21,234.81
TOTAL		1,223,454		$ 8.9074	$ 10,897,748.05

Note: Fields highlighted in yellow are edit fields.

DELTA NEW ORLEANS COMPANY, LLC
DEMAND CHARGES FOR NON-LM CUSTOMERS FOR THE 12 MONTHS ENDED
WITH THE OPERATIONS MONTH OF **December-25**

Line No.	Oper. Mth.	BRIDGELINE/ENLINK GAS DEMAND (STORAGE)	ATMOS / GSPL / CENTERPOINT (PRIOR PD ADJ)	ATMOS / GSPL/ SPOTLIGHT	TEXLA	GSPL / CENTERPOINT RESERVATION FEES	CALL OPTION RESERVATION FEES	TOTAL
1	Jan-25	137,000.00	0.00	0.00	0.00	1,060,514.89	0.00	1,197,514.89
2	Feb-25	137,000.00	0.00	0.00	0.00	955,207.26	0.00	1,092,207.26
3	Mar-25	137,000.00	0.00	0.00	0.00	1,058,726.71	0.00	1,195,726.71
4	Apr-25	137,000.00	0.00	0.00	0.00	512,269.78	0.00	649,269.78
5	May-25	137,000.00	0.00	0.00	0.00	371,070.70	0.00	508,070.70
6	Jun-25	137,000.00	0.00	0.00	0.00	359,905.30	0.00	496,905.30
7	Jul-25	137,001.47	0.00	0.00	0.00	376,247.00	0.00	513,248.47
8	Aug-25	137,000.75	0.00	0.00	0.00	376,014.19	0.00	513,014.94
9	Sep-25	137,000.75	0.00	0.00	0.00	363,979.73	0.00	500,980.48
10	Oct-25	137,000.75	0.00	0.00	0.00	529,976.52	0.00	666,977.27
11	Nov-25	137,000.75	0.00	0.00	0.00	1,024,505.16	0.00	1,161,505.91
12	Dec-25	**137,000.75**	0.00	0.00	0.00	**1,067,744.11**	0.00	1,204,744.86
13	12 MONTH TOTAL	1,507,004.47	0.00	0.00	0.00	6,988,417.24	0.00	9,700,166.57

14	97.544% OF TOTAL FOR NON-LM CUSTOMERS PER RESOLUTION R-00-650	$9,461,930.48

DELTA NEW ORLEANS COMPANY, LLC
ESTIMATED HEDGING RESULTS
FOR THE BILLING MONTH OF **February-26**

Quantity Hedged		**-**
Contract Price		**-**
Estimated Settlement Price	*	7.4600
Estimated Gain/(Loss) ($)		-

* Based on the Henry Hub settle price used in WP3 for the estimated gas commodity costs for the billing month.

THIS WORKPAPER WILL BE A COPY PRINTED FROM THE INTERNET
WEB SITE FOR THE HENRY HUB SETTLE PRICE.

HENRY HUB NATURAL GAS FUTURES - SETTLEMENTS

TRADE DATE Wednesday, 28 Jan 2026

Last Updated 28 Jan 2026 11:55:00 PM CT

ESTIMATED VOLUME TOTALS 691,639 PRIOR DAY OPEN INTEREST TOTALS 1,625,943

MONTH	OPEN	HIGH	LOW	LAST	CHANGE	SETTLE	EST. VOLUME	PRIOR DAY OI
FEB 26	6.50000	7.82700	5.90000	7.20000	+.50600	7.46000	6,263	5,214

7.46000

WP3.3

DELTA NEW ORLEANS COMPANY, LLC
FORECASTED SALES AND PURCHASES FOR PGA CALCULATION
MCF @ SALES PRESSURE BASE

Line No.	Month	(a) Forecasted MCF Sales	(b) 3 Yr. Avg. Loss Factor per Annual Filing	(c) Estimated Purchases (a X b)	(d) Forecasted NJ Sales	(e) NJ Purchases (d X 1.004)	(f) Forecasted Sales Excl NJ (a - d)	(g) Est Purch Excl NJ (c - e)
1	Jan-26	**1,466,391**	1.0417	1,527,539	**95,912**	96,295	1,370,479	1,431,244
2	Feb-26	**1,274,580**	1.0417	1,327,729	**103,860**	104,275	1,170,720	1,223,454
3	Mar-26	**946,793**	1.0417	986,275	**78,912**	79,228	867,881	907,047
4	Apr-26	**662,304**	1.0417	689,922	**83,949**	84,284	578,356	605,638
5	May-26	**592,293**	1.0417	616,992	**90,857**	91,220	501,436	525,772
6	Jun-26	**531,153**	1.0417	553,303	**93,528**	93,903	437,625	459,400
7	Jul-25	**473,353**	1.0429	493,659	**85,940**	86,284	387,412	407,375
8	Aug-25	**513,778**	1.0429	535,819	**84,686**	85,024	429,093	450,795
9	Sep-25	**562,824**	1.0429	586,969	**90,882**	91,246	471,942	495,724
10	Oct-25	**559,205**	1.0417	582,524	**84,224**	84,561	474,981	497,963
11	Nov-25	**621,082**	1.0417	646,982	**86,135**	86,479	534,948	560,503
12	Dec-25	**1,035,538**	1.0417	1,078,720	**95,361**	95,742	940,177	982,978

DELTA NEW ORLEANS COMPANY, LLC
RATE SCHEDULE LM-FIVE YEAR ROLLING AVERAGE USAGE (MCFs)

PERIOD	2020	2021	2022	2023	2024	2025	5 YR ROLLING AVERAGE
JANUARY		107,764	127,842	159,767	171,965	225,219	**158,511**
FEBRUARY		139,663	159,777	85,586	109,664	91,589	**117,256**
MARCH		110,931	282,208	83,420	128,030	70,112	**134,940**
APRIL		232,705	130,454	495,452	66,282	76,305	**200,240**
MAY		155,908	153,385	148,799	136,164	50,691	**128,989**
JUNE		129,634	144,816	116,794	62,588	104,342	**111,635**
JULY[(1)]		146,719	139,227	133,912	161,247	52,546	**126,730**
AUGUST		167,973	158,058	59,474	117,689	0	**100,639**
SEPTEMBER		190,562	163,514	133,871	113,077	226,252	**165,455**
OCTOBER		141,429	160,753	84,313	102,542	44,186	**106,645**
NOVEMBER		153,511	111,142	563	79,970	68,136	**82,664**
DECEMBER		153,598	132,258	92,133	31,323	**33,690**	**88,600**

DELTA NEW ORLEANS COMPANY, LLC

MCF SALES FOR 12 MONTHS ENDED **December-25**

MCF @ Sales Pressure Base

Line No.	Oper. Mth.	(a) Residential	(b) Public Auth. Incl. LM & NJ	(c) Public Auth. LM	(d) Commercial	(e) Industrial Incl. NJ	(f) NJ Industrial	(g) NJ Public Auth.	(h) Interdept.	(i) Total Sales for PGA Excl. LM and NJ (a+b-c+d+e-f-g+h)
1	Jan-25	725,761	337,562	225,219	304,604	94,441	62,573	30,478	48	1,144,146
2	Feb-25	675,601	213,924	91,589	325,341	111,241	80,031	28,916	31	1,125,601
3	Mar-25	388,019	163,572	70,112	266,763	94,883	67,288	21,604	32	754,265
4	Apr-25	196,723	156,613	76,305	238,434	96,919	69,720	21,536	15	521,143
5	May-25	145,794	116,039	50,691	220,067	118,309	95,192	16,599	0	437,727
6	Jun-25	117,283	174,434	104,342	182,173	82,140	60,668	22,159	0	368,861
7	Jul-25	117,976	103,902	52,546	166,935	84,528	67,810	18,130	0	334,855
8	Aug-25	100,912	19,682	56	77,717	97,527	78,221	15,207	0	202,354
9	Sep-25	109,482	319,358	226,252	169,574	103,388	87,459	18,911	0	369,180
10	Oct-25	110,582	83,227	44,186	135,401	96,021	80,283	19,787	0	280,974
11	Nov-25	131,239	95,612	68,136	130,393	88,728	84,330	19,888	0	273,617
12	Dec-25	**408,321**	**142,094**	**33,690**	**262,872**	**77,239**	**64,630**	**16,507**	**0**	**775,700**
13	Total 12 Mths.	3,227,693	1,926,018	1,043,124	2,480,274	1,145,364	898,205	249,721	126	6,588,424

NOTE: November 2025 data is understated due to CCS usage high/low triggers activating which required manual bill reviews.
The Billing department reviewed the accts in December; therefore, the expectation is December's usage will be higher than usual.

PGA REVENUE

Line No.	Oper. Mth.	(a) Residential	(b) Public Auth. Incl. LM &NJ	(c) Public Auth. LM	(d) Commercial	(e) Industrial Incl. NJ	(f) NJ Industrial	(g) NJ Public Auth.	(h) Interdept.	(i) Total Revenue for PGA Excl. LM and NJ (a+b-c+d+e-f-g)
1	Jan-25	3,926,652	1,419,829	866,136	1,595,985	399,790	227,365	110,744	0	6,138,011
2	Feb-25	3,790,236	1,002,963	277,152	1,783,725	470,910	295,797	106,874	0	6,368,011
3	Mar-25	2,357,653	828,557	316,424	1,565,206	419,876	252,198	80,972	0	4,521,697
4	Apr-25	1,130,223	771,695	340,512	1,371,570	442,269	285,995	88,341	0	3,000,908
5	May-25	681,688	530,943	329,242	1,090,681	503,467	395,396	69,300	0	2,012,840
6	Jun-25	608,160	639,510	45,036	906,239	293,903	182,560	74,287	0	2,145,928
7	Jul-25	611,880	460,006 *	498,644	854,598	314,022	227,331	60,780	0	1,453,751
8	Aug-25	487,090	72,991	206	373,951	358,570	263,621	51,249	0	977,526
9	Sep-25	513,954	1,270,116	845,358	805,506	342,102	267,377	70,289	0	1,748,654
10	Oct-25	569,395	317,088	146,805	684,061	378,271	297,211	73,252	0	1,431,548
11	Nov-25	719,802	354,507	247,516	689,371	323,292	277,213	65,377	0	1,496,866
12	Dec-25	**2,691,086**	**748,794**	**136,942**	**1,619,021**	**327,659**	**209,774**	**53,577**	**0**	**4,986,266**

NOTE: November 2025 data is understated due to CCS usage high/low triggers activating which required manual bill reviews.
The Billing department reviewed the accts in December; therefore, the expectation is December's revenue will be higher than usual.

DELTA NEW ORLEANS COMPANY, LLC
OTHER CHARGES(CREDITS) FOR PGA
FOR THE OPERATIONS MONTH OF **December-25**

1. OTHER COSTS INCLUDABLE	Amount $
	$0.00
Total to WP2 L10	$0.00

2. CREDITS PER RESOLUTION R-92-111	
Transportation of Gas to ENOI Power Plants (See WP2.2)	**($424.15)**
Total from WP1 L6 and WP2 L9	($424.15)

DELTA NEW ORLEANS COMPANY, LLC
NATURAL GAS STORAGE PROGRAM
SUMMARY EXPLANATION
December-25

During the month ended **December-25** DELTA NEW ORLEANS GAS COMPANY, LLC injected **0** MMBtu's and withdrew **44,036** MMBtu's of gas from the storage facility. There are **$4,267.36** in charges for storage withdrawals included in gas costs for the **December-25** operating month.

As of **December-25** **630,510** MMBtu's remain in storage.

As per Resolution R-91-102, dated May 23, 1991, charges to customers for gas stored will not occur until gas is withdrawn from storage for delivery to ENOI customers.

WP7SUM

GAS STORAGE REPORT
COMPANY: DELTA NEW ORLEANS COMPANY, LLC
DATA BASED ON OPERATIONS MONTH OF
December-25

INJECTIONS

	MMBtu	NET COST	COST/MMBTU
DRW ENERGY	0	$0.00	$0.0000
	0	$0.00	
			$0.0000
TOTAL	0	$0.00	
LESS COMPRESSION LOSSES 1.8%		$0.00	
SUBTOTAL	0	$0.00	
TRANSPORTATION FEE	-	$0.00	
SUBTOTAL SUPPLIERS	0	$0.00	
November-25 CARRYING CHARGES	-	$15,809.92	
TOTAL	0	$15,809.92	

CARRYING COSTS FOR OPERATING MONTH OF November-25 =

BEGINNING BALANCE + ENDING BALANCE X		PRIME RATE 12 MONTHS	=
2			
$2,725,571.00 + $2,694,972.69	X	7.00%	
2		12	$15,809.92

WITHDRAWALS

	MMBtu	COST	RATE
WITHDRAWAL	43,953	$175,601.03	$3.9952
WITHDRAWAL (PRIOR PERIOD ADJ)	83	$331.60	$3.9952
TRANSPORTATION CHARGE	0	$3,604.16	$0.0000
REDELIVERY OVERRUN CHARGE	0	$0.00	$0.0000
TOTAL	44,036	$179,536.79	$4.0770
WITHDRAWAL MMBtu	44,036		
mmbtu/cf	1,030		
MCF @ 14.73 psia	42,750		

BALANCE

	MMBtu	COST	RATE
BEGINNING BALANCE	674,546	$2,694,972.69	$3.9952
Dec-25 INJECTIONS	0	$15,809.92	-
Dec-25 WITHDRAWAL	44,036	$175,932.63	-
ENDING BALANCE	630,510	$2,534,849.98	$4.0203

SUPPORTING DOCUMENTATION FOR DELTA NEW ORLEANS GAS COMPANY PGA

Atmos Energy Louisiana Industrial Gas, LLC
[redacted]

Customer Service: (601) 503-5664
Emergency Telephone: (866) 322-8667
https://www.atmosenergy.com

Bill To:

Delta Utilities
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170

Account Summary:

Customer Account:	3074386570
Contract:	4004600
Invoice:	AELIG-0022729
Due Date:	**01/26/2026**
Total Amount Due:	**$581,219.32**

Retain this portion for your Records

Please visit our customer website at https://CAW.atmosenergy.com

Please return this portion when paying by mail.

Delta Utilities

Customer Account:	3074386570
Contract:	4004600
Invoice:	AELIG-0022729
DUE DATE:	**01/26/2026**
TOTAL AMOUNT DUE:	**$581,219.32**

ELECTRONIC REMITTANCE TO:
Fifth Third Bank
ABA# for ACH: [redacted]
ABA# for Wire: [redacted]
Account #: [redacted]
Ref No: **3074386570**

CHECK REMITTANCE TO:
Atmos Energy Louisiana Industrial Gas, LLC
[redacted]

148

0000000000000000000030743865700581219322

INVOICE

Payment by Wire Transfer To:
Atmos Energy Louisiana Industrial Gas, LLC
Fifth Third Bank
ABA# for ACH: [redacted]
ABA# for Wire: [redacted]
Account #: [redacted]
Ref No: **3074386570**

Mail All Other Remittance To:
Atmos Energy Louisiana Industrial Gas, LLC
Fifth Third Bank
PO Box 630872
Cincinnati, OH 45263-0872

Customer:
Delta Utilities
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170

Primary Atmos Representative:
Cliff Wilson
cliff.wilson@atmosenergy.com
601-503-5664

Secondary Atmos Representative:
Charles Stiebing, III
charles.stiebing@atmosenergy.com
504-677-3756

Customer Contacts:
Gas Supply
gassupply@deltautilities.com

Customer Contacts:
Beau Tichenor
beau.tichenor@deltautilities.com

Account Summary:

Customer:	3074386570
Contract:	4004600
Invoice:	AELIG-0022729
Invoice Date:	15-Jan-2026
Due Date:	**26-Jan-2026**
Total Amount Due:	**$581,219.32**

Production Date	Delivery Location	Delivery Location Name
Dec-25	8000219404	AELIG-Delta Utilities NOPSI City Gate

Line Item	Description		MCF	MMBTU/Count	Rate	Net Amount
1	Natural Gas Sales		119,366.000	121,594.000*	4.78000	$581,219.32
	SUBTOTAL FOR LOCATION:	**8000219404**	119,366.000	121,594.000		$581,219.32
	TOTAL FOR PROD DATE:	**Dec-2025**	119,366.000	121,594.000		$581,219.32

*** Billed Quantity**

IMPORTANT: Atmos Energy DOES NOT change banking information without extensive prior notification by assigned Atmos Energy representatives. If any discrepancies are noticed, please contact assigned Atmos Energy representative immediately, before submission of any payment. To provide additional transaction security before submitting a payment, you should verify the invoice ABA# for ACH, ABA# for Wire, and Bank Routing Number information against your records and/or previous invoices.

Total Charges	$581,219.32
Previous Balance	$0.00
Total Amount Due	$581,219.32

Atmos Energy Louisiana Industrial Gas, LLC
[redacted]

Customer Service: (601) 503-5664
Emergency Telephone: (866) 322-8667
https://www.atmosenergy.com

Bill To:

Delta Utilities
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170

Account Summary:

Customer Account:	3073914303
Contract:	4004601
Invoice:	AELIG-0022722
Due Date:	**01/26/2026**
Total Amount Due:	**$38,628.47**

Retain this portion for your Records

Please visit our customer website at https://CAW.atmosenergy.com

Please return this portion when paying by mail.

ELECTRONIC REMITTANCE TO:
Fifth Third Bank
ABA# for ACH: [redacted]
ABA# for Wire: [redacted]
Account #: [redacted]
Ref No: [redacted]

CHECK REMITTANCE TO:
Atmos Energy Louisiana Industrial Gas, LLC
[redacted]

Delta Utilities

Customer Account:	3073914303
Contract:	4004601
Invoice:	AELIG-0022722
DUE DATE:	**01/26/2026**
TOTAL AMOUNT DUE:	**$38,628.47**

150

00000000000000000000307391430300038628478

INVOICE

Payment by Wire Transfer To:
Atmos Energy Louisiana Industrial Gas, LLC
Fifth Third Bank
ABA# for ACH: [redacted]
ABA# for Wire: [redacted]
Account #: [redacted]
Ref No: **3073914303**

Mail All Other Remittance To:
Atmos Energy Louisiana Industrial Gas, LLC
[redacted]

Customer:
Delta Utilities
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170

Primary Atmos Representative:
Cliff Wilson
cliff.wilson@atmosenergy.com
601-503-5664

Secondary Atmos Representative:
Charles Stiebing, III
charles.stiebing@atmosenergy.com
504-677-3756

Customer Contacts:
Gas Supply
gassupply@deltautilities.com

Customer Contacts:
Beau Tichenor
beau.tichenor@deltautilities.com

Account Summary:

Customer:	3073914303
Contract:	4004601
Invoice:	AELIG-0022722
Invoice Date:	15-Jan-2026
Due Date:	**26-Jan-2026**
Total Amount Due:	**$38,628.47**

Production Date	Delivery Location	Delivery Location Name
Dec-25	607322	AELIG-Delta Utilities NOPSI Algiers

Line Item	Description	MCF	MMBTU/Count	Rate	Net Amount
1	Utility L&U	89.820	91.000*	5.16681	$470.18
2	Natural Gas Sales	7,289.000	7,385.000*	5.16700	$38,158.29
	SUBTOTAL FOR LOCATION: 607322	7,378.820	7,476.000		$38,628.47
	TOTAL FOR PROD DATE: Dec-2025	7,378.820	7,476.000		$38,628.47

*** Billed Quantity**

IMPORTANT: Atmos Energy DOES NOT change banking information without extensive prior notification by assigned Atmos Energy representatives. If any discrepancies are noticed, please contact assigned Atmos Energy representative immediately, before submission of any payment. To provide additional transaction security before submitting a payment, you should verify the invoice ABA# for ACH, ABA# for Wire, and Bank Routing Number information against your records and/or previous invoices.

Total Charges	$38,628.47
Previous Balance	$0.00
Total Amount Due	$38,628.47

151

IMPORTANT NOTICE: Never rely solely on wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails may appear legitimate, convincing, and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number (not the number contained in the emailed instructions). Never wire money without double-checking that the wiring instructions are correct.

SELLER:
Symmetry Energy Solutions, LLC
9811 Katy Freeway
Suite 1400
Houston, TX 77024

Accountant:
Contact: Hillary Mack III
Email: hillary.mack@symmetryenergy.com
Phone: 281-915-6091
Fax: 713-983-2643

BUYER:
Delta New Orleans Gas Company, LLC
201 St. Charles Avenue
Suite 3000
New Orleans, LA 70170

Invoice Attention List:
Contact: Delta Accounting
Email: accounting@deltautilities.com
Contact: Megan Elkins
Email: megan.elkins@deltautilities.com
Contact: Gas Supply
Email: gassupply@deltautilities.com

Remit To:
Symmetry Energy Solutions, LLC

Payment by Wire Transfer to:
[redacted]

Payment by ACH to:
[redacted]

Mail all other remittances to:
[redacted]

symmetry ENERGY SOLUTIONS

Sales Invoice

Invoice #:	2122888
Invoice Date:	01/15/26
Due Date:	01/26/26
Amount Due:	**$3,769,439.13**
Account #:	$4,355,992.24
Svc. Addr:	
Cust. Ref.:	
PO #:	
Buyer:	DELTA NEW ORLEANS GAS COMPANY, LLC-541894

CURRENT DELIVERY PERIOD - DEC-25

Gas Sales

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start	End	Price ($/MMBtu)	Volume (MMBtu)	Amount ($)
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Dec-25	1	31	4.4300	728,500	$3,227,255.00
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Dec-25	17	17	3.7350	10,000	$37,350.00
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Dec-25	18	18	3.8200	7,500	$28,650.00
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Dec-25	19	29	3.6091	110,000	$397,000.00
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Dec-25	30	30	4.5450	20,000	$90,900.00
29655452	Undertake	Sell	Gulf South	NOPSI Aggregate	Dec-25	1	31	2.9058	(13,865)	$(40,288.83)
	Natural Gas Sales		Bridgeline	St. Claude	Dec-25			Total for Gas Sales:	862,135	$3,740,866.17
									124,007	$586,553.11

Transport Fuel

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start	End	Price ($/MMBtu)	Volume (MMBtu)	Amount ($)
29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Dec-25	1	31	4.4300	5,505	$24,387.32
29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Dec-25	17	17	3.7350	76	$282.24
29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Dec-25	18	18	3.8200	57	$216.50
29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Dec-25	19	29	3.6091	831	$3,000.00
29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Dec-25	30	30	4.5450	151	$686.90
								Total for Transport Fuel:	6,620	$28,572.96

Electronic (Wire/ACH/mySES) payment preferred.
Please include your invoice number or customer ID with all payments to ensure timely posting to customer account.
Payment remittance information can be emailed to ar@symmetryenergy.com

In the absence of a fully executed contract between Buyer and Seller, this invoice represents an agreement that incorporates by reference the terms of the North American Energy Standards Board, Inc. (NAESB) Base Contract for Sale and Purchase of Natural Gas, choosing all default elections, with Texas as the choice of law.

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start/End Dates	Price ($/MMBtu)	Volume (MMBtu)	Amount ($)
						Total for Current Delivery Period:			$3,769,439.13
						TOTAL AMOUNT DUE:			$3,769,439.13

$4,355,992.24

FOM DUNO Bridgeline deal was incorrectly included in Symmetry's invoice to Delta Capital. See attached below for deal details

Electronic (Wire/ACH/mySES) payment preferred.
Please include your invoice number or customer ID with all payments to ensure timely posting to customer account.
Payment remittance information can be emailed to ar@symmetryenergy.com

In the absence of a fully executed contract between Buyer and Seller, this invoice represents an agreement that incorporates by reference the terms of the North American Energy Standards Board, Inc. (NAESB) Base Contract for Sale and Purchase of Natural Gas, choosing all default elections, with Texas as the choice of law.

Delta Utilities

DELTA NEW ORLEANS GAS COMPANY, LLC

Date: January 22, 2026

Attn: SCHOTT, BRAD **Email:** BSCHOTT@ENTERGY.COM

201 St. Charles Avenue, Suite 3000
New Orleans, LA 70130

ENTERGY NEW ORLEANS, LLC
2107 RESEARCH FOREST DRIVE
SUITE 600
THE WOODLANDS, TX 77380

Production Month: December 2025

Invoice #: 1010

Due Date: February 2, 2026

Account: 10213

TSP	Meter No.	Meter Name	Type of Charge	Deal No.	Date	Volume (MMBTU)	Price	Amount
Delta New Orleans		NOPS Power Plant	TR	39		84,831	0.00500	$ 424.15
						84,831		**424.15**

84,831 **Total Due:** **424.15**

WIRE REMITTANCE

[redacted]

Direct Billing Inquiries To: SUPPLY, GAS
3376604510
GASSUPPLY@DELTAUTILITIES.COM

Invoice Summary

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** December 2025 **Invoice Status Code:** Final

Invoice Identifier: 13856 **Service Requester/Name:** 119375230 Delta New Orleans Gas Company, LLC **Billable Party (Payer)/Name:** 119375230 Delta New Orleans Gas Company, LLC

Invoice Date: 01/12/2026 **Net Due Date:** 01/22/2026 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Jack Donato (888) 888-8888

INVOICE TOTAL AMOUNT

$1,067,744.11

SVC REQ K OR ACCT ID TOTAL AMOUNT

$1,067,744.11

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

SVC REQ K OR ACCT ID	RATE SCH OR ACCT	CURRENT MONTH TOTAL AMOUNT	PRIOR MONTH TOTAL AMOUNT	SVC REQ K OR ACCT ID TOTAL AMOUNT
59571	NNS	$1,067,744.11	$0.00	$1,067,744.11
Svc Req K or Acct ID Total Amount				$1,067,744.11
Invoice Total Amount				$1,067,744.11

Gulf South Pipeline Company, LLC

Transportation Invoice

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** December 2025 **Invoice Status Code:** Final

Invoice Identifier: 13856 **Service Requester/Name:** 119375230 Delta New Orleans Gas Company, LLC **Billable Party (Payer)/Name:** 119375230 Delta New Orleans Gas Company, LLC

Invoice Date: 01/12/2026 **Net Due Date:** 01/22/2026 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Jack Donato (888) 888-8888

Payment Information

[redacted]

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

Service Requester Level Charge/Allowance Invoice Details

LINE NO	CHARGE/ALLOWANCE PERIOD	SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE AMOUNT DESCRIPTOR	SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE AMOUNT
Total			**$0.00**

Transportation Invoice

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** December 2025 **Invoice Status Code:** Final

Svc Req K or Acct ID: 59571 **Rate Sch or Acct:** NNS **Service Code:** NN

SVC REQ K OR ACCT ID TOTAL AMOUNT

$1,067,744.11

LINE NO	BEG TRAN DATE / END TRAN DATE	REC LOC/NAME / DEL LOC/NAME	REC ZN / DEL ZN	TT	CHRG IND	CHARGE TYPE	MISC NOTES (CHRG TYPE DESC)	QUANTITY	CHRG TYPE RATE	AMOUNT DUE	ACCT ADJ MTHD	REPL REL CD	LOC IND
1	12/01/2025 12/31/2025	9921 NOPSI Aggregate	SYS	129	D	RSV	NNS Resv	2,635,000	0.400000	$1,054,000.00			XXPDXXZD
2	12/01/2025 12/31/2025	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	40,409	0.001500	$60.64			PRPDZRZD
3	12/01/2025 12/31/2025	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	20,493	0.004300	$88.01			PRPDZRZD
4	12/01/2025 12/31/2025	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	40,409	0.012500	$505.16			PRPDZRZD
5	12/01/2025 12/31/2025	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	20,336	0.000000	$0.00			PRPDZRZD
6	12/01/2025 12/31/2025	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	442,521	0.001500	$663.81			PRPDZRZD
7	12/01/2025 12/31/2025	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	231,660	0.004300	$996.13			PRPDZRZD
8	12/01/2025 12/31/2025	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	442,521	0.012500	$5,531.54			PRPDZRZD
9	12/01/2025 12/31/2025	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	229,922	0.000000	$0.00			PRPDZRZD
10	12/01/2025 12/31/2025	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	225,911	0.001500	$338.87			PRPDZRZD
11	12/01/2025 12/31/2025	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	63,216	0.004300	$271.77			PRPDZRZD
12	12/01/2025 12/31/2025	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	225,911	0.012500	$2,823.92			PRPDZRZD

LINE NO	BEG TRAN DATE / END TRAN DATE	REC LOC/NAME / DEL LOC/NAME	REC ZN / DEL ZN	TT	CHRG IND	CHARGE TYPE	MISC NOTES (CHRG TYPE DESC)	QUANTITY	CHRG TYPE RATE	AMOUNT DUE	ACCT ADJ MTHD	REPL REL CD	LOC IND
13	12/01/2025 12/31/2025	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	62,748	0.000000	$0.00			PRPDZRZD
14	12/01/2025 12/31/2025	22116 Pooling Area #16 - Exp… 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	153,294	0.001500	$229.95			PRPDZRZD
15	12/01/2025 12/31/2025	22116 Pooling Area #16 - Exp… 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	73,980	0.004300	$318.11			PRPDZRZD
16	12/01/2025 12/31/2025	22116 Pooling Area #16 - Exp… 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	153,294	0.012500	$1,916.20			PRPDZRZD
17	12/01/2025 12/31/2025	22116 Pooling Area #16 - Exp… 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	73,420	0.000000	$0.00			PRPDZRZD
Current Month Total Amount										**$1,067,744.11**			
Svc Req K or Acct ID Total Amount										**$1,067,744.11**			
Invoice Total Amount										**$1,067,744.11**			

Gulf South Pipeline Company, LLC

Storage Summary Statement

Accounting Period: December 2025 **Service Requester/Name:** 119375230 Delta New Orleans Gas Company, LLC **Statement Basis:** Actual

Statement Date: 01/12/2026 **Contact Name/Phone:** Jack Donato (888) 888-8888

SVC REQ K	RATE SCHEDULE	MAXIMUM STORAGE CAPACITY	BEGINNING STORAGE BALANCE	STORAGE INJECTION QUANTITY	STORAGE WITHDRAWAL QUANTITY	STORAGE TRANSFER QUANTITY	TRADE QUANTITY	ADJUSTMENT QUANTITY	ENDING STORAGE BALANCE
59571	NNS	850,000	840,303	386,426	862,135	0	0	0	364,594

Bridgeline Holdings, L.P.

,

Phone: (214) 721-9358

Delta New Orleans Gas Company, LLC

201 Saint Charles Avenue, Suite 3000

New Orleans, LA 70170

Attn: Gas Accounting

Phone: (504) 527-7117

Statement Date
1/15/2026

Statement #: 0115202600024

Statement due Date: 1/25/2026

Contract #: TRN00629

Customer #: 4102

Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRN00629

Total Receipt Quantity:	**1,118**
Total Delivery Quantity:	**45,071**
Current Month Imbalance:	**-43,953**
Net Prior Month Adjustments:	**0**
Current CashOut Quantity:	**0**
Prior Month Accumulated Imbalance:	**662,779**
Accumulated Imbalance:	**618,826**

Base Rate	**$0.00**
RESERVATION FEE	**$95,900.00**
Storage Withdrawl	**$3,604.16**
	$99,504.16
Total Net Prior Month Adjustments:	**$0.00**
Total Cashouts:	**$0.00**
Invoice Total Amount:	**$99,504.16**

Please Wire Transactions To:

[redacted]

Please Remit Check To:

[redacted]

Please Send Correspondence To:

,

Bridgeline Holdings, L.P.
Shipper Pool Detail

Prod Month/Year	Dec-2025	**Run Date:**	1/15/2026
Shipper	4102 - Delta New Orleans Gas Company, LLC	**Statement #:**	0115202600024-0
Contract	TRN00629	**Invoice #:**	C2601S0483
Shipper Pool	ENTERGY NO TRN00629 STORAGE POOL		

Receipts

Meter		Volumes (Monthly)**				Into Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U	Mmbtu	Fee	Value	Charge Type	Charge Basis
850141-R	BRIDGELINE STORAGE INJ RCT									
		1,118.0	1,118	1.0000	19	1,099	$0.0000	$0.00	Base Rate	MMBTU
		1,118.0	1,118	1.0000	19	1,099		$0.00		

Deliveries

Meter		Volumes (Monthly)**				Out of				
Number	Name	MCF	Mmbtu	BTU	FL&U	Pool	Fee	Value	Charge Type	Charge Basis
850142-D	BRIDGELINE STORAGE WD DEL									
		45,052.0	45,052	1.0000		45,052	$0.0800	$3,604.16	Storage Withdrawl	MMBTU
		45,052.0	45,052	1.0000	0	45,052		$3,604.16		

Balance **-43,953**

Production Month: 12/2025

Other Charges

Other Charge Description		
RESERVATION FEE		$95,900.00
	Total Other Charges	$95,900.00
	Total for 12/2025	$95,900.00
	Total Amount Due	**$95,900.00**

Bridgeline Holdings, L.P.

,
Phone: (214) 721-9358

Delta New Orleans Gas Company, LLC
201 Saint Charles Avenue, Suite 3000
New Orleans, LA 70170
Attn: Gas Accounting
Phone: (504) 527-7117

Statement Date
1/15/2026

Statement #: 0115202600019

Statement due Date: 1/25/2026

Contract #: TRN00605

Customer #: 4102

Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRN00605

Total Receipt Quantity:	**45,052**
Total Delivery Quantity:	**45,052**
Current Month Imbalance:	**0**
Net Prior Month Adjustments:	**0**
Current CashOut Quantity:	**0**
Prior Month Accumulated Imbalance:	**65,882**
Accumulated Imbalance:	**65,882**

Base Rate	**$0.00**
RESERVATION FEE	**$41,100.75**
	$41,100.75
Total Net Prior Month Adjustments:	**$0.00**
Total Cashouts:	**$0.00**
Invoice Total Amount:	**$41,100.75**

Please Wire Transactions To:
[redacted]

Please Remit Check To:
[redacted]

Please Send Correspondence To:
,

Bridgeline Holdings, L.P.
Shipper Pool Detail

Prod Month/Year Dec-2025
Shipper 4102 - Delta New Orleans Gas Company, LLC
Contract TRN00605
Shipper Pool ENTERGY NO TRN00605 FTS SHIPPER POOL

Run Date: 1/15/2026
Statement #: 0115202600019-0
Invoice #: C2601S0482

Receipts

Meter		Volumes (Monthly)**				Into Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U	Mmbtu	Fee	Value	Charge Type	Charge Basis
850142	BRIDGELINE STORAGE WD									
		45,052.0	45,052	1.0000		45,052	$0.0000	$0.00	Base Rate	MMBTU
		45,052.0	45,052	1.0000	0	45,052		$0.00		

Deliveries

Meter		Volumes (Monthly)**				Out of				
Number	Name	MCF	Mmbtu	BTU	FL&U	Pool	Fee	Value	Charge Type	Charge Basis
840063	NOPSI ST. CLAUDE									
		42,895.7	43,934	1.0242		43,934	$0.0000	$0.00	Base Rate	MMBTU
850141	BRIDGELINE STORAGE INJ									
		1,118.0	1,118	1.0000		1,118	$0.0000	$0.00	Base Rate	MMBTU
		44,013.7	45,052	1.0236	0	45,052		$0.00		

Balance 0

Production Month: 12/2025

Other Charges

Other Charge Description		
RESERVATION FEE		$41,100.75
	Total Other Charges	$41,100.75
	Total for 12/2025	$41,100.75
	Total Amount Due	**$41,100.75**

NJ & Special Rate Customers

			BILLED_LINE_AMT	BILLED_CCF
NJ	1602810000	FOLGERS	13,582.57	41,847.00
	2139110000	TLC SERVICES, INC.	6,047.19	18,631.00
	2897300000	GEORGE C. MARSHALL FLIGHT CENTER	53,577.28	165,068.00
	3167200000	BUNNY BREAD CO INC	5,980.01	18,424.00
	3552020000	US GYPSUM	2,382.07	7,339.00
	5843310000	BOH BROS CONST CO INC	11,438.09	35,240.00
	6820200000	FOLGER COFFEE CO- 460600 JM SMUCKER CO, MS #3 CHEF 230	56,578.32	174,314.00
	6982910000	IT MINERALS LLC	3,511.27	10,818.00
	7321600000	LEIDENHEIMER BAKING CO	4,745.96	14,622.00
	8083500000	WM B REILY & CO INC	5,383.43	16,586.00
	8440210000	FOLGER COFFEE CO-460600 JM SMUCKER CO, MS #3 GENTILLY 209	69,675.32	214,665.00
	9233610000	UPS FUEL SERVICES INC	30,449.87	93,814.00
Special Rate - LM	0790200000	CITY OF NEW ORLEANS	1,415.06	2,769.00
	1251000000	CITY OF NEW ORLEANS	2,353.03	5,082.00
	4118210000	CITY OF NEW ORLEANS	1,373.66	2,688.00
	6297110000	SEWERAGE & WATER BOARD OF NEW ORLEA NS	1,170.50	2,900.00
	6820700000	CITY OF NEW ORLEANS	361.30	707.00
	8012910000	SEWERAGE & WATER BOARD OF NEW ORLEA NS	130,268.36	322,750.00
Total			400,293.29	1,148,264.00

NJ Purchases	81,137		
Gulf South	0	$0.00	$0.00
SES BRIDGELINE	81,137	$4.73	$383,778.01
ATMOS CG 15 and CG13	0	$0.00	$0.00
NJ GAS COST	**81,137**	**$4.73**	**$383,778.01**

			BILLED_CCF
NJ	1602810000	FOLGERS	41,847.00
	2139110000	TLC SERVICES, INC.	18,631.00
	2897300000	GEORGE C. MARSHALL FLIGHT CENTER	165,068.00
	3167200000	BUNNY BREAD CO INC	18,424.00
	3552020000	US GYPSUM	7,339.00
	5843310000	BOH BROS CONST CO INC	35,240.00
	6820200000	FOLGER COFFEE CO- 460600 JM SMUCKER CO, MS #3 CHEF 230	174,314.00
	6982910000	IT MINERALS LLC	10,818.00
	7321600000	LEIDENHEIMER BAKING CO	14,622.00
	8083500000	WM B REILY & CO INC	16,586.00
	8440210000	FOLGER COFFEE CO-460600 JM SMUCKER CO, MS #3 GENTILLY 209	214,665.00
	9233610000	UPS FUEL SERVICES INC	93,814.00
		Total CCF	811,368
		Total MCF	81,137

CARRIE R. TOURNILLON, PARTNER
PH 504.585.3056
CARRIE.TOURNILLON@KEANMILLER.COM

February 2, 2026

VIA ELECTRONIC MAIL (clerkofcouncil@nola.gov)
Clerk of Council
City Hall, Room 1E09
1300 Perdido Street
New Orleans, LA 70112

Re: Joint Application of Delta States Utilities NO, LLC and Entergy New Orleans, LLC Authorizing Delta States Utilities NO, LLC to Operate as a Jurisdictional Natural Gas Local Distributions Company, CNO Docket UD-24-01
KM File No. 33965-1

Dear Clerk:

Pursuant to the Council Resolution R-24-791, approving the gas sale subject of the above referenced docket, enclosed for electronic filing in the referenced docket is a report of Delta New Orleans Gas Company, LLC (f/k/a Delta States Utilities NO, LLC) on transition cost spend through the fourth quarter of 2025, and letter to Ms. Spears regarding same. As confirmed with your office, the requisite original and number of hard copies are not mandatory to formalize this filing in the docket. The report contains highly commercially sensitive information that is being provided only to Council Advisors pursuant to the Protective Order in place for this proceeding.

Should you have any questions regarding the above, please do not hesitate to contact me. Thank you for your assistance with this matter.

Very truly yours,



Carrie R. Tournillon

CRT
Enclosures

cc: Official Service List UD-24-01 (public-redacted version via e-mail)
Council Advisors (HSPM-CS versions via secure link)

CITY OF NEW ORLEANS

DEPARTMENT OF CITY CIVIL SERVICE
SUITE 900 – 1340 POYDRAS ST.
NEW ORLEANS LA 70112
(504) 658-3500 FAX NO. (504) 658-3598

CITY CIVIL SERVICE COMMISSION

BRITTNEY RICHARDSON,
CHAIRPERSON
JOHN KORN
VICE- CHAIRPERSON
JOHN KORN
MARK SURPRENANT
RUTH WHITE-DAVIS
ANDREW MONTEVERDE

AMY B. TREPAGNIER
DIRECTOR OF PERSONNEL

February 2, 2026

Aisha Collier, Clerk of Council
Room 1E09, City Hall
New Orleans, LA 70112

Submitting for Council Communication: Monthly raw data relative to current staffing, hiring, and applications to the New Orleans Police Department as required by City Council Ordinance No. 29130.

Dear Ms. Collier:

In accordance with City Council Ordinance No. 29130, this agency is submitting for communication to the Council raw data relative to current staffing, hiring, and applications to the New Orleans Police Department.

Please let us know if further information is needed.

Thank you,

Amy Trepagnier
Personnel Director

cc: Justyn Hawkins, Chief of Staff
Calvin Aguillard, Councilmanic Fiscal Officer
Anita Curran, Council Research Officer

"*An Equal Opportunity Employer*"

Department Name	Job Number	Job Description	Applications Received
Police Department	11227/7109	POLICE RECRUIT (CLASS CODE 7109)	147
Police Department	10589/1116	POLICE TECHNICIAN, TRAINEE (CLASS CODE 1116)	38
Police Department	11395/5281	CRIME SCENE INVESTIGATION SPECIALIST (CLASS CODE 5281)	33
Police Department	11413/5266	LATENT PRINT EXAMINER (CLASS CODE 5266)	31
Police Department	11226/7110ENT	POLICE OFFICER (LATERAL) (CLASS CODE 7110)	21
Police Department	11422/5265	CODIS SUPPORT (CLASS CODE 5265)	18
Police Department	11276/7142	POLICE TECHNICIAN (ENTRANCE) (CLASS CODE 7142)	14
Police Department	11134/7134	SENIOR POLICE OFFICER (CLASS CODE 7134)	5
Police Department	11394/5283	CRIME SCENE INVESTIGATION LEAD SPECIALIST (CLASS CODE 5283)	4
Police Department	11319/7152	POLICE INVESTIGATIVE SUPERVISOR (CLASS CODE 7152)	3
Police Department	11400/7110REIN	POLICE OFFICER (REINSTATEMENT - FORMER NOPD) (CLASS CODE 7110)	3
Police Department	11411/5264	CODIS SPECIALIST (CLASS CODE 5264)	3
Police Department	11414/5267	LATENT PRINT EXAMINER, SENIOR (CLASS CODE 5267)	3
Police Department	11271/5282	CRIME SCENE INVESTIGATION SENIOR SPECIALIST (CLASS CODE 5282)	1

Police Department	11410/5263	CODIS ADMINISTRATOR (CLASS CODE 5263)	1

OFFICE OF INDEPENDENT POLICE MONITOR
CITY OF NEW ORLEANS

STELLA CZIMENT
INDEPENDENT POLICE MONITOR

February 3, 2026

Ms. Aisha Collier
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Re: Proposed Agreement with 2714 Canal Building, LLC

Dear Madame Clerk:

Pursuant to Rule 57, please find attached a proposed Professional Services Agreement between the City of New Orleans and 2714 Canal Building, LLC and a completed contract summary form.

Respectfully submitted,

Renee' Livious

Renee' Livious, Management Development Specialist II
rlivious@nolaipm.gov
Office of the Independent Police Monitor

cc: Justyn Hawkins, Council Chief of Staff
Ashley Becnel, Council Executive Counsel

LEASE AGREEMENT

Dated: November 6, 2025

Parties	1. 2714 Canal Building, LLC , (hereinafter referred to, whether one or more, as "Lessor") hereby leases to **City of New Orleans/Office of the Independent Police Monitor.** (hereinafter referred to, whether one or more, as "Lessee"), the following described property:
Leased Premises	2. The individual offices known as **Suite 201** in the building located at **2714 Canal St., New Orleans, Louisiana.** Consisting of approximately 3500 rentable square feet of Suite 201. The leased premises shall be designated on the floorplan attached as Exhibit "A". Layout not included.
Term	3. This lease is for a term of Three Years commencing on **December 1, 2025** and ending at midnight, **November 30, 2028.** Tenant will be granted early occupancy of the Premises upon completion of any necessary improvements and upon payment of first month full / prorated rental amount, payment of the Security Deposit and receipt of an insurance certificate issued in accordance with this Lease. **Lessor and Lessee shall have the right to terminate this Lease with 180 Day written notice to the other party.**
Use of Premises	4. The leased premises shall be used only for the following purposes: **General Office** .
Security Deposit	5. Lessee has deposited with Lessor, a security deposit in the amount of **$4,083.33(Deposit from November 2015)** which is hereby pledged and in which a security interest is hereby granted to secure the faithful performance of all obligations of Lessee under this lease. Said deposit shall be non-interest bearing and shall not be considered rent under this lease. Said deposit shall not be released until this lease has terminated and it has been determined by Lessor that Lessee has complied with all of Lessee's obligations under this lease. If Lessee fails to pay rent or other charges due hereunder, or otherwise defaults with respect to any provision of this lease, Lessor may use, apply or retain all or any portion of said deposit for the payment of any rent or other charge in default or for the payment of any rent or other sum to which Lessor may become obligated by reason of Lessee's default, or to compensate Lessor for any loss or damage which Lessor may suffer thereby.
Rental terms and Place of Payment	6. The rental payment under this lease shall be as follows: **1st year $16.00 per ft. $4666.67 Monthly (December 1, 2025 to November 30, 2026)** **2nd year $16.00 per ft. $4666.67 Monthly (December 1, 2026 to November 30, 2027)** **3rd year $16.00 per ft. $4666.67 Monthly (December 1, 2027 to November 30, 2028)** Rent for the first month or any prorated fractional month within the term of this lease is payable upon execution of this lease by all parties. Rent for subsequent months shall be payable on the first day of each calendar month thereafter; except that if this is a renewal lease, rent shall be payable on the date of the beginning of this lease and on the same day of each month thereafter. All payments of rent shall be made to: **2714 Canal Bldg., LLC** **6600 Plaza Drive, Building Manager's ofc. Suite 600** **New Orleans, Louisiana 70127** Lessor may from time to time designate other persons for payment of rent by notice to Lessee.
Parking	7. Lessee shall be permitted to park 6 car(s) on a non-exclusive basis in a non-reserved parking space. Additionally up to 10 non-assigned parking spaces for clientele shall also be made available.
Early Occupancy	8. If Lessee occupies the property prior to the commencement date, Lessee's occupancy of the property shall be subject to all of the provisions of this lease. Early occupancy of the property shall not advance the expiration date of this lease. Lessee shall pay rent and all other charges specified in this lease for the early occupancy period.

Initials: Lessor:_____
Lessee:_____

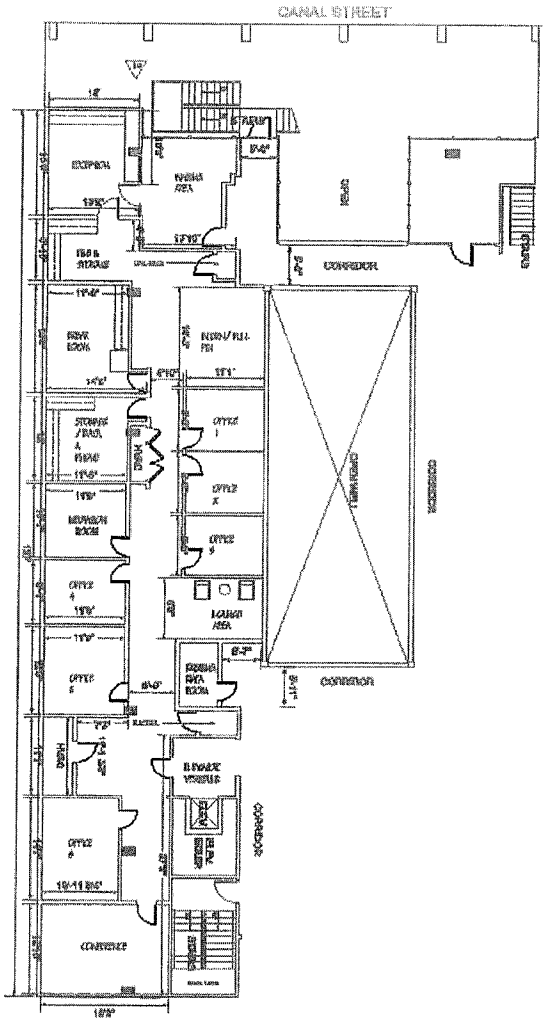
Damage by Fire or Other Casualty	16. If the leased premises are destroyed, or damaged to an extent so as to render them wholly unfit for the purposes for which they are leased, by fire or other casualty, this lease shall automatically terminate, provided such destruction of damage is not caused by the neglect or design of Lessee
Right of Entry by Lessor	17. Lessor or Lessor's duly appointed agent(s) shall have the right to enter the leased premises at all reasonable times with Lessee present for the purpose of inspecting the same. Due to the confidential nature of Lessee's work, Lessor may not enter the premises without Lessee's permission and presence.
Surrender of Possession	18. Upon expiration or termination of this lease, Lessee shall surrender possession of the leased premises immediately to Lessor. Any holding over by Lessee shall not operate, except by written agreement, to extend or renew this lease, but in such case, Lessor may terminate Lessee's occupancy at once or may consider such occupancy to be from month to month; and Lessee, in the event of such holding over without Lessor's consent, shall pay 150% of the rent stipulated in this lease, together with such loss or damage as may be caused Lessor by such holding over. Lessee hereby waives any and all notices to vacate under La. Code Civ. P. art. 4701.
Manner of Use	19. Lessee shall not cause or permit the property to be used in any way which constitutes a violation of any law, ordinance, or governmental regulation or order, or which annoys or interferes with the rights of other tenants, if any, of the development of which the property is part, or which constitutes a nuisance or waste. Lessee shall obtain and pay for all permits, including a Certificate of Occupancy, required for Lessee's occupancy of the property and shall promptly take all substantial and non-substantial actions necessary to comply with all applicable statutes, ordinances, rules, regulations, orders and requirements regulating the use by Lessee of the property, including the Occupational Safety and Health Act.
Default	20. If Lessee fails to pay any installment of rent due under this lease, or fails to comply with any other provision of this lease within ten (10) days after notice by Lessor to Lessee demanding same, provided that said notice need not be given with regard to nonpayment of rent, or if Lessee abandons the leased premises or discontinues the use of the leased premises for the purpose for which leased, or removes from the leased premises any property against which Lessor is entitled to a Lessor's lien, or makes an assignment for the benefit of creditors or is adjudged a bankrupt in an involuntary bankrupt proceeding, or files any type of proceeding, or applies for any relief under the laws of the United States relating to bankruptcy, or State laws relating to insolvency or if a receiver or other custodian is appointed for Lessee for any of Lessee's property by any court, then in any of such events, Lessor shall have the right, at Lessor's option, without putting Lessee in default and without notice to vacate, notice of default, (1) to cancel this lease effective immediately or effective as of any date Lessor may select, or (2) to proceed one or more times for past due installments of rent only, without prejudicing the right to proceed later for additional installments or exercise any other remedy, or (3) to declare the unpaid rent for the entire unexpired term of this lease immediately due and payable and at once demand and receive payment hereof, or (4) to have recourse to any other remedy or mode of redress to which Lessor may be entitled by law. In the event Lessor exercises the right to cancel this lease, then (a) Lessor shall have the right, as soon as said cancellation is effective, to re-enter the leased premises and to re-let the same for such price and on such terms as may be immediately available, without notice or court proceedings, Lessee hereby assenting thereto and expressly waiving any notice to vacate, and (b) Lessee shall be and remain liable not only for rent payable to the date such cancellation becomes effective, but also for all damage or loss suffered by Lessor for the remaining term of this lease resulting from such cancellation. Failure of Lessor to exercise any right granted in this paragraph shall not be construed as a waiver of the right and no indulgence by Lessor shall be construed as a waiver of any right herein granted.
Notices	21. Any notice or other communication required or permitted to be given under this lease by Lessee to Lessor shall be in writing and shall be delivered in person or sent by United States Certified or Registered Mail, postage prepaid, return receipt requested, and addressed to Lessor at the following address: **2714 Canal Building, LLC, 6600 Plaza Drive, Suite 600, New Orleans, LA 70127.** Any notice or other communication required or permitted to be given under this lease by Lessor to Lessee shall be in writing and shall be delivered in person or sent by United States Certified or Registered Mail, postage prepaid, return receipt requested, addressed to Lessee at the leased premises. Each notice or communication shall be deemed to have been given as of the date so mailed or delivered, as the case may be.
Partial Invalidity	22. If any provision of the lease or application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this lease or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

Initials: Lessor:_____
Lessee:_____

Successors and Assigns	32. All of the provisions contained herein shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, executors, administrators, successors, assigns and nominees.
No Discrimination	33. Lessor promises, and it is a condition to the continuance of this lease, that there will be no discrimination against, or segregation of, any person or group of persons on the basis of race, color, sex, religion, national origin or marital status in the leasing, subleasing, transferring, occupancy, tenure or use of the property or any portion thereof.
Applicable Law	34. This lease shall be deemed to be a contract made under the laws of the State of Louisiana and shall be construed in accordance with and governed by the laws of the State of Louisiana and ordinances of the municipality and parish where the leased premises are situated and the rules and regulations of their duly constituted authorities.
Corporate Or Partnership Lessee	35. If Lessee is a corporation or limited liability company, each person signing this lease on behalf of Lessee represents and warrants that he (she) has full authority to do so and that this lease binds the corporation. Within thirty (30) days after this lease is signed, Lessee shall deliver to Lessor a certified copy of a resolution of Lessee's Board of Directors authorizing the execution of this lease or other evidence of such authority reasonably acceptable to Lessor. If Lessee is a partnership, each person signing this lease for Lessee represents and warrants that he is a general partner of the partnership, that he has full authority to sign for the partnership and that this lease binds the partnership and all general partners of the partnership. Lessee shall give written notice to Lessor of any general partner's withdrawal or addition. Within thirty (30) days after this lease is signed, Lessee shall deliver to Lessor a copy of Lessee's recorded statement of partnership or certificate of limited partnership.
Paragraph Headings	36. The paragraph captions and headings are for convenience of reference only and in no way shall be used to constitute or modify the provisions set forth in this lease.
Signatures	Dated _____, 20____ **Witnesses:** _____ _____ Lessee: **City of New Orleans** By:_____ (Signature) _____ (Printed Name) _____ (Title) Lessor: **2714 Canal Building, LLC** By:_____ _____ (Printed Name) _____ (Title)

Initials: Lessor:_____
Lessee:_____

EXHIBIT "A"



Initials: Lessor:_____
Lessee:_____

11. On Saturdays, Sundays and legal holidays, and on other days between the hours of 6:00 P.M. and 8:00 A.M. the following day, access to the Building, or to the halls, corridors, elevators or stairways in the Building, or to the Premises may be refused unless the person seeking access is known to the person or employee of the Building in charge and has a pass or is properly identified. The Lessor shall in no case be liable for damages for any error with regard to the admission to or exclusion from the Building of any person. In case of invasion, mob, riot, public excitement, or other commotion, the Lessor reserves the right to prevent access to the Building during the continuance of the same by closing of the doors or otherwise, for the safety of the Lessees and protection of property in the Building and the Building. The building will be accessible to the Lessee during times of natural disasters or at all times that the city's emergency management system is in operation. It is part of the Lessee's normal duties to continue operations during natural disasters and other emergencies.

12. Lessor reserves the right to exclude or expel from the Building any person who, in the judgment of Lessor, is intoxicated or under the influence of liquor or drugs, or who shall in any manner do any act in violation of any of the rules and regulations of the Building.

13. No vending machine or machines of any description, shall be installed, maintained or operated upon the Premises without the written consent of the Lessor.

14.

15. Lessee shall not disturb, solicit, or canvass any occupant of the Building and shall cooperate to prevent same.

16. Without the written consent of Lessor, Lessee shall not use the name of the Building in connection with or in promoting or advertising the business of Lessee except as Lessee's address.

17. Lessor shall have the right to control and operate the public portions of the Building, and the public facilities, and heating and air conditioning, as well as facilities furnished for the common use of the Lessees, in such manner as it deems best for the benefit of the Lessees generally.

18. All entrance doors in the Premises shall be left locked when the Premises are not in use, and all doors opening to public corridors shall be kept closed except for normal ingress and egress from the Premises.

19. Normal building hours except for legal holidays shall be as follows:

Monday through Friday	8:00 a.m. - 6:00 p.m.
Saturday	9:00 a.m. - 1:00 p.m.

Initials: Lessor:_____
Lessee:_____

_____
Lessor Representative (Signature)

_____
(Print or type name)

_____
(Address)

Sworn to and subscribed before me, in _____, Louisiana,

this ___ day of _____, 201__.

_____
Notary Public

_____
Notary Identification/Bar Roll Number

Initials: Lessor:_____
Lessee:_____

CONTRACT SUMMARY
TO ACCOMPANY REQUESTS FOR CONTRACT APPROVAL
BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of the Independent Police Monitor

Name of Contact Person: Renee' Livious

Telephone Number: 504-220-8274

Email Address: rlivious@nolaipm.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** This contract is for our multi-year lease for our office space.
2. **The parties involved:** 2714 Canal Building, LLC and Office of the Independent Police Monitor
3. **The obligations, expectations, and deliverables of the parties involved:** Provide office space
4. **The duration of the contract:** 3 years
5. **The cost and any fiscal implications of the contract for the City:** $56,000.04 per year
6. **Describe disadvantaged business enterprise (DBE) participation:** This vendor is not a DBE

Reference: Council Rule 57 & City Code Section 70-10

JONES WALKER

Richard F. Cortizas
D: 504.582.8372
F: 504.589.8372
rcortizas@joneswalker.com

February 6, 2026

Clerk of Council
City of New Orleans
1300 Perdido St., Room 1E09
New Orleans, La 70112
(via email clerkofcouncil@nola.gov)

RE: HDLC Appeal (1208 Second St)
(HDLC Reference code: 6W0LQ0)

Dear Clerk of Council,

On behalf of my clients 1208 Second Street LLC, Peter A. Wilson and Rosalind Wilson, the property owner, and applicant Hive Construction LLC, please allow this letter to serve as a request to appeal the Historic District Landmarks Commission's decision of denial of demolition application on February 4, 2026 related to the above referenced property address.

Enclosed please find a copy of the HDLC denial letter dated February 5, 2026.

Again, this is an appeal of an HDLC decision related to a request for approval of a demolition, related to the property at address 1208 Second St (HDLC Reference code: 6W0LQ0).

Please do not hesitate to contact me should you have any questions or need any additional details.

Sincerely,

Richard F Cortizas

Richard F. Cortizas

RFC/ecb

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, February 5, 2026

Hive Construction LLC
2521 Jena St Suite #205
New Orleans, LA 70118

Re: 1208 Second St
Reference Code: 6W0LQ0

Dear Hive Construction LLC:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, February 4, 2026, concerning your application for the following work: Demolition of a Contributing-rated, raised one-story, single family residential building to grade.

At that time the Commission voted to:
Deny the application for demolition.

If you wish to appeal the Commission's decision to the City Council, you must submit a written request for appeal to both the HDLC and the Clerk of Council at clerkofcouncil@nola.gov. Alternatively, written requests may be delivered to the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112. **All requests must be submitted within ten (10) calendar days of the Commission meeting.** Please be sure to include a copy of this letter with your request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7043 or Chad.Spurlin@nola.gov.

Sincerely,

Chad Spurlin
Historic Preservation Plan Reviewer

Approved__BB__ Bryan Block, Executive Director

1208 Second Street LLC
2727 Prytania St Suite 14
New Orleans, LA 70130

_____

CITY OF NEW ORLEANS

DEPARTMENT OF CITY CIVIL SERVICE
SUITE 900 – 1340 POYDRAS ST.
NEW ORLEANS LA 70112
(504) 658-3500 FAX NO. (504) 658-3598

CITY CIVIL SERVICE COMMISSION

BRITTNEY RICHARDSON,
CHAIRPERSON
JOHN KORN
VICE- CHAIRPERSON
MARK SURPRENANT
RUTH WHITE-DAVIS
ANDREW MONTEVERDE

AMY B. TREPAGNIER
DIRECTOR OF PERSONNEL

February 6, 2026

Aisha Colllier, Clerk of Council
Room 1E09, City Hall
New Orleans, LA 70112

Submitting for Council Approval: Amendments to the Classified Pay Plan (Parks and Parkways)

Dear Ms. Collier:

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of February 6, 2026 as outlined below:

I: New Classification

Class Code	**New Classification**	Grade/Step Hiring Rate	FLSA Status
C8620	Golf Course Superintendent	84/26 $75,170	Exempt

II: New Special Rate of Pay

An employee in the classification of Golf Course Superintendent who is certified as a Golf Course Superintendent by the Golf Course Superintendents Association of America (GCSAA) shall receive ten (10) percent over their normal rate of pay.

At the request of the Department of Parks and Parkways, the Commission approved the creation of the classification of Golf Course Superintendent. This position would be responsible for the overall management and operations of the Joseph M. Bartholomew Golf Course. The Commission also approved a new Special Rate of Pay to incentivize the Golf Course Superintendent to obtain and maintain a Certification as a Golf Course Superintendent as issued by the Golf Course Superintendents Association of America (GCSAA).

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Please let us have a certified copy of the action taken by the Council on these pay plan amendments.

Very truly yours,

Amy B. Trepagnier
Personnel Director

cc: Joseph I. Giarrusso III, Chief Administrative Officer
Michael Karam, Director -Parks and Parkways
David Callahan, CEO-S&WB
Justyn Hawkins, Chief of Staff
Calvin Aguillard, Councilmanic Fiscal Officer
Ashley Spears, Councilmanic Fiscal Officer
Anita Curran, Council Research Officer
Christina Hamilton, Assistant Chief Administrative Officer

CITY OF NEW ORLEANS

DEPARTMENT OF CITY CIVIL SERVICE
SUITE 900 – 1340 POYDRAS ST.
NEW ORLEANS LA 70112
(504) 658-3500 FAX NO. (504) 658-3598

CITY CIVIL SERVICE COMMISSION

BRITTNEY RICHARDSON,
CHAIRPERSON
JOHN KORN
VICE- CHAIRPERSON
MARK SURPRENANT
RUTH WHITE-DAVIS
ANDREW MONTEVERDE

AMY B. TREPAGNIER
DIRECTOR OF PERSONNEL

February 6, 2026

Aisha Collier, Clerk of Council
Room 1E09, City Hall
New Orleans, LA 70112

Submitting for Council Approval: Amendments to the Classified Pay Plan (Sewerage and Water Board)

Dear Ms. Colllier:

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of February 6, 2026 as outlined below:

Cybersecurity Series

Class Code	New Classification	Grade/Step Hiring Rate
C0151	Cybersecurity Intern (Non-Exempt)	67/28 $50,513
C0152	Cybersecurity Analyst (Non-Exempt)	77/25 $62,390
C0153	Cybersecurity Specialist (Exempt)	86/25 $78,024
C0154	Cybersecurity Lead (Exempt)	90/33 $95,181
C0155	Cybersecurity Manager (Exempt)	93/35 $105,126
C0156	Cybersecurity Director (Exempt)	99/33 $119,031

At the request of the Sewerage and Water Board, the Commission approved the creation of the aforementioned Cybersecurity series. Work of positions in this series includes monitoring a centralized organization's networks for security breaches and investigating when one occurs. Work also includes using and maintaining software, such as firewalls and data encryption programs to protect sensitive information.

.

Please let us have a certified copy of the action taken by the Council on these pay plan amendments.

Very truly yours,

Amy B. Trepagnier
Personnel Director

cc: Joseph I. Giarrusso III, Chief Administrative Officer
Randy Hayman, Executive Director, S&WB
David Callahan, CEO-S&WB
Justyn Hawkins, Chief of Staff
Calvin Aguillard, Councilmanic Fiscal Officer
Ashley Spears, Councilmanic Fiscal Officer
Anita Curran, Council Research Officer
Christina Hamilton, Assistant Chief Administrative Officer

CITY OF NEW ORLEANS

DEPARTMENT OF CITY CIVIL SERVICE
SUITE 900 – 1340 POYDRAS ST.
NEW ORLEANS LA 70112
(504) 658-3500 FAX NO. (504) 658-3598

CITY CIVIL SERVICE COMMISSION

BRITTNEY RICHARDSON,
CHAIRPERSON
JOHN KORN
VICE- CHAIRPERSON
MARK SURPRENANT
RUTH WHITE-DAVIS
ANDREW MONTEVERDE

AMY B. TREPAGNIER
DIRECTOR OF PERSONNEL

February 6, 2026

Aisha Colllier, Clerk of Council
Room 1E09, City Hall
New Orleans, LA 70112

Submitting for Council Approval: Amendments to the Classified Pay Plan (Sewerage and Water Board)

Dear Ms. Collier:

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of February 6, 2026 as outlined below:

Operational Technology Systems Series

Class Code	New Classification	Grade/Step Hiring Rate
C0157	Operational Technology Systems Intern (Non-Exempt)	67/28 $50,513
C0158	Operational Technology Systems Technician (Non-Exempt)	77/25 $62,390
C0159	Operational Technology Systems Specialist (Exempt)	86/25 $78,024
C0160	Operational Technology Systems Lead (Exempt)	90/33 $95,181
C0161	Operational Technology Systems Manager (Exempt)	93/35 $105,126
C0162	Operational Technology Systems Director (Exempt)	99/33 $119,031

At the request of the Sewerage and Water Board, the Commission approved the creation of the aforementioned Operational Technology series. Work of positions in this series provide specialized support for industrial control systems, programmable logic controllers, telemetry, instrumentation and automation technologies. Work also includes maintaining and configuring cyber-physical systems that require consistent standards, documentation, and lifecycle practices.

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Please let us have a certified copy of the action taken by the Council on these pay plan amendments.

Very truly yours,

Amy B. Trepagnier
Personnel Director

cc: Joseph I. Giarrusso III, Chief Administrative Officer
Randy Hayman, Executive Director, S&WB
David Callahan, CEO-S&WB
Justyn Hawkins, Chief of Staff
Calvin Aguillard, Councilmanic Fiscal Officer
Ashley Spears, Councilmanic Fiscal Officer
Anita Curran, Council Research Officer
Christina Hamilton, Assistant Chief Administrative Officer

Subject: Appeal of HDLC's Arc Meeting Decision (September 16, 2025)

Dear City Clerk of Court,

I am writing to formally appeal the decision made by the Historic District Landmarks Commission (HDLC) during the Arc Meeting held on September 16, 2025, concerning the business located at 106 Royal Street, New Orleans, LA, formerly known as **"SMASH HOUSE NOLA,"** under the ownership of **Three Cousins LLC.**

As the new owner of this establishment, I was unaware of the significant compliance issues associated with the building prior to my acquisition. The previous owner undertook various renovations without securing the necessary approvals, which has directly impacted my ability to operate the restaurant. This has not only caused substantial financial hardship but has also led to emotional distress.

Background Information

Business LLC Name: Three Cousins LLC

Business Address: 106 Royal Street, New Orleans, LA 70130

Building Permit Number: B5XFEL

Previous DBA Name: SMASH HOUSE NOLA

Key Issues

1. Unawareness of Compliance Issues:

Upon acquiring the business, I was not informed about the HDLC's prior decisions or the absence of permits for renovations and signage. The previous owner’s failure to disclose these critical matters has severely hindered my ability to operate.

2. Hardship Due to Operational Delays:

The inability to open my business has inflicted significant financial strain, including loss of potential revenue, employee wages, and vendor contracts. This situation jeopardizes the sustainability of my business and impacts my employees' livelihoods.

3. Good Faith Efforts:

I am fully committed to addressing these issues and ensuring that necessary repairs and updates are made to align with HDLC guidelines. However, the urgency of opening the restaurant now is paramount—not only for compliance but also to maintain the financial viability needed for these updates.

4. Metal Frame Consideration:

Notably, there is a business directly across the street that features a similar metal frame on the front of its store. We would greatly prefer that the city permits us to retain the metal frame on our building. If we cannot keep the frame, we respectfully ask for the ability to open our business to generate income, which is essential for addressing the framing issue and for removing our current sign in favor of one that complies with HDLC guidelines.

5. Timeline for Improvements:

If granted the opportunity to open, we would request a period of 1-2 years to make the necessary improvements, as financial support will be crucial for completing the repairs.

Request for Reconsideration

I kindly request that the HDLC and the City Council reassess their decision, allowing me the opportunity to address the compliance issues. I am eager to collaborate with the commission to bring the establishment into full compliance while also preserving the historical integrity of the district.

In light of the unforeseen circumstances surrounding this situation, I believe that a favorable resolution would not only support local business growth but also help maintain the character of our cherished historic district.

Thank you for considering my appeal. I am hopeful for a positive outcome and am willing to discuss any further details or steps needed to move forward.

Warm regards,

Anthony Bradford

Anthony Bradford

Solid Partners LLC

Contact: (504) 402-0587

Your reference code is **P47YRG**

Application Summary

Type:	HDLC COA
Location:	106 Royal St
Property Owner:	Royal and Canal LLC
Description:	After-the-fact application for installation of new storefront. Resolve violations.
Created By:	esburke

Details

Name	Value
Is Landmark	No
Addresses	106 Royal St
Square	34

Status Information

Name	Complete	Date
Permit Case Created	Yes	9/4/2025
Completeness Review	Yes	9/4/2025
HDLC Signs and postcards	Yes	9/12/2025
HDLC CBD ARC Meeting	Yes	9/16/2025

Fees

Type	Amount	Paid

Reviews

Division	Status	Reviewer
	()	

Review Comments

Division	Status	Comment

Inspections

Type	Date	Status

Inspection Correction Items

Contractors

Name	License

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Tuesday, September 16, 2025

John C. Williams
824 Baronne Street
New Orleans, LA 70113

Re: 106 Royal St
Reference Code: P47YRG

Dear John C. Williams:

This letter confirms the actions of the Architectural Review Committee (ARC) of the Central Business District Historic District Landmarks Commission at its meeting of Tuesday, September 16, 2025, concerning your application for the following work: After-the-fact application for installation of new storefront. Resolve violations.

The ARC recommended denial of the storefront as installed. The ARC cited the inappropriate plywood finish, LED string lights, exposed conduit, and the inappropriate proportions of the new storefront as a few of the reasons the application could not be recommended for approval. The ARC stated that a new storefront should be installed that more closely resembles historic photographs or the storefronts at the left and right sister buildings.

If you wish to appeal the recommendations of the ARC, this application can be put on the agenda of the next CBD HDLC Commission meeting to be held on Wednesday, October 8, 2025, in City Council Chamber, City Hall, 1300 Perdido Street beginning at 10:00AM. Attendance is required for this application to be heard. Should you have any questions concerning this matter, feel free to contact me at (504) 658-7055 or wcargile@nola.gov.

Sincerely,
WLC

Wendy Cargile
Chief Plan Reviewer

Approved _BB___ Bryan Block, Director

Royal and Canal LLC
2201 Ridgelake Drive
Metairie, LA 70001

_____

Outlook

Fw: Comments on Regulations Proposed by the Department of Safety & Permits--Temporary ABO Permits & Occupational Licenses

From Clerk of Council <clerkofcouncil@nola.gov>
Date Mon 2/9/2026 7:59 AM
To Naomi R. Mark <nrmark@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Denise M. Russ <dmruss@nola.gov>

2 attachments (969 KB)
Safety & Permits Proposed Rules--Council Consent Agenda Item #6--1.08.26.pdf; Comments in Respone to DSP Proposed Regulations--Temporary ABO Permits & Occup Licenses 11.14.25 V5.pdf;

Get Outlook for iOS

From: Christione Turner <christy@atglicensing.com>
Sent: Friday, February 6, 2026 5:33:08 PM
To: Clerk of Council <clerkofcouncil@nola.gov>; Anita B. Curran <abcurran@nola.gov>
Cc: Julia E. Zuckerman <Julia.Zuckerman@nola.gov>; WDubos@LRA.org <WDubos@LRA.org>; sharris@lra.org <sharris@lra.org>; Walt@neworleans.com <Walt@neworleans.com>; Ike Spears <ikespears@gmail.com>; Alex Fein <jafein27@gmail.com>; Chris G. Young <CGYOUNG@msn.com>; council central staff <councilcentralstaff@nola.gov>
Subject: Comments on Regulations Proposed by the Department of Safety & Permits--Temporary ABO Permits & Occupational Licenses

Ms. Collier:

Please allow this email to serve as "public comment" on an agenda item that is anticipated to appear on the Consent Agenda for the City of New Orleans City Council Meeting scheduled for Thursday, February 12, 2026. In connection with this "public comment" attached you will find the following two (2) documents:

1. **Safety & Permits Proposed Rules—Council Consent Agenda Item #6—1.08.26.** This communication appeared on the Council's Consent Agenda at the meeting on Thursday, January 8, 2026. The "public comment" is in response to these proposed regulations; and
2. **Comments in Response to DSP Proposed Regulations--Temporary ABO Permits & Occup Licenses 11.14.25 V5.** This document represents comments to the regulations proposed by the Department of Safety & Permits (attachment #1 above) being submitted by the French Quater Business League (FQBL), the Louisiana Restaurant Association (LRA) and New Orleans & Company.

Could you please include the attached comments as "public comment" in connection with the February 12, 2026 City of New Orleans City Council agenda item related to this matter?

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you very much for your assistance.

Christy Turner
christioneturner@yahoo.com
(504) 756-3173

Comments in response to the Regulations proposed by the City of New Orleans Department of Safety & Permits governing the issuance of Temporary Alcoholic Beverage & Mayoralty (Live Entertainment) Permits, as required by Ordinance Calendar No. 34,873 adopted by the New Orleans City Council on March 27, 2025.

Background: On March 27, 2025, the New Orleans City Council adopted Ordinance Cal. No. 34,873, as amended, (Ordinance) in response to persistent staffing shortages and other challenges within the Department of Safety & Permits (DSP) that have delayed the processing and issuance of residential and business permits and licenses. To expedite new business operations and reduce pressure on DSP, the Ordinance authorizes DSP to issue temporary alcoholic beverage and mayoralty (Live Entertainment) permits upon receipt of a *complete application*. According to the explicit provisions of the Ordinance, a *complete application* must include: (1) the state alcoholic beverage permit; (2) the state health permit; (3) state fire marshal approval; and (4) background checks for all business owners. The Ordinance further directs DSP to promulgate regulations specifying any additional items required for a *complete application*.

Pursuant to the Ordinance, DSP has proposed the regulations set forth below in **RED** ink specifying the remaining components of a *complete application* and establishing procedures for the approval and issuance of temporary permits. However, these proposals appear to frustrate the Ordinance's central aim—facilitating the prompt commencement of business operations.

As required by Chapter 2, Article XI of the City Code, DSP conducted a public hearing on Friday, November 7, 2025, to allow interested parties and stakeholders to comment on the proposed regulations. Because public comments were limited to two minutes, meaningful, substantive input was not feasible. Accordingly, we submit the following written comments.

Comments in response to the Proposed Regulations: As a general matter, we believe the proposed regulations establish a framework for reviewing and issuing temporary alcoholic beverage and mayoralty (Live Entertainment) permits that mirrors the requirements for permanent permits, thereby defeating the Ordinance's intent.

The regulations proposed by DSP are set forth below in their entirety and are highlighted in **RED**. Our comments are highlighted in **BLUE**.

November 7, 2025

Department of Safety and Permits

Proposed Regulations Governing Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits

I: Authority

Pursuant to Section 2-1000 of the City Code and City Council Ordinance 34,873 MCS approved on March 27, 2025, the Department Safety and Permits of the City of New

Orleans proposes the following rules and regulations relative to the implementation of the Issuance of Temporary Alcoholic Beverage Outlet Permits including but not limited to regulations on eligibility, processes, and issuance.

> ***Comment:*** *A reference to Mayoralty (Live Entertainment) Permits should be included here.*

II: Applicability

These regulations shall apply to new business applications for the sole purpose of applying for the issuance of a Temporary Alcoholic Beverage Outlet Permit. Only those businesses set forth in New Orleans City Code, Chapter 10 are eligible to receive a Temporary Alcoholic Beverage Outlet Permit,

> ***Comment:*** *A reference to Mayoralty (Live Entertainment) Permits should be included here.*

III: Eligibility Requirements

To be eligible for a Temporary Alcoholic Beverage Outlet Permit the following must be submitted:

> ***Comment:*** *A reference to Mayoralty (Live Entertainment) Permits should be included here.*

1. The department is in receipt of a complete application for the alcoholic beverage permit and corresponding occupational license, or mayoralty permit for live entertainment, if applicable. A completed application must include the following:

a) state alcoholic beverage permit;

b) state health permit;

c) background check(s) for all listed business owners, which may be satisfied by submitting the Department of Safety and Permits ABO Short Form Application;

> ***Comment:*** *A prerequisite to the issuance of a temporary or permanent state alcohol permit is a completed background check. Since the issuance of the state alcohol permit is required here prior to the issuance of a temporary city alcohol permit, that should satisfy this requirement. As such, the following language should be deleted from 1c): "the Department of Safety and Permits ABO Short Form Application" and replaced with: "a copy of the state alcoholic beverage permit."*

d) state fire marshal approval;

e) Letter from the City Council member for the district in which the subject property is located, stating their approval for the issuance of the temporary alcoholic beverage outlet permit; and

Comment: *This regulation requires a "letter" from the City Council member. Why can't the Council Member's approval or disapproval be accomplished in the same manner that such approvals or disapprovals are presently provided with regard to Special Event Permits? Under the present Special Event Permit system, the Council Member registers his or her approval/disapproval on the city LAMA database.*

f) Payment for the annual permit.

2. This application is limited to applications from new businesses.

Comment: *We are not sure what is meant or intended by "new business" in this section. All applications are for new businesses. However, a new owner submitting an application in connection with a change in ownership of an existing business could be interpreted not to be a "new business" and, therefore, denied the ability to obtain a temporary permit. This #2 should be stricken in its entirety unless something else is intended here and that intention is clearly defined and distinguished from changes in ownership of existing businesses.*

3. The use specified in the alcoholic beverage outlet permit application is a permitted use, valid conditional use, or valid legal non-conforming use within the zoning district of the subject property. Zoning verification shall be submitted for final determination of zoning approval.

Comment: *The first sentence in section 3 above is verbatim, as it appears in the Ordinance. The second/last sentence has been added in the proposed regulations and* ***should be stricken in its entirety****. While zoning should be determined when issuing a temporary permit, submission of a Zoning Verification should not be required. The submission of a Zoning Verification is not required now for the issuance of a permit. Requiring a Zoning Verification will only delay the issuance of a permit (according to DSP website, it can take 2 weeks to get a Zoning Verification). A zoning determination is important even when issuing a temporary permit, but a Zoning Verification should not be required.*

4. The are no open health, safety, or building violations on the property for which the temporary alcoholic beverage permit will be issued.

Comment: Section 4 should be stricken in its entirety. *This is one of the primary reasons for the creation of a temporary permit. Resolution of these types of issues delay the permit issuance process. The temporary permit period is designed to allow time to resolve these types of issues, which usually have nothing to do with the permit*

applicant. The requirement for State Fire Marshal approval prior to the issuance of a temporary permit is designed to ensure that the property is safe.

5. The property has been issued and has a current certificate of occupancy or temporary certificate of occupancy issued by the City of New Orleans.

Comment: Section 5 is problematic. *Unless a Building Permit has been issued in connection with work being performed on the property or there is a change in use of the property, a new Certificate of Occupancy is not issued each time ownership of a business changes. The original Certificate of Occupancy could have been issued 20 years ago. The language of Section 5 should be amended to say that a* ***new*** *Certificate of Occupancy is not required for the property except in limited circumstances.*

6. A application for a manager's license for the establishment must be submitted with the completed application or, in lieu of the application, the applicant may submit an affidavit stating that the business will not engage in the sale of alcohol beverages until a properly licensed manager has been identified.

Comment: Section 6 should be amended, as follows: *delete everything after "or" on the second line and replace with the following: "verification from one of the owners that one or more of the owners will be present on the licensed premises during all days and hours of operation."*

7. There are no outstanding fines, fees, and/or taxes owed to the city.

Comment: Section 7 should be stricken in its entirety. *This is another one of the primary reasons for the creation of a temporary permit. Resolution of these types of issues usually takes time and can and should be addressed during the temporary permit period. Additionally, the proposed regulation does not speak to who may owe outstanding fines, fees and/or taxes. The owner of the property? The applicant? One or more owners of the applicant?*

8. The location for which the application is being made has not been issued a prior temporary alcoholic beverage permit in the past 365 days.

Comment: *What is the purpose of this section? It is possible for a new business to obtain a temporary permit and subsequently receive a permanent permit and then sell the business 9 months later. This provision would prevent the new owner from obtaining a temporary permit.*

V: Approval Process

"V" should be "IV" above.

The approval process to receive a Temporary Alcoholic Beverage Outlet Permit is as follows:

1. Submit completed application – per the instructions in section IV (1).

2. The Department has 4 days to review the application and will send by day 5 the recommendation to the Department of Revenue to issue an Occupational License.

3. All fees are paid via the One Stop App.

4. The Temporary Alcoholic Beverage Outlet Permit shall not be issued until the Temporary Occupational License is issued through the city's centralized LAMA database.

> ***Comment: This section (#4) should be stricken in its entirety.*** *The adopted Ordinance specifically states that the* ***"department of safety and permits shall issue a 60-day temporary alcoholic beverage permit and shall recommend for approval a corresponding 60-day temporary occupational license within five days of the submission of a complete application."*** *It does not require that the temporary occupational license be issued prior to the issuance of a temporary alcoholic beverage permit.*

5. The Temporary Alcoholic Beverage Outlet Permit and Temporary Occupational License when all eligibility requirements are met will be issued within 10 business days.

> ***Comment: This section (#5) should be stricken in its entirety and replaced with the following:*** *"The Temporary Alcoholic Beverage Outlet Permit and Temporary Occupational License shall be issued within ten (10) days of the submission of a complete application." The adopted Ordinance specifically states that the* ***"department of safety and permits shall issue a 60-day temporary alcoholic beverage permit and shall recommend for approval a corresponding 60-day temporary occupational license within five days of the submission of a complete application"*** **[NOTE: "five days" should be "ten days" above. This is an error. CM Giarrusso proposed an amendment, which was adopted, changing "five days" to "ten days." For whatever reason, "five days" was not changed to "ten days" in the codified version of the Code.]** *The adopted Ordinance does not require that the temporary occupational license be issued prior to the issuance of a temporary alcoholic beverage permit and, in fact, directs otherwise.*

-END-

OFFICE OF BUSINESS AND EXTERNAL SERVICES
DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE T. JACKSON
DIRECTOR

December 3, 2025

Lora W. Johnson
Clerk of Council
New Orleans City Council

Joe Threat
Chief Administrative Officer
City of New Orleans

RE: Proposed Rules for Governing Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits

In compliance with City of New Orleans Code Section 2-1000, City of New Orleans Department of Safety and Permits submit the following information concerning the adoption of the proposed rules.

1) Proposed Regulations Governing Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits.

2) Legal notice of public hearing published in The Times-Picayune | The New Orleans Advocate newspaper.

3) Summary of the public hearing held concerning Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits: Meeting held November 7, 2025, at 10:00AM, there were five public comments made.

The following comments were made, and questions were asked:

- ABO were issued by Revenue in the past moved to DSP to make it easier but have made it more difficult.
- Question: How would having the State first make sense?
- Does not feel that anyone would qualify?
- Reason was to make it easier, but this does not feel welcoming.

- Question: Why does this apply to just new business?
- Idea was to make it easier; this is baby steps towards that goal but does not make it easier.
- Does not have any issues with this, feels the department is helpful and very patient with her when she has questions.
- Does not find it difficult at all and feels it is similar to what is done in Jefferson Parish.

See video link;

https://nolagov-my.sharepoint.com/:v:/g/personal/lfperkins_cityofno_com/EQDCpd-h33BKkfJ33TamswcBsWCcr2VGHdDS5tJAc5v5fw

4) Resolution regarding the Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits.

A copy of the final draft of the regulations is attached. Please have this docketed to be received at the next council meeting. If you have any questions or need additional information, please Jenny Alber at Jenny.alber@nola.gov.

Sincerely,

Tammie Jackson
Director
Department of Safety and Permits

CC:
Austin P. Wilty, Deputy Chief Administrative Officer, Business and External Services, apwilty@nola.gov

THE ADVOCATE
The Times-Picayune | nola.com
THE ACADIANA ADVOCATE
gambit

Campaign No.	163957
Today's Date	21 Oct 2025
P.O. Number	NOCP 8714
Sales Rep	Josh Crowley

bill-to

CITY OF NEW ORLEANS CLK COUNCIL OFC
1300 Perdido St
ROOM 1E09
New Orleans, LA 70112-2125
Tel: 504 658-1085
Account No: 100299

advertiser

CITY OF NEW ORLEANS CLK COUNCIL OFC
1300 Perdido St
ROOM 1E09
New Orleans, LA 70112-2125
Tel: 504 658-1085
Account No: 100299

campaign summary

Description	NOCP 8714
Start Date	10/24/2025
End Date	10/24/2025

cost summary

Campaign Amount	$11.51
Estimated Tax	$0.00
Pre-payment Amount	$#PREPAY_AMOUNT#
Total	**$11.51**

Pre-Payment Details

Pre-Payment Amount	Pre-Payment Date	Pre-Payment Card No.

No Pre-Payments on this order

advertisement

Line No.	Product	Description	Issue / Run Date	Size			Amount
540559	The Times Picayune	Legal City .33	10/24/2025	1			11.51

PUBLIC NOTICE

- - -

Public Notice

Under the authority of Sec.2-1000 of the code of the City of New Orleans, the Department of Safety and Permits shall pre-sent the proposed rules and regulations for the implementation of the

Line No.	Product	Description	Issue / Run Date	Size			Amount

implementation of the Temporary Alcoholic Beverage Permit (established by Ord. Cal #34,873) at a public meeting which they will be available for viewing and submitting public comment in person on November 7, 2025, beginning at 10 AM in the City Council Chambers, 1300 Perdido Street, New Orleans, LA 70112. This is a public meeting, and public comments are invited and encouraged.

Publication Date:
Friday, October 24, 2025
NOCP 8713

163957-oct 13-1t
$11.51

540560	The Times Picayune Online	Legal Online Zero	10/24/2025	1			0.00

PUBLIC NOTICE
- - -

Public Notice

Under the authority of Sec.2-1000 of the code of the City of New Orleans, the Department of Safety and Permits shall present the proposed rules and regulations for the implementation of the Temporary Alcoholic Beverage Permit (established by Ord. Cal #34,873) at a public meeting which they will be available for viewing and submitting public

Line No.	Product	Description	Issue / Run Date	Size			Amount

comment in person on November 7, 2025, beginning at 10 AM in the City Council Chambers, 1300 Perdido Street, New Orleans, LA 70112. This is a public meeting, and public comments are invited and encouraged.

Publication Date:
Friday, October 24, 2025
NOCP 8713

163957-oct 13-1t
$11.51

COPY OF ADVERTISEMENT

November 7, 2025

Department of Safety and Permits

Proposed Regulations Governing Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits

I: Authority

Pursuant to Section 2-1000 of the City Code and City Council Ordinance 34,873 MCS approved on March 27, 2025, the Department Safety and Permits of the City of New Orleans proposes the following rules and regulations relative to the implementation of the Issuance of Temporary Alcoholic Beverage Outlet Permits including but not limited to regulations on eligibility, processes, and issuance.

II: Applicability

These regulations shall apply to new business applications for the sole purpose of applying for the issuance of a Temporary Alcoholic Beverage Outlet Permit. Only those businesses set forth in New Orleans City Code, Chapter 10 are eligible to receive a Temporary Alcoholic Beverage Outlet Permit.

III: Eligibility Requirements

To be eligible for a Temporary Alcoholic Beverage Outlet Permit the following must be submitted:

1. The department is in receipt of a complete application for the alcoholic beverage permit and corresponding occupational license, or mayoralty permit for live entertainment, if applicable. A completed application must include the following:

a) state alcoholic beverage permit;

b) state health permit;

c) background check(s) for all listed business owners, which may be satisfied by submitting the Department of Safety and Permits ABO Short Form Application;

d) state fire marshal approval;

e) Letter from the City Council member for the district in which the subject property is located, stating their approval for the issuance of the temporary alcoholic beverage outlet permit or no objection; and

f) Payment for the annual permit.

2. This application is limited to applications from new businesses.

3. The use specified in the alcoholic beverage outlet permit application is a permitted use, valid conditional use, or valid legal non-conforming use within the zoning district of the subject property. Zoning verification shall be submitted for final determination of zoning approval.

4. The are no open health, safety, or building violations on the property for which the temporary alcoholic beverage permit will be issued or an affidavit that details abatement of violations and includes a Hold Harmless for the City of New Orleans.

5. The property has been issued and currently has a certificate of occupancy or temporary certificate of occupancy issued by the City of New Orleans.

6. An application for a manager's license for the establishment must be submitted with the completed application or, in lieu of the application, the applicant may submit an affidavit stating that the business will not engage in the sale of alcohol beverages until a properly licensed manager has been identified.

7. There are no outstanding fines, fees, and/or taxes owed to the city.

8. The location for which the application is being made has not been issued a prior temporary alcoholic beverage permit in the past 365 days.

V: Approval Process

The approval process to receive a Temporary Alcoholic Beverage Outlet Permit is as follows:

1. Submit completed application – per the instructions in section IV (1).

2. The Department has four (4) days to review the application and if all application requirements are met, the department will send the recommendation to the Department of Revenue to issue an Occupational License.

3. All fees are paid via the One Stop App.

4. The Temporary Alcoholic Beverage Outlet Permit shall not be issued until the Temporary Occupational License is issued through the city's centralized LAMA database.

5. The Temporary Alcoholic Beverage Outlet Permit and Temporary Occupational License when all eligibility requirements are met will be issued within 10 business days.

RESOLUTION

NO. R-25-XXX

CITY HALL: _____

BY: COUNCILMEMBER _____ (BY REQUEST)

SECONDED BY:

WHEREAS, a public meeting was held on Friday, November 7, 2025, to fully inform the public and allow for public comment on the drafted regulations governing implementation of issuance of temporary alcoholic beverage outlet permits; and

WHEREAS, the draft was made available to the public at the Department of Safety & Permits office and the main branch of the New Orleans Public Library; and

WHEREAS, the Council of the City of New Orleans recognizes the importance of providing the citizens of New Orleans with this valuable information to aid in the permitting process; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that in accordance with Section 2-1000 of the Code of the City of New Orleans, regulations governing implementation of issuance of temporary alcoholic beverage outlet permits are ratified and approved.

BE IT FURTHER RESOLVED, that pursuant to Section 4-107(3)(c) of the Home Rule Charter, a summary of the Rules, Policies, & Procedures and notice of its availability to the public shall be published once in the official journal.

BE IT FURTHER RESOLVED, that in accordance with Section 4-107(3)(d) of the Home Rule Charter, the Rules, Policies, & Procedures shall become effective and shall become legally

enforceable at 12:01 a.m. on the twenty-second day beginning on the day following adoption of this resolution.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE RESOLUTION WAS ADOPTED.

JASON HUGHES
COUNCILMEMBER, DISTRICT E

OFFICE: (504) 658-1050
CITY HALL, ROOM 2W60
1300 PERDIDO STREET

NEW ORLEANS CITY COUNCIL

Clerk of Council
1300 Perdido Street
New Orleans, Louisiana 70112

RE **Nomination for Housing Trust Fund Advisory Committee**

Dear Ms. Collier

Please be advised that a nominee has been selected for appointment to the **Housing Trust Fund Advisory Committee**. The nominee is:

Sabrina C. Mays

This appointment is submitted for consideration and inclusion on the consent agenda for the **February 12, 2026 Regular Meeting**.

Should you require any additional information or documentation regarding this nomination, please do not hesitate to contact my office.

Thank you for your attention to this matter.

Sincerely,

Jason Hughes
Councilmember, District E
City of New Orleans

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

January 23, 2026

Honorable President and Members
New Orleans City Council
City Hall - Civic Center
1300 Perdido Street
New Orleans, La. 70112

Re: Transmittal of City Planning Commission Reports

The City Planning Commission, at its meeting of January 13, 2026, acted on the following zoning dockets, property acquisitions, and property dispositions.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
Property Acquisition 003/25	The acquisitions of (a) 900 Elmira Ave., designated as the front portions of lots 19 & 20 in square 260 of the 5th Municipal District; (b) 909-15 Homer St., designated as the rear portions of lots 19 & 20 in square 260 of the 5th Municipal District; (c) 3617 Third St., designated as part of lot 15 in square 459 of the 4th Municipal District; (d) 3621 Third St., designated as lots B, C, E, & F in square 459 of the 4th Municipal District; and (e) 3623 Third St., designated as lot G in square 459 of the 4th Municipal District. To be acquired by the City of New Orleans from NORA as part of an exchange for 2021 Danneel St. Transmitted for information only.	900 Elmira Ave	Approval subject to two (2) provisos	C	None

Property Disposition 001/25	Reconsideration of the disposition of 2021 Danneel St., designated as lot A1 in square 293 of the 4th Municipal District, by the City of New Orleans. To be acquired by NORA as part of an exchange for five other properties further described in Property Acquisition 003/25. This disposition was previously considered as PD005/15. Transmitted for Council action.	2021 Danneel St	Approval	B	None
Zoning Docket 067/25 Crescent City Schools Foundation, Inc.	Zoning change from an OS-N Neighborhood Open Space District to an HU-RD2 Historic Urban Two-Family Residential District	2701 Lawrence Street	Modified Approval	C	60 days from receipt
Zoning Docket 001/26 Earl Myers, Jr.	Conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-B1 Historic Urban Neighborhood Business District	2300 Philip Street	Approval subject to four (4) provisos	B	60 days from receipt
Zoning Docket 002/26 Isaiah Byrd and Angeonita Byrd	Conditional use to permit a single-family residence in a GPD General Planned Development District	3350 Oliver Street	Approval subject to three (3) provisos	C	60 days from receipt
Zoning Docket 004/26 Icannotstandthistown, LLC and the City of New Orleans	Planned development for the adaptive reuse of an existing brewery over 10,0000 square feet in floor area as an amusement facility	3935-3943 Martin Luther King, Jr. Boulevard, 3940 Thalia Street, and	Approval subject to two (2) exceptions and two (2) provisos	B	60 days from receipt

	(indoor and outdoor) in a C-1 General Commercial District and an HU-MU Historic Urban Neighborhood Mixed Use District and the rescission of Ordinance No. 28,218 MCS (Zoning Docket 046/19) and Ordinance No. 28,601 MCS (Zoning Docket 089/20)	1400 South Broad Street			
Zoning Docket 005/26 Russell J. Frank	Zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and a conditional use to permit outdoor live entertainment (secondary use) in conjunction with a hotel in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District. The applicant seeks a waiver of the limitation on operating hours to permit operating hours of 9 am to 10 pm on weekdays and 10 am to 12 midnight on weekends.	1608-1620 Dumaine Street, 816-834 North Claiborne Avenue	Effective denial for lack of legal majority	C	60 days from receipt
Zoning Docket 006/26 City Council Motion No. M-25-530	Text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish an Interim Zoning District called the Transient Lodging Interim Zoning District to require conditional use approval for hotels/motels; hostels; short-term rentals, commercial; timeshares; bed and breakfasts,	Not applicable	Modified Approval	All	60 days from receipt

	principal and accessory in all zoning districts citywide where they are otherwise permitted.				
Zoning Docket 007/26 City Council Motion No. M-25-567	Text amendment to the Comprehensive Zoning Ordinance to: Define "dwelling, shipping container" as a dwelling constructed wholly or partially from one or more repurposed shipping containers. Prescribe use standards for shipping container dwellings, including but not limited to the following: "In S-RS Suburban Single-Family Residential Districts, Shipping Container Dwellings shall be subject to the following requirements: . The exterior walls of such structures shall be clad in permitted building materials, including but not limited to wood siding, stucco, brick, fiber cement panels, or corrugated metal panels. The cladding shall fully obscure the seams, corrugation, markings, and original metal surface of the shipping container from view. . Roof surfaces that originate from the container unit shall be obscured or concealed by an additional roof structure, such as a pitched or parapet roof, so as not to be visibly	Not applicable	Denial	All	60 days from receipt

	identifiable as a container." Adding shipping container dwellings as a permitted or conditional use to zoning district use tables as appropriate.				
Zoning Docket 008/26 2915 Bienville Properties, LLC	Conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District	2915 Bienville Avenue	Approval subject to two (2) provisos	B	60 days from receipt
Zoning Docket 009/26 Grace 9999, LLC	Conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District	3329 Magazine Street	Approval subject to three (3) provisos	B	60 days from receipt
Zoning Docket 010/26 Wilson Canal II, LLC	Amendment to Ordinance No. 8,046 MCS (Zoning Docket 51/80) for a conditional use to permit a motor vehicle dealership, small in a CBD-4 Exposition District	333 Canal Street	Approval subject to two (2) provisos	C	60 days from receipt
Zoning Docket 011/26 Corvus Real Estate Holdings, LLC	Amendment to Article 8, Section 8.2 and Table 8-1 of the Comprehensive Zoning Ordinance to classify "contractor storage yard," "outdoor storage yard," and "warehouse" as conditional uses in the M-MU Maritime Mixed-Use District	Not applicable	Approval	E	60 days from receipt

Zoning Docket 012/26 Corvus Real Estate Holdings, LLC	Conditional use to permit a contractor storage yard, outdoor storage yard, and warehouse in the M-MU Maritime Mixed-Use District	19001 Chef Menteur Highway	Approval subject to one (1) waiver and two (2) provisos	E	60 days from receipt

Respectfully,



Robert D. Rivers

RDR/skk

LOUIS ARMSTRONG
NEW ORLEANS
INTERNATIONAL AIRPORT

Mayor Helena Moreno
City of New Orleans

New Orleans Aviation Board

Hon. Michael G. Bagneris
Chairman

Doug Thornton
Vice-Chairman

Hon. Neil C. Abramson
Todd Francis
Chief Justice (Ret.) Bernette J. Johnson
Ruth Kullman
Gregory W. Carroll
Roger H. Ogden
Gary L. Smith, Sr.

Kevin C. Dolliole
Director of Aviation

P. O. Box 20007
New Orleans, LA 70141

P: 504-303-7800
F: 504-303-7566

www.FlyMSY.com

January 16, 2026

Mr. Justyn Hawkins
Chief of Staff,
New Orleans City Council
1300 Perdido St., Room 1E06
New Orleans, LA 70112
Via email only:
Jahawkins@nola.gov

Ms. Lora Johnson
Clerk of Council,
New Orleans City Council
1300 Perdido St., Room 1E09
New Orleans, LA 70112
Via email only:
lwjohnson@nola.gov

Ms. Valerie D. Bouldin
Office of Mayor Helena Moreno
1300 Perdido St., Suite 2E04
New Orleans, LA 70112
Via email only: vbouldin@nola.gov

RE: Section 22-52 – Reports Due to City Council
NOAB End of Quarter Report - Financial Activity

Good afternoon Ms. Bouldin and Mr. Hawkins,

Please find attached, the NOAB End of Quarter Report – Financial Activity for quarter ending 12/31/2025.

Should you need any additional information or have questions, please let us know.

Kind regards,

Carmen Robinson
Assistant CFO
Carmenr@flymsy.com

Enclosure: NOAB End of Quarter Report – Financial Activity

Cc: Norman White, NOAB Normanw@flymsy.com
Evelyn Thompson, NOAB evelynt@flymsy.com
Erin Burns, NOAB erinb@flymsy.com
Michele Allen-Hart, NOAB mallen-hart@flymsy.com
Charri H. Schairer, Asst. Council Research Officer
charri.schairer@nola.gov

Financial Activity Report
End of Quarter December 2025

Norman L. White
Deputy Director – Finance & Administration

LOUIS ARMSTRONG
NEW ORLEANS
INTERNATIONAL AIRPORT

This report does not reflect the Board's financial position in its entirety.

Assumptions

1) End of Quarter Report

Normally, the Airport End of Quarter Reports reflect a 2-month lag due to the time needed to collect self-reported data from airlines, concessionaires, and other tenants. For example, the End of Quarter Report as of March consisted of Year-To-Date Financials through January. The End of Quarter Report as of June consists of Year-To-Date Financials through April. This End of Quarter Report consists of Year-To-Date Financials through November 2025.

2) Airport Revenue

The Airport is structured as an enterprise fund. The principal operating revenues of the Airport are from sources such as airlines, concessions, rental cars, parking, and other tenants. The Airport does not receive revenue from the City's General Revenue Fund.

3) Airport Revenue Diversion

Per 49 U.S.C. Section 47107 (b) and 47133, Airport revenues can only be expended on the "direct transportation of passengers and goods" per the Federal Aviation Administration (FAA) compliance division.

The Airport Sponsor has to annually certify to the FAA that all revenues generated at the Airport will be used for the capital and operating costs of the Airport (FAA Grant Assurance No. 25). Failure to comply with FAA Grant Assurance No. 25 may jeopardize receipt of future federal grants and/or a requirement to repay past federal grant receipts.

November 2025 YTD Statement of Operating Expenses

	Budget	Actual		Variance %	Budget	% Budget Consumed
	2025	2025	2024	2025	2025	
Operating Expenses						
Wages & Salaries	$17,723,591	$16,134,371	$14,592,231	(9.0%)	$19,334,827	83.4%
Fringe Benefits	6,840,042	5,241,217	4,899,512	(23.4%)	7,461,864	70.2%
Security Services	3,046,083	3,505,355	3,227,712	15.1%	3,323,000	105.5%
Legal Outside Counsel	523,417	571,557	298,322	9.2%	571,000	100.1%
Insurance & Indemnity	8,380,256	8,259,680	7,737,691	(1.4%)	9,142,097	90.3%
Administrative Services	1,393,255	1,156,463	823,916	(17.0%)	1,519,914	76.1%
Professional Services	1,878,933	1,597,403	1,175,277	(15.0%)	2,049,745	77.9%
Air Service Development	216,928	150,636	77,666	(30.6%)	236,649	63.7%
Marketing	637,083	499,357	527,800	(21.6%)	695,000	71.8%
Janitorial Services	5,339,583	5,112,010	5,476,893	(4.3%)	5,825,000	87.8%
Materials & Supplies	2,835,520	2,167,821	2,345,739	(23.5%)	3,093,295	70.1%
Utilities & Telecom	6,915,242	6,418,482	6,905,896	(7.2%)	7,543,900	85.1%
Repairs & Maintenance	10,291,852	8,876,676	8,653,484	(13.8%)	11,227,475	79.1%
Miscellaneous	1,958,000	2,159,547	1,912,258	10.3%	2,136,000	101.1%
Sub-Total	**$67,979,786**	**$61,850,577**	**$58,654,397**	**(9.0%)**	**$74,159,766**	**83.4%**
Other Entities' Expenses:						
City Indirect Expenses	$1,967,043	$1,967,043	$1,967,043	0.0%	$2,145,865	91.7%
City Fire Department	5,449,583	5,593,160	5,388,239	2.6%	5,945,000	94.1%
Police Services	5,683,333	6,497,621	5,142,045	14.3%	6,200,000	104.8%
Sub-Total	**$13,099,960**	**$14,057,824**	**$12,497,327**	**7.3%**	**$14,290,865**	**98.4%**
Total Operating Expenses	**$81,079,745**	**$75,908,401**	**$71,151,724**	**(6.4%)**	**$88,450,631**	**85.8%**

November 2025 YTD Statement of Operating Revenues

	Budget	Actual		Variance %	Budget	% Budget Consumed
	2025	2025	2024	2025	2025	
Airline Revenue						
Landing Fees	$13,859,083	$13,376,665	$14,196,901	(3.5%)	$15,119,000	88.5%
Terminal Buildings	61,882,333	60,296,524	42,149,825	(2.6%)	67,508,000	89.3%
Apron Fees	3,664,833	4,547,314	3,652,047	24.1%	3,998,000	113.7%
Sub-Total	**$79,406,250**	**$78,220,503**	**$59,998,772**	**(1.5%)**	**$86,625,000**	**90.3%**
Non-Airline Revenue						
Terminal Buildings	$2,888,417	$2,771,076	$2,137,529	(4.1%)	$3,151,000	87.9%
Land & Facilities	3,458,583	5,277,577	3,382,027	52.6%	3,773,000	139.9%
Food & Beverage	9,800,083	9,447,039	8,955,629	(3.6%)	10,691,000	88.4%
News & Gifts	5,877,667	5,536,886	5,292,658	(5.8%)	6,412,000	86.4%
Advertising	2,972,750	3,135,115	2,339,679	5.5%	3,243,000	96.7%
Rental Car	12,576,667	12,330,877	11,624,160	(2.0%)	13,720,000	89.9%
Long-Term Parking	6,326,194	3,716,298	4,997,446	(41.3%)	6,901,302	53.8%
Short-Term Parking	14,390,023	15,230,737	14,950,436	5.8%	15,698,207	97.0%
Off-Airport Parking	393,250	362,069	387,531	(7.9%)	429,000	84.4%
Ground Transportation	4,738,250	4,396,978	4,631,302	(7.2%)	5,169,000	85.1%
Fixed Based Operations	520,667	711,545	451,827	36.7%	568,000	125.3%
Other Revenue	2,232,083	2,238,362	2,060,597	0.3%	2,435,000	91.9%
Sub-Total	**$66,174,633**	**$65,154,559**	**$61,210,820**	**(1.5%)**	**$72,190,509**	**90.3%**
Total Operating Revenues	**$145,580,883**	**$143,375,062**	**$121,209,592**	**(1.5%)**	**$158,815,509**	**90.3%**

November 2025 YTD Statement of Revenues and Expenses

	Budget	Actual		Variance %	Budget	% Budget Consumed
	2025	2025	2024	2025	2025	
Operating Income						
Operating Revenues	$145,580,883	$143,375,062	$121,209,592	(1.5%)	$158,815,509	90.3%
Operating Expenses	81,079,745	75,908,401	71,151,724	(6.4%)	88,450,631	85.8%
Total Operating Income	**$64,501,138**	**$67,466,661**	**$50,057,867**	**4.6%**	**$70,364,878**	**95.9%**
Interest Income	$2,933,333	$2,171,662	$1,748,735	(26.0%)	$3,200,000	67.9%
Other Income	2,114,750	1,787,926	3,020,565	(15.5%)	2,307,000	77.5%
Bond Expenses	(22,458)	(22,458)	(14,663)	0.0%	(24,500)	91.7%
GARB Debt Service Expenses*	(50,161,833)	(50,161,833)	(38,548,587)	0.0%	(54,722,000)	91.7%
Total Non-Operating Income	**$(45,136,208)**	**$(46,224,704)**	**$(33,793,950)**	**2.4%**	**$(49,239,500)**	**93.9%**
Operating & Non-Operating Income	**$19,364,930**	**$21,241,957**	**$16,263,917**	**9.7%**	**$21,125,378**	**100.6%**
Federal COVID Relief	**$0**	**$0**	**$7,377,000**	**0.0%**	**$0**	**0.0%**
Operating & Non-Operating Income with Federal COVID Relief	**$19,364,930**	**$21,241,957**	**$23,640,917**	**9.7%**	**$21,125,378**	**100.6%**
Airline Incentives	687,500	32,102	404,969	(95.3%)	750,000	4.3%
Infrastructure Repairs	366,667	204,593	71,271	(44.2%)	400,000	51.1%

*Net of PFC's used to pay debt service

Thank You

LOUIS ARMSTRONG
NEW ORLEANS
INTERNATIONAL AIRPORT

LOUIS ARMSTRONG
NEW ORLEANS
INTERNATIONAL AIRPORT

January 16, 2026

Ms. Aisha Collier
Clerk of Council
1300 Perdido St., Room 1E09
New Orleans, LA 70122
Via email only:
clerkofcouncil@nola.gov

RE: Sec. 70-822(g), lines 48-53 – Reports Due to City Council
NOAB End of Quarter Report – Musician Pay Activity

Dear Ms. Collier,

Please find attached the New Orleans Aviation Board's End of Quarter Report – Musician Pay Activity for the quarter beginning on the ordinance's effective date of 10/1/2025 and ending on 12/31/2025.

Should you need any additional information, please let us know.

Sincerely,

/s/ Erin Burns
Deputy Director of Aviation for
Customer Experience, Marketing & Communications
erinb@flymsy.com

Enclosure: NOAB End of Quarter Report – Musician Pay Activity

cc: Justyn Hawkins, New Orleans City Council Chief of Staff, jahawkins@nola.gov
Norman White, NOAB normanw@flymsy.com
Carmen Robinson, NOAB carmenr@flymsy.com
Michele Allen-Hart, NOAB mallen-hart@flymsy.com
Renata Robertson, NOAB renatar@flymsy.com
Liz Brusseau, Deputy Director Council Relations elizabeth.Brusseau@nola.gov

Mayor Helena Moreno
City of New Orleans

New Orleans Aviation Board

Hon. Michael G. Bagneris
Chairman

Doug Thornton
Vice-Chairman

Hon. Neil C. Abramson
Todd Francis
Chief Justice (Ret.) Bernette J. Johnson
Ruth Kullman
Gregory W. Carroll
Roger H. Ogden
Gary L. Smith, Sr.

Kevin C. Dolliole
Director of Aviation

P. O. Box 20007
New Orleans, LA 70141

P: 504-303-7800
F: 504-303-7566

www.FlyMSY.com

New Orleans Aviation Board End of Quarter Report – Musician Pay Activity

Description	Date	Day	Start Time	# Hours	# Musicians	Artist	Fee Paid
Music @ MSY Residency	10/2/2025	Thursday	5:00 PM to 7:00 PM	2	1	Matt Lemmler	$400.00
Music @ MSY Residency	10/2/2025	Thursday	1:00 PM to 3:00 PM	2	1	Sir Chantz Powell	$400.00
Music @ MSY Residency	10/3/2025	Friday	5:00 PM to 7:00 PM	2	4	Gladney	$1,600.00
Hispanic Heritage	10/3/2025	Friday	1:00 PM to 3:00 PM	2	9	La Tran K Band	$2,250.00
Music @ MSY Residency	10/5/2025	Sunday	5:00 PM to 7:00 PM	2	4	Gladney	$1,600.00
Music @ MSY Residency	10/6/2025	Monday	5:00 PM to 7:00 PM	2	3	James Martin Big Easy Band	$1,200.00
Music @ MSY Residency	10/6/2025	Monday	1:00 PM to 3:00 PM	2	1	Kenny Kerth	$400.00
Music @ MSY Residency	10/9/2025	Thursday	5:00 PM to 7:00 PM	2	3	James Martin Big Easy Band	$1,200.00
Music @ MSY Residency	10/9/2025	Thursday	1:00 PM to 3:00 PM	2	1	Sir Chantz Powell	$400.00
Music @ MSY Residency	10/10/2025	Friday	1:00 PM to 3:00 PM	2	1	Matt Lemmler	$400.00
Music @ MSY Residency	10/10/2025	Friday	5:00 PM to 7:00 PM	2	2	Tangiers Combo	$800.00
Music @ MSY Residency	10/12/2025	Sunday	5:00 PM to 7:00 PM	2	4	Gladney	$1,600.00
Music @ MSY Residency	10/13/2025	Monday	1:00 PM to 3:00 PM	2	1	Kenny Kerth	$400.00
Music @ MSY Residency	10/13/2025	Monday	5:00 PM to 7:00 PM	2	2	Tangiers Combo	$800.00
Music @ MSY Residency	10/16/2025	Thursday	1:00 PM to 3:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Music @ MSY Residency	10/16/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00

Music @ MSY Residency	10/17/2025	Friday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00
Music @ MSY Residency	10/19/2025	Sunday	1:00 PM to 3:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Music @ MSY Residency	10/19/2025	Sunday	5:00 PM to 7:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	10/20/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	10/23/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	10/24/2025	Friday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00
Music @ MSY Residency	10/26/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	10/27/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	10/30/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Thriller Flash Mob	10/30/2025	Monday	1:00 PM to 2:00 PM	1	1	Kynt Bryant Thriller Flashmob	$500.00
Music @ MSY Residency	10/31/2025	Friday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00
Music @ MSY Residency	11/2/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	11/3/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	11/4/2025	Tuesday	10:00 AM to 11:00 AM	2	4	Gladney	$800.00
Music @ MSY Residency	11/6/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	11/7/2025	Friday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00

Music @ MSY Residency	11/9/2025	Sunday	5:00 PM to 7:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	11/10/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	11/13/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	11/13/2025	Thursday	1:00 PM to 3:00 PM	2	3	Tea for Three	$400.00
Music @ MSY Residency	11/16/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	11/17/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	11/17/2025	Monday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00
Music @ MSY Residency	11/20/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Allegient Airlines Event	11/21/2025	Friday	12:30 PM to 1:30 PM	1	5	All For One Brass Band	$1,000.00
Music @ MSY Residency	11/23/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	11/24/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	11/24/2025	Monday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00
Music @ MSY Residency	11/27/2025	Thursday	1:00 PM to 3:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	11/28/2025	Friday	1:00 PM to 3:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Music @ MSY Residency	11/30/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	12/1/2025	Monday	1:00 PM to 3:00 PM	2	1	Ja'el Harpistry	$400.00

Music @ MSY Residency	12/1/2025	Monday	1:00 PM to 3:00 PM	2	3	Tea for Three	$400.00
Music @ MSY Residency	12/4/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	12/5/2025	Friday	5:00 PM to 7:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Music @ MSY Residency	12/7/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	12/8/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	12/8/2025	Monday	1:00 PM to 3:00 PM	2	3	Tea for Three	$400.00
Music @ MSY Residency	12/11/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	12/12/2025	Friday	5:00 PM to 7:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Holiday Gift Giveaway	12/12/2025	Friday	12:00 PM to 2:00 PM	2	5	MSY Brass Band	$2,000.00
Music @ MSY Residency	12/14/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	12/15/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00
Music @ MSY Residency	12/15/2025	Monday	1:00 PM to 3:00 PM	2	3	Tea for Three	$400.00
Music @ MSY Residency	12/18/2025	Thursday	5:00 PM to 7:00 PM	2	2	Handmade Moments	$800.00
Holiday Music	12/18/2025	Thursday	1:00 PM to 3:00 PM	2	5	John Pierre & Expressions	$2,500.00
Music @ MSY Residency	12/19/2025	Friday	5:00 PM to 7:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Music @ MSY Residency	12/19/2025	Friday	1:00 PM to 3:00 PM	2	3	Tea for Three	$1,200.00
Music @ MSY Residency	12/21/2025	Sunday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00

Music @ MSY Residency	12/21/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	12/22/2025	Monday	1:00 PM to 3:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	12/22/2025	Monday	5:00 PM to 7:00 PM	2	3	Tea for Three	$400.00
Holiday Music	12/23/2025	Tuesday	1:00 PM to 3:00 PM	2	5	Soul Heirs Jazz Band	$2,000.00
Holiday Music	12/23/2025	Tuesday	4:00 PM to 6:00 PM	2	1	Maxwell Arceneaux	$400.00
Music @ MSY Residency	12/26/2025	Friday	5:00 PM to 7:00 PM	2	4	Brian Toval and The Vision	$1,600.00
Music @ MSY Residency	12/28/2025	Sunday	1:00 PM to 3:00 PM	2	1	Lilli Lewis	$400.00
Music @ MSY Residency	12/29/2025	Monday	1:00 PM to 3:00 PM	2	2	Handmade Moments	$800.00
Music @ MSY Residency	12/29/2025	Monday	5:00 PM to 7:00 PM	2	1	Ja'el Harpistry	$400.00

Total Paid	**$62,650.00**
Acts	**18**
Musicians	**54**
Performances	**74**
Performance Hours	**146**

Sewerage and Water Board of New Orleans

625 St. Joseph Street
New Orleans, LA 70165

January 31, 2026

Clerk of Council
City Hall, Room 1E09
1300 Perdido Street
New Orleans, LA 70112
Submitted via Electronic Mail

Re: Sewerage and Water Board of New Orleans
Quarterly Report on Construction Contracts, Q4 2025

Dear Clerk of Council,

Pursuant to La. R.S. 33:4091(B), please find the Quarterly Report on Construction Contracts for the Sewerage and Water Board of New Orleans. The attached report includes information and updates on construction contracts for Q4 (October, November, December) 2025.

We respectfully request that this report be received at the next regularly scheduled meeting of the New Orleans City Council. If you have any questions about this report or request, please do not hesitate to contact me.

Regards,

Randy Hayman, Esq.
Executive Director, Sewerage and Water Board of New Orleans

cc: Jean Paul “JP” Morrell
Matthew Willard
Aimee McCarron
Lesli Harris
Freddie King III
Eugene J. Green
Jason Hughes
Erin Spears
Byron Minor
Jared Reese

SEWERAGE AND WATER BOARD OF NEW ORLEANS

QUARTERLY REPORT ON CONSTRUCTION CONTRACTS

QUARTER 4 (OCT., NOV., DEC.) 2025

Section	Statute Requirement	Q4 2025
B-1	The total number of contracts let to all contractors	**0**
B-2	The total value of contracts let to all contractors	**$ 0**
B-3a	The total number of contracts let to local disadvantaged business enterprises expressed as a percentage of the total number of contracts let	**N/A**
B-3b	The total number of contracts let to local businesses expressed as a percentage of the total number of contracts let	**N/A**
B-4a	The total value of contracts let to local disadvantaged business enterprises expressed as a percentage of the total value of contracts let	**N/A**
B-4b	The total value of contracts let to local businesses expressed as a percentage of the total value of contracts let	**N/A**
B-5	The total number of contracts let to a fifty-fifty joint venture enterprise expressed as a percentage of the total number of contracts let	**0**

**Local Disadvantaged Business Enterprises (DBEs) vs. non-local DBEs is not a metric required in the State and Local Disadvantaged Business Enterprise Program (SLDBE).*

Detailed Disadvantaged Business Enterprise Program Data

Contract Number	Contract Recipient	Amount	# of DBEs	DBE Sub Award	DBE Goal	DBE Participation	Description
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Q4 2025 Report Analysis

From October through December, 2025, the Sewerage and Water Board of New Orleans did not award any construction contracts with DBE participation which exceeded the minimum public bid threshold of $250,000.

Sewerage and Water Board of New Orleans

625 St. Joseph Street
New Orleans, LA 70165

January 31, 2026

Clerk of Council
City Hall, Room 1E09
1300 Perdido Street
New Orleans, LA 70112
Submitted via Electronic Mail

Re: Sewerage and Water Board of New Orleans
Quarterly Report on Operations, Q4 2025

Dear Clerk of Council,

Pursuant to La. R.S. 33:4091(C), please find the Quarterly Report on Operations for the Sewerage and Water Board of New Orleans (SWBNO). This report includes information and updates on operations for Q4 (October, November, December) 2025.

We respectfully request that this report be received at the next regularly scheduled meeting of the New Orleans City Council. If you have any questions about this report or request, please do not hesitate to contact me.

Regards,

Randy Hayman, Esq.
Executive Director, Sewerage and Water Board of New Orleans

cc: Jean Paul "JP" Morrell
Matthew Willard
Aimee McCarron
Lesli Harris
Freddie King III
Eugene J. Green
Jason Hughes
Erin Spears
Byron Minor
Jared Reese

SEWERAGE AND WATER BOARD OF NEW ORLEANS

QUARTERLY REPORT ON OPERATIONS

QUARTER 4 (OCT., NOV., DEC.) 2025

REPORT CONTENTS

SECTION I. STANDARD INDUSTRY METRICS FOR BEST PRACTICE 3

SECTION II. PREVENTION OF WASTE AND FRAUD 6

SECTION III. PERFORMANCE METRICS FOR EMPLOYEES & CONTRACTORS 7

SECTION IV. COORDINATION WITH DEPT. OF PUBLIC WORKS 10

SECTION V. EFFICIENCY AND EFFECTIVENESS OF INFORMATION SYSTEMS 12

SECTION VI. TECHNOLOGIES, OPERATION PROGRAMS, & SYSTEM REDUNDANCIES & SERVICE IMPROVEMENTS 13

SECTION VII. OPERATIONAL REFORMS, CAPITAL IMPROVEMENTS & SERVICE ASSURANCE PROGRAMS 14

SECTION VIII. IDENTITY & DETAILED INFORMATION ON THE STATUS OF ALL PROJECTS AND IMPROVEMENTS MADE SINCE THE CLOSE OF LAST QUARTER 18

SECTION I. STANDARD INDUSTRY METRICS FOR BEST PRACTICE

A. PERCENTAGE OF WATER LOSS

Background. Utilities typically incur water loss in two ways. "Real loss" occurs when treated water is physically lost through leaks in pipes and other parts of the distribution system. "Apparent loss" occurs when treated water has been "lost" through unauthorized consumption (theft), aging or defective meters, meter reading inaccuracies, or billing and data errors. On average, utilities nationwide lose 16% of treated water.[1]

Q4 2025. As illustrated in Table A, the Sewerage and Water Board of New Orleans (SWBNO) lost 72% of its treated water year 2025. SWBNO currently lacks the capability to track the various reasons that can cause "real" and "apparent" water loss. However, the utility is actively pursuing projects that will provide meaningful improvements regarding water data, including the Smart Metering Program and the Water Quality Master Plan (both discussed below). SWBNO began using real-time metering at its Carrollton Water Plant in Q4 2024, and the Algiers Water Plant is also metered. This has improved the utility's ability to accurately track water production rates and how much treated water is leaving the plants in real-time.

Table A: Q4 YTD 2025 WATER LOSS DATA[2]

Water Produced 54 billion gallons	**Water Billed** (Water Consumed and Billed) 15.2 billion gallons (28%)	**Non-Revenue Water** (Water Consumed by Public Entities and not Billed)* (Water Loss) 38.8 billion gallons (72%)

***** *Non-Revenue Water includes authorized consumption by certain public entities that are not billed for water usage in accordance with La. R.S. 33:4096.*

B. PERCENTAGE OF WATER PAID

Table B: Percentage of Water Paid for Water System in Q4 2025

Water System	Billed, net*	Collected**	% Paid
Q4 2025	$29,811,143	$25,958,119	87%
Q3 2025	$29,463,091	$25,682,769	87%
Q2 2025	$29,560,854	$25,914,974	88%
Q1 2025	$23,423,520	$25,164,653	107%

[1] United States Environmental Protection Agency (EPA), *Water Audits and Water Loss Control for Public Water Systems*, July 2013.

[2] Prior quarterly reports incorrectly reflected water, water billed, and non-revenue water in millions of gallons.

** Billed reduced by customer credits awarded ** Cash basis inclusive of payment plans*

Table C: Percentage of Sewer Paid for Sewer System in Q4 2025

Sewer System	Billed, net*	Collected**	% Paid
Q4 2025	$38,730,534	$38,217,172	99%
Q3 2025	$37,778,369	$35,149,928	93%
Q2 2025	$38,833,697	$38,584,024	99%
Q1 2025	$33,172,646	$32,534,586	98%

** Billed reduced by customer credits awarded ** Cash basis inclusive of payment plan*

C. RECEIVABLES OUTSTANDING & DELINQUENCY SCHEDULE

Table D: Delinquent Customer Accounts as of Q4 2025 (December 31, 2025)

Customer Type	Total # of Accounts	Total # of Delinquent Accounts*	Total % of Delinquent Accounts*	Total ($) Due from Delinquent Accounts*
Residential	121,319	21,199	17%	$39,591,571
Multi-Family	4,438	742	17%	$5,417,517
Commercial	12,616	1,611	13%	$14,794,567
TOTAL	**138,373**	**23,552**	17%	**$59,803,655**

** Delinquent accounts include those with bills that are 60 days past due.*[3]

1. PROMISE PAY

In Q1 2024, SWBNO launched Promise Pay, a program that allows customers to enroll in an interest free plan with flexible payment options, keep their account in good standing, and avoid a water shut-off. As of the end of Q4 2025, customers are enrolled in 15,700 payment plans. SWBNO has collected $24.9 million since inception of the program, and customers have committed to paying more than $24.6 million in future payments. In addition, SWBNO launched a special campaign this summer that waived late fees for any customer who enrolled in a new payment plan. The campaign resulted in 6,898 new payment plans, with 707 customers paying their debt in full.[4] The Promise Pay enrollment rate is 67% of customers with a past due balance. SWBNO is continuing to promote Promise Pay with the objective of raising participation to 90% over the next few quarters.

[3] SWBNO, Delinquent Bill Process, Updated November 2023.
[4] Customers interested in enrolling in Promise Pay can sign up here.

2. DELIQUENT ACCOUNTS

The Utility continues to work with Protiviti Government Services to analyze delinquent accounts, determine the primary causes of debt, and recommend a course of action. The consultant has developed new desk level procedures and workflow for issuing and completing service orders in the system, with a service interruption as a last resort to nonpayment of any type by the customer. The service interruptions, updated procedures, and workflow were started on a trial basis in December with plans to increase the processing after completion of all required procedures to improve overall collections and limit the need for large payment plans in the future for customers.

D. CUSTOMER SERVICE IMPROVEMENTS

1. PERFORMANCE DATA

9,185

Customer emails answered in Q4 2025

8,107

Walk-in customers served at Customer Service Centers in Q4 2025

47,623

Customer calls answered in Q4 2025

Table E: Call Center Performance Data for Q4 2025

Month	Total Calls Received	Total Calls Answered	Total % Calls Answered	Total # Calls Dropped	Total % Calls Dropped	Average Wait Time
October	19,201	17,284	90%	1,614	8%	2:22
November	16,129	14,176	88%	1,947	12%	3:02
December	17,778	16,163	91%	5,064	28%	4:12
TOTAL	**53,108**	**47,623**	**90%**	**8,625**	**16%**	**3:12**

Note: In December, the Customer Service Department tested and transitioned the utility's IVR System to NICE and experienced some data errors with the system. The dropped calls were misrouted and skewed the numbers.

2. CUSTOMER SERVICE TRAINING

In Q4 2025, the Customer Service Department continued development of conflict management and de-escalation technique training for the department

The department also continues to build strike teams to improve positive interactions with customers and to promote workplace professionalism.

3. BILLING DISPUTES

During Q4 2025, SWBNO continued the process of enabling an outside, third-party consulting firm, selected by the City Council, to hear and handle customer billing disputes.[5] Upon request by customers, State-appointed arbiters have also started hearing appeals when a customer disagrees with the decision of the third-party firm. SWBNO maintains open communications with the City Council's Utilities Regulatory Office and the third-party firm to discuss issues related to customer disputes, including disputes that are awaiting arbitration, pending a SWBNO investigation, or where a billing credit was granted. SWBNO remains committed to supporting the efforts of the firm and arbiters as they work to resolve customer disputes on the utility's behalf.

SECTION II. PROCESSES & INDICATORS FOR PREVENTION OF WASTE OR FRAUD

Background. As a steward of public funding and resources, SWBNO is committed to maintaining a system of Anti-Fraud, Waste, and Abuse (AFWA) during the regular course of its operations. To this end, SWBNO uses various policies, processes, and procedures to prevent, detect, report, and rectify fraud, waste, or abuse wherever it may exist throughout the utility. Updates for Q4 2025 include:

- **Service Connections & Inspections.** Internal Audit (IA) conducted a review of SWBNO's internal controls surrounding customers' connections to the municipal system and the utility's inspections thereof. The Audit Report was issued during Q4 but was not presented at the Q4 Audit Committee Meeting because management's response had not yet been received and the Committee Meeting took place during the Management Response Period. All findings will be presented along with Management's Response at the Q1 2026 Audit Committee Meeting.

- **Act 393.** IA is conducting a review of SWBNO's compliance with Act 393 (2023). Act 393 of the 2023 Louisiana Legislative Session updated the state's Open Meetings Law to allow eligible public bodies to hold meetings via electronic means and requires all public bodies to provide ADA-compliant remote participation options for people with disabilities. The review began in Q3 and is in the testing phase.

- **Vehicle Rentals / Leasing.** IA is conducting a review of SWBNO's use of leased and/or rented vehicles (particularly in lieu of fleet) and any risks that may be associated. The review began in Q4 and is currently in the planning phase.

[5] New Orleans City Council, Ordinance Calendar No. 34,775, adopted September 5, 2024.

- **Change Order Modification Review Committee**. This non-voting committee, comprised of representatives from the Finance, General Superintendent, Legal, and Project Delivery Unit departments, meets regularly to discuss change orders introduced by SWBNO project managers. In Q4 2025, the committee reviewed 21 change orders in the amount of $24 million, one contract amendment in the amount of $225,000 thousand, and six contract renewals in the amount of $8 million, all of which were subsequently approved by the board.

- **Lighthouse Reporting System.** SWBNO continues operating its internal reporting system, which encourages employees to submit complaints regarding waste, fraud, and abuse for investigation.

SECTION III. PERFORMANCE METRICS FOR EMPLOYEES & CONTRACTORS

A. METER READING

Background. According to the American Water Works Association (AWWA), "'[m]eters should be read at sufficiently frequent intervals appropriate to support the utility's understanding of volume of production, rate structure and to provide accurate bills and feedback to its customers."[6]

Q4 2025. SWBNO continues to make progress on smart meter installations and seek operational efficiencies in its meter reading department. These ongoing efforts are improving the utility's ability to perform its meter reading function. As of January 1, 2025, SWBNO does not send bills to customers for consumption unless an actual read has been conducted.[7]

B. WATER SYSTEM WORK ORDERS & PERFORMANCE METRICS

In Q4 2025, SWBNO completed more than 4,300 water system work orders. SWBNO's Networks Department primarily performed this work, with assistance from the utility's contractors.

[6] American Water Works Association, *AWWA Policy Statement on Metering and Accountability*, Revised January 2019.
[7] Beginning January 1, 2025, SWBNO will be prohibited from submitting a bill to customers based on estimated services. See **Act 703** of the Louisiana Legislature's 2024 Regular Session.

Table F: Q4 2025 SWBNO Networks Department Water System Performance Metrics

SWBNO Networks Dept. Work Order Type	Work Orders Created Q4 2025	Work Orders Completed Q4 2025	Average Days to Completion Q4 2025
Hydrant Leak	123	103	130
Service Leak	3,401	3,377	15
Main Break	376	375	22
Meter Inspection/Repair	565	520	20
TOTAL	**4,465**	**4,375**	**47**

Table G: Q4 2025 SWBNO Contractors Water System Performance Metrics

SWBNO Contractor Work Order Type	Work Orders Created Q4 2025	Work Orders Completed Q4 2025	Average Days to Completion Q4 2025
Hydrant Leak	1	1	26
Service Leak	1	1	7
Main Break	7	4	213
Meter Inspection/Repair	123	103	4
TOTAL	**132**	**109**	**63**

C. SEWER SYSTEM WORK ORDERS & PERFORMANCE METRICS

In Q4 2025, SWBNO completed more than 1,000 sewer system work orders. SWBNO's Networks Department primarily performs this work, with assistance from the utility's contractors.

Table H: Q4 2025 SWBNO Networks Department Sewer System Performance Metrics

SWBNO Networks Dept. Work Order Type	Work Orders Created Q4 2025	Work Orders Completed Q4 2025	Average Days to Completion Q4 2025
House Connection Backup	702	699	0
House Connection Overflow	128	128	0
Lead Repair	187	160	28
Main Repair	18	22	207
Manhole Overflow	49	49	0
TOTAL	**1,084**	**1,058**	**47**

Table I: Q4 2025 SWBNO Contractors Sewer System Performance Metrics

SWBNO Contractor Work Order Type	Work Orders Created Q4 2025	Work Orders Completed Q4 2025	Average Days to Completion Q4 2025
House Connection Backup	0	0	0
House Connection Overflow	0	0	0
Lead Repair	40	67	45
Main Repair	12	21	45
Manhole Overflow	0	0	0
TOTAL	**52**	**37**	**18**

D. PAVEMENT REPAIR WORK ORDERS & PERFORMANCE METRICS

In Q4 2025, SWBNO and its contractors completed more than 1,100 paving work orders. SWBNO continues to work toward its goal of completing paving repairs within four weeks of creating a work order.

Table J: Q4 2025 Pavement Repair Performance Metrics

Work Order Responsibility	Total Open Work Orders Q4 2025	Work Orders Created Q4 2025	Work Orders Completed Q4 2025	Average Days to Completion Q4 2025
SWBNO	613	1,208	1,122	45
SWBNO Contractors	136	130	34	46
TOTAL	**749**	**1,338**	**1,156**	**46**

***** *Project delays involving the Joint Infrastructure Recovery Roads Program (JIRR) and Sewer System Evaluation & Rehabilitation Program (SSERP) have extended the completion timeframe for some work orders managed by SWBNO's contractors.*

SECTION IV. COORDINATION WITH DEPT. OF PUBLIC WORKS

A. DRAINAGE SYSTEM CONSOLIDATION

In January 2025, SWBNO and the City executed an agreement, consolidating drainage operations and transferring responsibility for the "minor" drainage system to the utility.[8] For 2025, the City identified $18.9 million, as shown in Table K, to support operations of the minor drainage system. This funding will help SWBNO begin assessing and cleaning some of the system. However, to reach the utility's goal of assessing and cleaning 20% of the minor drainage system each year and completing a full assessment and cleaning of the system every five years, which aligns with best practices, a total of $25 million to $40 million will be needed annually.

Table K: Identified Funding for the Minor Drainage System

Proposed Revenue Source	Original Estimate	Actuals for 2025
American Rescue Plan Act (ARPA) (one-time)	$3.7M	$3.7M
Electronic Traffic Enforcement Devices from 2024 (one-time)	$1.8M	TBD
Special Fair Share Allocation (recurring)	$5M	$0M *
DPW Share (25%) of Infrastructure Maintenance Fund (recurring)	$5M	$4.9M (Through Oct 2025)
Electronic Traffic Enforcement Devices (recurring)	$3.4M	TBD
Total	**$18.9M**	**$8.6M**

**City of New Orleans has indicated since the source of this special funding historically came from the former 25% DPW share now allocated to SWBNO, no additional City Funding could be made available for Minor Drainage*

[8] Agreement between the City of New Orleans and Sewerage and Water Board of New Orleans for Transfer and Consolidation of Drainage Operations Pursuant to Acts 783 and 103 of 2024, January 14, 2025.

B. JOINT INFRASTRUCTURE RECOVERY ROADS PROGRAM (JIRR)

JIRR Quarterly Summary – *Q4 2025*

The Department of Public Works for the City of New Orleans together with the Sewerage & Water Board of New Orleans is pleased to present the progress report for the JIRR Program, End of Quarter 4, 2025.

Program Data as of December 31, 2025:

- 26 Projects in the Planning Phase
- 82 Projects in Design
  - Preliminary Design – 7
  - Final Design – 75
- 29 Projects in the Bid & Award Phase
- 21 Projects under Construction
- 7 Projects Completed
  - Construction Substantial Completion
- 118 Projects in Contract Close-Out

PHASE	PROJECTS	PHASE %	PROGRAM BUDGET	% BUDGET	EXPENDITURES
Planning	26	9.2%	$ 110,883,812	6.7%	$ -
Preliminary Design	7	2%	$ 2,108,205	0.1%	$ 1,294,742
Final Design	75	27%	$ 28,313,580	1.7%	$ 19,825,980
Bid & Award	29	10.2%	$ 73,841,851	4.5%	$ 6,499,374
Construction	21	7%	$ 298,895,653	18.0%	$ 90,129,891
Complete	7	2%	$ 100,016,640	6.0%	$ 83,270,204
Contract Closeout	118	42%	$ 1,046,478,019	63.0%	$ 1,030,659,465
PROGRAM TOTALS	**283**		**$ 1,660,537,759**		**$ 1,231,679,656**

The Department of Public Works and the Sewerage & Water Board of New Orleans have been working diligently to execute the Joint Infrastructure Recovery Request Program. We appreciate the assistance and support of FEMA and GOHSEP as we continue to execute this program for the benefit of all citizens of the City of New Orleans and Orleans Parish.

City of New Orleans

1

JIRR Project Activity by Period – *Q4 2025*

Project Activity	Prior To Q1 2022	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Program Totals
Moved to Design	196	4	11	4	2	1	2	3	3	4	2	2	0	17	6	0	**0**	257
FEMA Submitted	171	8	2	1	0	2	0	0	1	1	1	0	0	0	0	0	**1**	188
FEMA Approved	160	10	6	3	0	0	0	0	2	1	1	1	0	0	0	0	**0**	184
Bid Opening	87	0	6	3	0	3	1	6	2	1	2	2	2	1	3	3	**1**	122
NTP Construction	89	2	2	3	8	5	0	1	5	0	2	5	2	2	1	2	**1**	129
Substantial Completion	37	6	6	5	6	4	6	3	8	1	6	5	2	2	3	2	**6**	108

City of New Orleans

3

C. DRINKING WATER TRANSMISSION MAINS

SWBNO continues progress on replacing aging transmission mains within its water distribution system. These federally funded projects are managed by SWBNO in cooperation with the City of New Orleans as part of the Joint Infrastructure Recovery Roads Program (JIRR).

Table L: Transmission Main Projects (Locations)

Completed Projects	In Progress
South Claiborne Completed April 2024 South Claiborne & Third St. Completed February 2025	Decatur & St. Peter Notice to Proceed issued May 2025

SECTION V. EFFICIENCY AND EFFECTIVENESS OF INFORMATION SYSTEMS

SWBNO is engaged in a multi-year initiative to replace aging information management systems. The modernization and replacement of major enterprise systems address outdated technology in financial management, human resources, customer billing, and asset management. Technology modernization is a core priority in the five-year **strategic plan** and is essential to operational reliability, regulatory compliance, and administrative efficiency.

Key progress in Q4 2025 includes:

- **New Financial Management System.** Oracle Cloud Financials is in final testing and go-live preparation. The new system will improve data availability, streamline financial reporting, and support grant compliance requirements. Staff training has been completed throughout Q4 2025. The system is on track for go-live in February 2026. A three-month support period will follow to ensure stability and address transition issues. Phase II has begun with implementation of budget planning and forecasting capabilities. Following go-live, historical data will be preserved and migrated to complete the transition from the legacy mainframe.

- **New Human Capital Management System.** SWBNO has selected Dayforce as the new platform for payroll, benefits, time tracking, and workforce analytics. Contract negotiations are in final stages, with all substantive terms agreed and final approvals in progress. Implementation activities are expected to begin in Q1 2026. The system will consolidate HR processes that

currently span multiple applications and enable improved reporting on workforce management. Full deployment is planned for 2027.

- **New Billing Software System.** In Q4 2025, the solicitation was advertised and responses were received. The selection committee is conducting its first round of evaluation. The new system will replace software that relies on an aging platform and will improve billing accuracy, customer account management, and revenue processing. Implementation is expected to extend through 2028.

- **New Asset Management System.** The selection committee completed its evaluation of ten qualified proposals and recommended 1898 & Co. for implementation of Trimble Unity (Cityworks), a cloud-hosted enterprise asset management platform. A resolution to accept the recommendation was approved by the Board in January 2026. This system will replace the current work order application, which operates on legacy technology and lacks integration capabilities. The new platform will support maintenance planning for facilities, underground infrastructure, and equipment. Implementation is planned over a 27-month period.

SECTION VI. ASSESSMENT & STATUS OF TECHNOLOGIES & OPERATION PROGRAMS & STRATEGIES FOR SYSTEM REDUNDANCY & SERVICE IMPROVEMENTS

A. WORK ORDER DASHBOARD

SWBNO maintains a **Work Order Dashboard**. While the dashboard is in the beta version, it can be used by customers to view open work orders citywide. The dashboard, which is updated weekly, provides the type of work order, the date the work order was opened, and the average days for repair. A search tool enables customers to find work orders by street address. The goal is to provide the public with more information and transparency regarding issues that have been reported to the utility and the status of repairs.

B. PUMPING AND POWER DASHBOARD

SWBNO maintains a **Pumping and Power Dashboard** that provides the public with regular updates on pumps, pump maintenance, and power.[9] The utility created the dashboard to serve as a resource of information and improve transparency around the utility's operations.

[9] The Pumping and Power Dashboard can be accessed here: https://www.swbno.org/Projects/PumpingandPower.

C. SMART METER INSTALLATION DASHBOARD

SWBNO's **Smart Metering Dashboard** depicts where smart meters have already been installed, enabling customers to see installation progress citywide. The dashboard also illustrates pending installations, indicating locations that are scheduled to receive a smart meter within the next three months.[10]

D. NEW CUSTOMER PORTAL

SWBNO maintains a **user-friendly online customer account portal.** The new account format provides details about water usage (including hourly, daily, and monthly meter readings), enables customers to receive alerts and notifications regarding account and usage activity, and illustrates key data points in easy-to-understand graphs and charts. The account also empowers customers to learn more about their water usage based on smart meter data and, if desired, make conservation choices.

SECTION VII. OPERATIONAL REFORMS, CAPITAL IMPROVEMENT PROGRAMS, & SERVICE ASSURANCE PROGRAMS

A. POWER COMPLEX

SWBNO officially broke ground on the Power Complex in December 2025, following the completion of the 30-day reliability tests for new Static Frequency Changer (SFC) 1 and SFC 3.

The contract for final installation and commissioning remains on-going to complete final required testing for SFC 1 and SFC 3, begin and complete the 30-day reliability test for SFC 2, and complete tasks related to the equipment controls system integration. The installation and commissioning of Turbine 7 has been delayed due to contractor issues, but it is expected to be available before the start of hurricane season 2026.

When SFC 1 and SFC 3 are not undergoing testing, the units have been used for daily power needs, as well as stormwater pumping. An additional funding source for future contracts was secured as part of a grant awarded to the State of Louisiana from the Department of Energy for the Louisiana Hubs for Energy Resilient Operations (HERO) program, which will allow SWBNO to connect drinking water pumps to the new substation. The sub-recipient application process was announced by the Louisiana Department of Natural Resources (LDNR) in early April. SWBNO submitted the required application on time and remains in contact with the LDNR office throughout the review process. Additionally, $8M in capital outlay funds were allocated to the Power Complex during the 2025 legislative session. Projects utilizing this funding

[10] The Smart Metering Dashboard can be accessed here: https://www.swbno.org/Projects/SmartMetering.

are being prepared for bid, including a permanent fuel delivery system for Turbine 7, as well as a new blackstart generator for the entire complex.

B. SMART METER PROGRAM

- **Installation Progress.** At the end of Q4 2025, more than 135,000 smart meters have been installed. More than 92% of all customer accounts now have a new smart meter.

- **New Smart Meter Bills**. At the end of Q4 2025, more than 130,000 customers are receiving smart meter bills. SWBNO is continuing targeted communications with customers to assure them that smart meter data and smart bills are accurate.

- **Improved Leak Detection.** By utilizing new smart meter data, SWBNO's customer portal has notified on average 9,000 customers of potential leaks each month. Approximately 43% of those customers repaired the leaks. The Customer Portal has an 'Investigate a Leak Module' allowing customers to proactively check their property for leaks before calling a plumber. Approximately 76% of customers open their leak alerts and 41% click through for additional information to investigate further.

C. LEAD SERVICE LINE REPLACEMENT PROGRAM

A major water system infrastructure project on the horizon is SWBNO's Lead Service Line Replacement Program. The purpose of the program is to improve public health by locating, removing, and replacing all lead service lines (learn more about lead awareness here). Key steps to carry out this project are already underway. Major Q4 2025 updates include:

- **Lead Service Line Inventory.** SWBNO has completed its citywide inventory, which requires locating and documenting the composition of all service lines (e.g., lead, other materials, unknown materials). The interactive online map can be accessed through the Lead Awareness webpage. Each year notifications to customers with lead, galvanized steel, and unknown service lines will be mailed with information about the program and their service line material.

- **Right-of-Entry.** Act 527 of the Louisiana Legislature's 2024 Regular Session addresses right-of-entry hurdles associated with the replacement of lead service lines. Pursuant to the Act, a municipality can adopt an ordinance granting a water utility right-of-entry on private property for the replacement of lead service lines as long as certain notice requirements to property owners and residents are met. While the new law applies to municipalities statewide, efforts to introduce the legislation were spearheaded by SWBNO and the New Orleans legislative delegation.

- **Program Management.** SWBNO is hiring a program management firm to manage the lead service line replacements, inventory, mitigation, and communications required by the Environmental Protection Agency (EPA). A request for proposals for program management services was released in Q4 2024. Proposals were received in Q1 2025, with initial evaluation selection committee meetings in March. In Q2 2025, the utility selected a firm to manage the program. A formal protest was filed regarding this selection. The final decision by the Executive Director was released in December of 2025. The utility is proceeding with evaluating all options to most expeditiously contract for program management services.

- **Public Education and Communication.** SWBNO continues to develop a strategic communications plan and key messaging materials about the program.

D. WATER QUALITY IMPROVEMENTS

The Water Quality Master Plan will identify the next level of investments and upgrades needed at the Carrollton and Algiers water treatment plants. It will consider new technology, the current and changing regulatory landscape, and the potential impacts of climate change. This effort was substantially complete in December 2025, with a final report being compiled in Q1 2026. The next steps in this effort include the following:

- Implement corrosion control optimization pilot test at the Algiers Water Treatment Plant, which will help protect against impacts form future saltwater intrusion events in the Mississippi River.

- Implement coagulant chemical pilot test at Carrollton Water Plant, to improve efficiency and eventually reduce chemical costs.

- Begin a request for proposals for preliminary design for the first phase of rehabilitation of treatment facilities at the Carrollton Water Plant, which is part of a 30-year capital improvement plan (CIP).

- Obtain funding for a 5-year CIP through state capital outlay program, to fund critical repairs that are needed to maintain level of service while the larger replacement program is being developed.

E. SEWER (WASTEWATER) IMPROVEMENTS

SWBNO has concluded the design phase of major improvements for both the East Bank and West Bank Sewer Treatment Plants. SWBNO is working to bid the Phase I Improvements for the East Bank in Q1 2026 and bid the West Bank improvements in Q2 2026. New equipment is needed at both facilities, which would increase operational efficiency through more automation and provide better water quality returned to the environment. SWBNO will use $38 million in state loans to pay for these upgrades and

improvements. The utility has also applied for a federal earmark for fiscal year 2026 to help fund the needed improvements.

Additional projects will need to be completed prior to Phase 1 construction at the East Bank, to maintain compliance during the construction period. SWBNO will be soliciting bids for this additional equipment in Q1 2026, as well as make repairs needed to ensure that the existing equipment provides the redundancy and capacity needed during this time

Lastly, Veolia North America hired a new project manager to oversee wastewater operations for the East Bank and West Bank Sewer Treatment Plants. This individual is a certified wastewater collection/treatment Class IV operator with local experience, as well as a state-certified trainer.

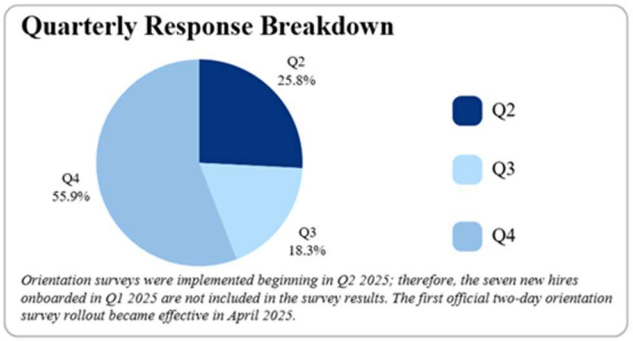
F. SELA DRAINAGE PROJECTS

The U.S. Army Corps of Engineers (USACE) recently awarded the second contract, SELA 72.2, for the General De Gaulle Drive Drainage Canal Improvement Project. This project will include drainage improvements in Algiers, as well as earthen levee improvements near the Algiers Outfall Canal. SELA 26 Florida Ave Phase IV is in closeout and USACE plans to award the second part of the contract in Q4 2025.

G. SWBNO WORKFORCE

Throughout 2025, the Human Resources Department prioritized strengthening the onboarding experience to support employee engagement, retention, and long-term workforce stability. The enhanced two-day New Hire Orientation produced strong, sustained results, achieving an 81.58% post-orientation survey response rate with 100% of respondents reporting the content was helpful and relevant, indicating high levels of engagement and satisfaction. An effective onboarding program that introduces new employees to the company culture and work environment within their first week can make a world of difference. A new employee's experience on their first day can stick with them for the duration of their whole career. A great first day can help our new employees feel confident and excited about their decision to join our SWBNO team.





Building on this foundation, HR expanded recruitment efforts through increased community engagement and job fair participation, in collaboration with activities such as National Night Out on Crime, the Gentilly Festival, the Urban League Job Fair, Job1 Job Fair, Goodwill Industries Job Fair, and the LA Green Corps Job Fair.

Table M: Q4 2025 Workforce Data

	Vacant Positions	New Hires	Resignations	Terminations	Retired
Q4 2025	76	57	17	9	3
Q3 2025	99	27	9	15	1
Q2 2025	387	29	15	21	4
Q1 2025	298	7	20	7	11

SECTION VIII. IDENTITY & DETAILED INFORMATION ON THE STATUS OF ALL PROJECTS AND IMPROVEMENTS MADE SINCE THE CLOSE OF LAST QUARTER

See information and updates included in Section VII (Operational Reforms, Capital Improvements, and Service Assurance Programs).

BOARD OF TRUSTEES
- OF THE -
FIREFIGHTERS' PENSION AND RELIEF FUND
FOR THE CITY OF NEW ORLEANS
5710 General Haig Street
New Orleans, LA 70124
504-366-8102
504-366-8103 fax
noffpf.com

January 30, 2026

Ms. Naomi Ruby Mark
Clerk of Council Office
1300 Perdido Street
Room 1E09
New Orleans, LA

Dear Ms. Mark:

Attached please find our bi annual reports as required by the Cooperative Endeavor Agreement between the City of New Orleans, New Orleans Firefighters' Pension Fund and Local 632.

If you should have any questions, please do not hesitate to contact me.

Best regards,

Paul C. Mitchell, Jr.
Director

BOARD OF TRUSTEES
- OF THE -
FIREFIGHTERS' PENSION AND RELIEF FUND
FOR THE CITY OF NEW ORLEANS
5710 General Haig Street
New Orleans, La 70124
504-366-8102
504-366-8103 fax

Report to the New Orleans City Council

(as per section 1A paragraph 11 of the CEA)

The **Cooperative Endeavor Agreement** entered into between the City of New Orleans, the New Orleans Firefighters' Pension and Relief Fund and Local 632 facilitated the payment of the Longevity lawsuit between the City of New Orleans and Local 632 and the obligated payments of employer contributions to the New Orleans Firefighters' Pension and Relief Fund (the Fund). The City lost its litigation vs Local 632 and the Fund which obligated the City to make certain payments to satisfy its obligations to the parties. This agreement was the result of the Fund's and members of Local 632's efforts to support the City in its efforts to pay past due claims owed Local 632 and the Fund.

Background on Fund's financial health

The City's failure to pay the entire Actuarially Required Contribution (ARC) for the years 2009 through 2015 shorted the Fund an estimated $150 million and caused significant illiquidity, as illustrated in the following chart.

Year	City's Contribution (Per audited reports)	Required Contribution (Per actuarial reports)
2009	$10,187,077	$24,532,819
2010	10,635,430	29,428,359
2011	11,398,565	32,212,794
2012	9,000,000	34,386,640
2013	9,000,000	36,182,434
2014	17,329,381	31,992,610
2015	29,635,220	35,880,883

Because the City failed to pay the ARC, (approximately $130 million), the fund was forced to liquidate all of its stocks and bonds, as well as certain non-liquid assets to make member benefit payments. The investment opportunity lost during

the stock market run over the period 2009-2018 makes the nonpayment of the ARC overly costly, resulting in the significant underfunding we presently witness. This underfunding was compounded when the Fund took the extra cooperative step during negotiations with the City, as noted in a recent OIG report, to agree that "the City's obligations under the ARC judgment were considered fulfilled as long as it continued to pay the ARC for the New System." This meant the City would not be forced to pay past due ARC amounts immediately. Thus, in 2016, the Fund was left over weighted in non-liquid alternative investments (the legacy assets), which compounded the ability to produce positive returns and left with very little cash to meet member obligations without prudent cash flow management. Return to financial health would take longer and required increased employer contributions due to the City's failure to pay the Fund properly over a seven year period.

Reports to the City Council are due semiannually for the periods ended June 30 and December 31 of each year. To avoid extensive writing and duplication that reports to the Council may require, the Fund has provided on its website, www.noffpf.com, material information on its activities. Board minutes, annual reports, investment reports and actuarial reports are all available for review. We believe the intent of the requirement was to provide assurance to the Council that the Administration was meeting its required employer contribution obligations and the Board was acting prudently. We believe the information data on our website more that meet the criteria required by section 1A paragraph 11.

Report for the period ended June 30, 2016

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2015. All minutes of the Board of Trustees, the Fund's annual report, and the Fund's actuarial report are posted to the Fund's website.
The Fund's cash flow has limited any new investments and the Board has worked diligently to liquidate its non-liquid assets as well as pay DROP and PLOP balances owed its members.

Report for the period ended December 31, 2016

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report.

The Fund settled a $29 million loan obligation of FNBC, FDIC and Summit for $5,300,000 and property in Westwego.

Report for the period ended June 30, 2017

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2016. All minutes of the Board of Trustees, the Fund's annual report, and the Fund's actuarial report are posted to the Fund's website.
The Fund's cash flow has limited any new investments and the Board has worked diligently to liquidate its non-liquid assets as well as pay DROP and PLOP balances owed its members.

Report for the period ended December 31, 2017

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report.

Report for the period ended June 30, 2018

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2017. All minutes of the Board of Trustees, the Fund's annual report, and the Fund's actuarial report are posted to the Fund's website.
The Falconhead Golf course was sold for $5,500,000. All outstanding commitments with Saratoga, Stephens Garage and Wiznia were sold for $5 million during the period.
The Fund's cash flow has allowed it to make asset allocations to a US equity stock fund, and international equity growth fund and a US fixed income fund. All of these funds are liquid.

Report for the period ended December 31, 2018

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report.

Report for the period ended June 30, 2019

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2018. All minutes of the Board of Trustees, the Fund's annual report, and the Fund's actuarial report are posted to the Fund's website.
Austin building sold $2 million.
The Fund's cash flow has limited any new investments and the Board has worked diligently to liquidate its non-liquid assets as well as pay DROP and PLOP balances owed its members.

Report for the period ended December 31, 2019

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report.

Report for the period ended June 30, 2020

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2019. All minutes of the Board of Trustees, the Fund's annual report, and the Fund's actuarial report are posted to the Fund's website.

The Fund's cash flow has limited any new investments and the Board has worked diligently to liquidate its non-liquid assets as well as pay DROP and PLOP balances owed its members.

Report for the period ended December 31, 2020

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report.

Report for the period ended June 30, 2021

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2020. All minutes of the Board of Trustees, the Fund's annual report, and the Fund's actuarial report are posted to the Fund's website.
Lakewood lots B&C were sold during the period to nursing home for $1.8 million.
The Fund's cash flow allowed the Fund to invest in US domestic small cap equities. The Board has worked diligently to liquidate its non-liquid assets as well as pay DROP and PLOP balances owed its members.

Report for the period ended December 31, 2021

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report. Actuarial consultant, Investment consultant and Experience study RFP's were issued during the period.

Report for the period ended June 30, 2022

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is not completed for the year ended December 31, 2021 due to delayed hiring of our auditor. All minutes of the Board of Trustees since our last report are posted to the Fund's website.
The OIG completed its review of the Fund. Their report and the Fund's response are posted on the Fund's website.
The Fund's cash flow has limited new investments and the Board has worked diligently to liquidate its non-liquid assets as well as pay DROP and PLOP balances owed its members.

Report for the period ended December 31, 2022

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees are posted to the Fund's website since our last report.

Report for the period ended June 30, 2023

The City has met its employer contribution commitments as requested by the Fund's actuary. The Fund's annual audit is completed for the year ended December 31, 2022. All minutes of the Board of Trustees since our last report are posted to the Fund's website.

Report for the period ended December 31, 2023

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees, investment reports and actuarial reports are posted to the Fund's website since our last report.

Report for the period ended June 30, 2024

The City has met its employer contributions commitments as requested by the Fund's actuary. The Fund's annual report is complete. All minutes for the Board of Trustees and related Fund reports have been posted to the website.

Report for the period ended December 31, 2024

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees, investment reports and actuarial reports are posted to the Fund's website since our last report.

Report for the period ended June 30, 2025

The City has met its employer contributions commitments as requested by the Fund's actuary. The Fund's annual report is complete. All minutes for the Board of Trustees and related Fund reports have been posted to the website.

Report for the period ended December 31, 2025

The City has appropriated the employer contribution determined by the Fund's actuary. All minutes of the Board of Trustees, investment reports and actuarial reports are posted to the Fund's website since our last report.

December 29, 2025

To: Clerk of Council, City of New Orleans
From: Morgan Shannon, Executive Director of New Orleans CYPB
Subject: Communication Pursuant to Sec. 2-87
Sent via email to clerkofcouncil@nola.gov

Please see below for the New Orleans Children & Youth Planning Board (CYPB) Board Member Attendance Report for 2022-2024, in accordance with Section 2-87.

- Please see here for the ordinance that determines the New Orleans CYPB member roster: https://www.nolacypb.org/state-legislation-2/

- All CYPB meetings are open to the public, and additional people join based on their role as Youth Master Plan steering committee or working group members, youth advisory board members, or general community members. Their names and attendance records are not included here.

- Please note that 2022 attendance is recorded differently than in the past due to a staff transition that resulted in incomplete records. In lieu of attendance per member, the organizational chart and quorum report are included.

- CYPB members undergo a member application process with the City Governance Committee. Certain member approvals have delayed because of Covid and other City process barriers; however, this remains an action item to advance for CYPB

Please do not hesitate to reach out if you have additional questions.

Best,
Morgan Shannon

Morgan Shannon
Executive Director
New Orleans Children and Youth Planning Board

2022 CYPB Board Member Attendance Report

Quorum Report:

In 2022, Board Member attendance was at **30% with 6 members in good standing**, having met their required attendance percentage of at least 70% of meetings.

For reference, 2021 Board Member attendance was at **61% with 11 members in good standing**, having met their required attendance percentage of at least 70% of meetings.

The above attendance data reflects the challenges and shift in our environment, including a shift from virtual to in-person meetings, technical difficulties in hybrid meeting options, residual effects from COVID-19, and our approach to combining and re-setting groups.

Source: https://www.nolacypb.org/2022-priorities

Organizational Chart:

CYPB Members Serving as Executive Committee	
Chair	Monique Robinson, **Cafe Reconcile**
Treasurer	Rashain Carriere, **Boys Town, LA**
Secretary	Dr. Shannon Perry, **New Orleans Public Schools**
Parliamentarian	Open

CYPB Members			
TBD	**City Council**	TBD	**Non-Profit Serving Children; Early Childhood**
Charlotte Cunliffe Designee: Dr. Berre Burch	**Children's Bureau**	TBD	**NOPD**
Dr. Roland Bullard	**Dillard University**	Larry Barabino Jr. Designee: Jahanna Cannon-Brightman	**NORDC**
Gina Womack	**FFLIC**	Tenisha Stevens Designee: TBD	**Office of Criminal Justice Coordination**
Aaron Clark-Rizzio	**LA Center for Children's Rights**	Emily Wolff Designee: Candice	**Office of Youth & Families**

		Henderson	
Leslie Lyons Designee: Carleen Hill	**LA Dept. of Children & Family Services**	Sunae Villavaso	**Office of Workforce Development**
Lakeasha Cooley	**LA Office of Juvenile Justice**	TBD	**Orleans Parish District Attorney**
Dr. Rochelle Dunham Designee: Dr. Lakisha Mamon	**MHSD**	Judge Ranord J. Darensburg Designee: Brianna Rock	**Orleans Parish Juvenile Court**
Dr. Kyshun Webster Designee: TBD	**New Orleans Juvenile Intervention Center**	LaVonte Lucas	**Youth**
TBD	**New Orleans Public Library**	Joshua Young	**Youth**

Staff
Karen Evans, Executive Director Maggie Herman, Manager of Planning & Initiatives Jadia Washington, Public Ally

Standing Operating Committees	
Executive	Monique Robinson, Chair
Governance; Internal Affairs; External Affairs	TBD
Youth Advisory Board	Noelle Haydel (Youth)

2023 CYPB Board Member Attendance Report

Please place your initials under the meeting date column alongside your name to inform us of your attendance per meeting.

Member	Jan. 17	Feb. 2*	Mar. 14	Apr. 18	May 9	Jul. 11	Sep. 12	Oct. 17	Nov. 14	Dec. 12
Monique Robinson, Chair Café Reconcile	P	P	P	-	-	-	-	A	P	P
Rashain Carriere, Treasurer Boys Town Louisiana	P	-	P	-	-	-	-	P	P	P
Dr. Shannon Perry, Secretary Office of Student Support and Attendance, NOLA Public Schools	P	P	P	-	-	-	-	P	P	P
Dr. Berre Burch, Parliamentarian Children's Bureau of New Orleans	P	-	P	-	-	-	-	A	P	P
Larry Barabino Jr. New Orleans Recreation Development Commission (NORDC) Designee: **Jahanna Cannon-Brightman**	P	-	A	-	-	-	-	A	P	P
Dr. Torin Sanders Pastor, Sixth Baptist Church	A	-	A	-	-	-	-	A	A	P
Dr. Roland Bullard Division of Student Success, Dillard University	A	-	P	-	-	-	-	P	P	A
Gina Womack Families & Friends of Louisiana's Incarcerated Children (FFLIC) Designee: **John James**	P	-	P	-	-	-	-	A	P	P
Kristen A. Rome Louisiana Center for Children's Rights (LCCR) Designee: **Ashley Hill Harrison**	P	P	P	-	-	-	-	A	P	P
Dr. Rochelle Dunham Metropolitan Human Services District (MHSD) Designee: **Taylor Dupree**	A	-	A	-	-	-	-	P	P	P
Chief Judge Ranord J. Darensburg Orleans Parish Juvenile Court (OPJC)	P	½ P	A	-	-	-	-	A	A	P

Member	Jan. 17	Feb. 2*	Mar. 14	Apr. 18	May 9	Jul. 11	Sep. 12	Oct. 17	Nov. 14	Dec. 12
Tenisha Stevens Office of Criminal Justice Coordination	A	-	A	-	-	-	-	A	A	A
Christine Lobre Louisiana Department of Health, Bureau of Family Health	P	-	A	-	-	-	-	A	P	P
Carleen Hill Dept. of Children and Family Services	A	-	A	-	-	-	-	A	A	A
Sunae Villavaso Office of Workforce Development	A	½ P	P	-	-	-	-	A	A	P
Alison Poort City Council of New Orleans (District B)	P		P	-	-	-	-	A	A	P
Asya M. Howlette Mayor's Office of Youth & Families OYF) Designee: **Anamaria Villamarin-Lupin**	P	P	P	-	-	-	-	P	P	P
Emily Painton New Orleans Public Library (NOPL)	P	P	P	-	-	-	-	A	P	P
Keith Lampkin Orleans Parish (DA)	A	-	P	-	-	-	-	A	A	P
Todd Battiste United Way of Southeast Louisiana	A	-	A	-	-	-	-	A	P	P
TBD, Juvenile Justice Intervention Center (JJIC)	-	-	-	-	-	-	-	-	-	-
TBD, New Orleans Police Department (NOPD)	-	-	-	-	-	-	-	-	-	-
TBD, Louisiana Office of Juvenile Justice (OJJ)	-	-	-	-	-	-	-	-	-	-

Key:

*=Special Meeting
P= Present; A= Absent;
Y=Yes; N=No; -- = N/A

Highlighted = CYPB Executive Committee Member

YMP Steering Committee Attendance

Please place your initials under the meeting date column alongside your name to inform us of your attendance per meeting.

Member	Jan. 17	Feb. 2*	Mar. 14	Apr. 18	May 9	Jul. 11	Sep. 12	Oct. 17	Nov. 14	Dec. 5
Ahmaad Lott New Orleans Youth Alliance (NOYA)	P	P	½ P	-	-	-	-	A	A	P
Jemila Dunham Institute of Women & Ethnic Studies (IWES)	-	-	P	-	-	-	-	P	P	P
Jake Gleghorn New Orleans Career Center	-	-	A	-	-	-	-	P	P	P
Courtney Jackson RIDE New Orleans	P	-	A	-	-	-	-	P	P	P
David Pulphus New Orleans Arts Education Alliance	-	-	A	-	-	-	-	P	A	A
David Shepard YouthForce NOLA	P	P	½ P	-	-	-	-	A	P	P
Glennis Scott Total Community Action (TCA)	P	-	A	-	-	-	-	A	A	P
Gregory Curtis Workforce Development Board	-	-	A	-	-	-	-	A	A	A
Mary Moran Our Voice Nuestra Voz	-	P	A	-	-	-	-	A	A	P
Michelle Seymour NOYA, Reengagement Center	P	-	P	-	-	-	-	P	P	P
X. Patrice Wright Children's Hospital LCMC, Parenting Center	-	-	A	-	-	-	-	P	P	P

Key:

*=Special Meeting
P= Present; A= Absent;
Y=Yes; N=No; -- = N/A

Highlighted = CYPB Executive Committee Member



2024 CYPB Board Member Attendance Report

Member	Jan. 23	Feb. 20	Mar. 12	Apr. 9	May 14	Jul. 11	Sep. 10	Oct. 8	Nov. 12	Dec. 10
Monique Robinson, Chair Café Reconcile	P	P	P	P	P	P	P	A	P	P
Rashain Carriere, Treasurer Boys Town Louisiana	A	P	A	P	A	P	P	P	P	P
Dr. Shannon Perry, Secretary Office of Student Support and Attendance, NOLA Public Schools	A	P	A	P	P	P	P	P	P	P
Dr. Berre Burch, Parliamentarian Children's Bureau of New Orleans	P	P	P	A	P	P	P	A	P	P
Larry Barabino Jr. New Orleans Recreation Development Commission (NORDC) Designee: **Jahanna Cannon-Brightman**	A	P	A	P	P	A	A	A	P	P
Dr. Torin Sanders Pastor, Sixth Baptist Church	A	A	A	-	-	-	-	-	-	P
Caroline Durham Saint Charles Center for Faith + Action Designee: **Emily Rhodes**	P	A	P	P	P	P	P	P	A	A
Dr. Roland Bullard Division of Student Success, Dillard University	A	P	P	P	-	-	-	-	-	-
Gina Womack Families & Friends of Louisiana's Incarcerated Children (FFLIC) Designee: **Cameron Dumas**	A	P	A	A	P	P	P	P	P	P
Kristen A. Rome Louisiana Center for Children's Rights (LCCR) Designee: **Tiye Davis**	A	P	P	P	P	P	P	A	P	P
Dr. Rochelle Dunham Metropolitan Human Services District (MHSD) Designee: **Taylor Dupree**	P	P	P	P	P	P	P	P	P	P
Chief Judge Ranord J. Darensburg Orleans Parish Juvenile Court (OPJC) Designee: **Mosi Makori**	A	P	P	A	A	A	A	A	A	P

Member	Jan. 23	Feb. 20	Mar. 12	Apr. 9	May 14	Jul. 11	Sep. 10	Oct. 8	Nov. 12	Dec. 10
Tenisha Stevens Office of Criminal Justice Coordination	A	A	A	A	A	A	A	A	A	A
Christine Lobre Louisiana Department of Health, Bureau of Family Health	A	A	P	A	P	A	A	A	P	P
Carleen Hill Dept. of Children and Family Services	P	A	A	A	A	A	A	A	A	A
Sunae Villavaso Office of Workforce Development	P	P	P	A	A	A	P	A	A	A
Alison Poort City Council of New Orleans (District B)	A	P	P	P	A	A	P	A	A	P
Asya M. Howlette Mayor's Office of Youth & Families OYF) Designee: **Anamaria Villamarin-Lupin**	P	P	P	P	P	P	P	P	P	P
Emily Painton New Orleans Public Library (NOPL)	A	P	P	A	P	P	P	A	P	P
Keith Lampkin Orleans Parish (DA)	A	A	P	A	A	A	A	A	A	P
Todd Battiste United Way of Southeast Louisiana	P	P	A	A	P	P	P	A	P	P
Dr. James Dabney New Orleans Youth Alliance (NOYA) **Designee: Michele Seymour**	P	P	P	P	P	P	P	P	P	P
TBD, Juvenile Justice Intervention Center (JJIC)	-	-	-	-	-	-	-	-	-	-
TBD, New Orleans Police Department (NOPD)	-	-	-	-	-	-	-	-	-	-
TBD, Louisiana Office of Juvenile Justice (OJJ)	-	-	-	-	-	-	-	-	-	-

February 2, 2026

To: Clerk of Council, City of New Orleans
From: Morgan Shannon, Executive Director of New Orleans CYPB
Subject: Communication Pursuant to Sec. 2-87
Sent via email to clerkofcouncil@nola.gov

Please see below for the New Orleans Children & Youth Planning Board (CYPB) Board Member Attendance Report for 2025, in accordance with Section 2-87.

- Please see here for the ordinance that determines the New Orleans CYPB member roster: https://www.nolacypb.org/state-legislation-2/

- All CYPB meetings are open to the public. Additional guests join based on their role as Youth Master Plan steering committee or working group members, youth advisory board members, or general community members. Their names and attendance records are not included here.

- CYPB members undergo a member application process with the City Governance Committee. Certain member approvals have delayed because of Covid and other City process barriers; however, this remains an action item to advance for CYPB

- Additional CYPB meetings in 2025 include: monthly Youth Advisory Board meetings, monthly Youth Data Hub Steering Committee meetings, and four Youth Connections Festival & Town Hall Steering Committee meetings.

Please do not hesitate to reach out if you have additional questions.

Best,
Morgan Shannon

Morgan Shannon
Executive Director
New Orleans Children and Youth Planning Board

2025 CYPB Board Member Attendance Report

Member	1/28	3/11	4/12	5/13	6/10	7/12	10/7	11/11	12/9
Monique Robinson, Chair / Past Chair Café Reconcile *Completed Chair Term May 2025*	P	P	P	P	P	P	P	P	P
Todd Battiste, Chair United Way of Southeast Louisiana	P	P	P	P	P	P	P	P	P
Rashain Carriere, Treasurer / Past Treasurer Boys Town Louisiana *Completed Treasurer Term May 2025*	P	P	A	P	P	A	P	P	P
Caroline Durham, Treasurer Saint Charles Center for Faith + Action / Justice Mindful Designee: **Emily Rhodes**	P	P	P	P	P	P	P	P	P
Dr. Shannon Perry, Secretary Office of Student Support and Attendance, NOLA Public Schools Designee for **Supt. Dr. Fateama S. Fulmore**	P	P	P	P	P	P	P	P	P
Dr. Berre Burch, Parliamentarian Children's Bureau of New Orleans Designee for **Jonas Chartock**	P	P	P	P	P	P	P	P	P
Larry Barabino Jr. New Orleans Recreation Development Commission (NORDC) Designee: **Gina Gatewood-Lucas**	P	A	A	P	P	P	A	P	P
Ge'ron Tatum Teach for America of Greater New Orleans	P	P	P	P	P	P	P	P	P
Gina Womack	P	P	P	P	P	P	P	P	P



Member	1/28	3/11	4/12	5/13	6/10	7/12	10/7	11/11	12/9
Families & Friends of Louisiana's Incarcerated Children (FFLIC) Designee: **Cameron Dumas**									
Kristen A. Rome Louisiana Center for Children's Rights (LCCR) Designee: **Tiye Davis**	P	P	P	P	P	P	P	P	P
Dr. Rochelle Dunham Metropolitan Human Services District (MHSD) Designee: **Taylor Dupree**	P	P	P	P	P	P	P	P	P
Chief Judge Ranord J. Darensburg Orleans Parish Juvenile Court (OPJC) Designee: **Mosi Makori**	A	A	A	A	A	A	A	A	A
Tenisha Stevens Office of Criminal Justice Coordination (OCJC) Designee: **Amiyah King**	A	A	A	P	P	P	P	A	A
Christine Lobre Louisiana Department of Health, Bureau of Family Health	P	A	A	P	P	A	A	P	P
Carleen Hill Dept. of Children and Family Services Designee for **Denise Evans**	P	A	A	A	A	A	A	A	A
Sunae Villavaso Office of Workforce Development	P	A	--	--	--	--	--	--	--
Alison Poort City Council of New Orleans, District B Designee for CM **Leslie Harris**	P	A	A	P	P	A	A	A	A
Asya M. Howlette Mayor's Office of Youth & Families (OYF) Designee: **Anamaria Villamarin-Lupin**	P	P	P	P	P	P	P	P	P



Member	1/28	3/11	4/12	5/13	6/10	7/12	10/7	11/11	12/9
Emily Painton New Orleans Public Library (NOPL) Designee: **Amy Wander**	P	P	A	P	P	A	P	P	P
Keith Lampkin Orleans Parish District Attorney (DA) Designee for DA **Jason Williams**	A	A	A	A	A	A	A	A	A
Thelma French Total Community Action (TCA) Designee: Glenis Scott	P	P	A	P	P	P	P	A	A
Dr. James Dabney New Orleans Youth Alliance (NOYA) Designee: **Michele Seymour**	P	P	P	P	P	P	P	P	P
TBD, Juvenile Justice Intervention Center (JJIC)	-	-	-	-	-	-	-	-	-
TBD, New Orleans Police Department (NOPD)	-	-	-	-	-	-	-	-	-
TBD, Louisiana Office of Juvenile Justice (OJJ)	-	-	-	-	-	-	-	-	-

Key: P= Present; A= Absent

Highlighted = CYPB Executive Committee Member

State of Louisiana

Municipal and Traffic Court of New Orleans

Honorable Robert E. Jones, III
Administrative Judge, Division B

Honorable Paul N. Sens
Judge, Division A

Honorable Charlene C. Larche-Mason
Judge, Division C

Honorable Mark J. Shea
Judge, Division D

Honorable Bobbie C. Smith
Judge, Division E

Honorable Joseph B. Landry
Judge, Division F

Honorable Steven M. Jupiter
Judge, Division G

Monique Boissiere
Judicial Administrator

Christopher P. Sens
Clerk Of Court

February 3, 2026

Clerk of City Council
New Orleans City Council
1300 Perdido Street
New Orleans, LA 70112

Dear Clerk of City Council:

In accordance with Chapter 2, Article III, Section 2-63 of the City Code, please see the attached revenue, expenditure, and staffing report for December 2025 on behalf of the Municipal and Traffic Court. If you have any questions, please contact me at lscrowley@nola.gov.

Sincerely,

Lenée S. Crowley

Lenée S. Crowley
Deputy Judicial Administrator

Encl: Budget to Actual Monthly Report
Staffing Report

CC: Joseph Giarrusso
Brandy DeLarge

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports due on February 29 should cover revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual basis). Fill in column E with the full year projected total revenue and expenditures for each category. Column F should be used to provide any supplemental information, including an explanation of projection methodologies. **A narrative explanation of the methodology used to project personnel expenditures is required**.

Agencies that use the City's payroll and/or financial systems can contact Brandye DeLarge at badelarge@nola.gov for assistance accessing budget reports.

Budget of Revenues for FY2025	Adopted Budget	Monthly Revenue	Projected Full Year Total	Notes/Methodology
State Revenue	$0.00		$0.00	
State Grants	$0.00		$0.00	
Federal Revenue	$0.00		$0.00	
Federal Grants	$241,722.00	$18,623.36	$243,124.00	
City Revenue				
On behalf city payroll support	$6,188,770.00	$432,644.18	$5,802,742.00	
Operating Judicial Expense Fund support	$948,470.00		$948,470.00	
City Grants	$0.00		$0.00	
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00		$0.00	
Self-Generated -Judicial Expense Fund	$508,900.00	$46,617.87	$597,450.00	
Self-Generated - Probation Fund	$44,000.00	$3,792.57	$50,727.00	
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00	$3,763.26	$48,619.00	
Interest	$0.00	$23,299.65	$184,734.00	
Donations	$0.00		$0.00	
Other (specify)	$0.00		$0.00	

Budget of Expenditures for FY2025				
Personal Services		**Monthly Expenditures**		**Notes/Methodology**
Salaries & Fringes-Judges	$960,475.00	$78,152.23	$981,159.00	
Salaries & Fringes- Employees	$5,228,295.00	$354,491.95	$4,821,583.00	
Other Operating (Judicial Expense Fund)				
Travel and support expenses				
Judge travel	$105,000.00	$8,799.15	$105,000.00	
Judge Dues and Subscriptions	$14,830.00	$3,500.00	$15,907.00	
Judge Liability insurance	$25,000.00	$10,687.48	$25,000.00	
Judge cellphone	$4,480.00	$997.64	$12,478.00	
Employee travel	$20,000.00		$15,740.00	
Employee Dues and Subscriptions	$7,892.00	$385.00	$8,000.00	
Employee Seminar & Training	$6,580.00		$6,000.00	
Employee cellphone	$5,000.00	$1,227.07	$9,040.00	
Professional services	$841,000.00	$24,401.03	$803,787.00	
Operating expenses and services				
Advertising	$500.00		$756.00	
Bank Service Charge	$5,500.00	$795.11	$7,000.00	
Copier equipment rental	$13,500.00	$1,166.97	$13,500.00	
Credit card fees	$200.00	$36.89	$254.00	
Internal meeting expenses	$7,000.00	$466.00	$4,000.00	
Miscellaneous (including Drug testing fees, finance charge & late fees	$450.00	$810.00	$123,377.00	
Postage	$6,000.00	$46.45	$6,000.00	
Postage Meters Lease	$3,600.00	$342.96	$3,600.00	
Printing	$2,000.00	$0.00	$3,000.00	
Parking	$43,200.00	$0.00	$51,523.00	
Storage	$40,000.00	$4,286.62	$43,121.00	
Office supplies	$22,400.00	$427.59	$24,400.00	
Office equipment & Furniture	$25,000.00	$1,349.90	$48,981.00	
Facilities/building expenses-Cable	$2,700.00	$71.36	$2,340.00	
Other Operating Expenditure (B&M Fund)				
Building and Maintenance	$25,000.00		$25,000.00	
Grant Fund Expenditure				
Federal Grants covered Expenses				
Personnel Services	$231,104.00	$18,623.36	$243,124.00	
Subawards	$10,618.00			
Other Operating Expenditure (Probation Fund)				
Community Court Professional Services		$16,010.00		

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

February 3, 2026

Honorable City Councilmembers
City of New Orleans
1300 Perdido Street, 2nd Floor
New Orleans, LA 70112

RE: TRANSIENT LODGING STUDY

Dear City Councilmembers:

The City Planning Commission is pleased to present the long-awaited Transient Lodging Study. This comprehensive report, prepared by Desire Line, LLC, examines all transient lodging types within the city, including hotels and motels, Commercial Short-Term Rentals (CSTRs), bed and breakfasts, timeshares, and hostels. The City Planning Commission approved the study at its January 27, 2026 CPC hearing with a number of modifications.

As part of its approval the CPC adopted a number of staff recommendations which are summarized below:

- Remove the "neighborhood" hotel (to be reclassified as a "small" hotel) as a permitted use in the VCE-1 District
- Remove Commercial Short Term Rental – Medium – as a permitted use from the VCE and VCE-1 District
- Allow one Commercial Short Term Rental - Small - per block in the VCE and VCE-1 Districts
- Allow up to 16 room keys in a "small" hotel
- Limit "small" hotel to a maximum of 16 room keys (originally 20)
- Define hotels with 17 or more room keys as "large hotels"
- Allow bed and breakfasts up to nine bedrooms in historic single-family residences to support preservation
- Define Commercial STRs as temporary uses and place their use permissions in Article 21 of the CZO, aligning with non-commercial STR treatment and preventing vested land-use entitlement
- Limit Commercial STR – Large - to a maximum of ten guests and permit this use only in the M-MU Maritime Mixed-Use District

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

In addition, the CPC approval incorporated a number of additional modifications as follows:

- Reclassify Neighborhood Hotel to "Small" Hotel
- Ensure coordination with the Department of Safety and Permits and the State Fire Marshal before adopting new standards for transient lodging uses
- Retain the prohibition of STRs and bed and breakfasts in the Garden District (CZO Section 20.3.LLL.1.i)
- Conduct further study of hostels, and remove the use from the HMC-2 District
- Seek legal input as to whether or not existing Commercial STRs enjoy "grandfathered" status as legal non-conforming uses.
- Explore simplification of STR regulations (combining CSTRs and NSTRs into a single typology)
- Maintain hotels as a conditional use in the CBD-5 District

The City Planning Commission expresses its appreciation to the Council members for their thoughtful review of this complex issue and for their commitment to refining the regulations. The City Planning Commission staff is available to meet with City Council members individually or through public meetings to discuss the findings and recommendations in greater detail.

The study is provided for informational purposes, and no action by the City Council is required.

Sincerely,

Robert D. Rivers
Executive Director

RDR/rb

Attachments:

Transient Lodging Study, Transient Lodging Study Supplemental CPC Staff Report, CPC Staff Response to Commissioners, Desire Line Response to Commissioners

cc: City Council Staff
City Planning Commissioners
Clerk of Council

CITY OF NEW ORLEANS
EMPLOYEES' RETIREMENT SYSTEM

BOARD OF TRUSTEES:
Marina M. Kahn, Chairperson
Ross J. Bourgeois, Vice-Chairman
Alyssa Rambeau, Treasurer
Amy B. Trepagnier, Trustee
Kim T. DeLarge, Sr., Trustee

HELENA MORENO
MAYOR

Jesse Evans, Jr., Director

February 4, 2026

Ms. Aisha Collier, Clerk of Council
New Orleans City Council
1300 Perdido Street, Room 1E09
New Orleans, LA 70112

Dear Ms. Collier:

Please find attached the attendance report for the board of the City of New Orleans Employees' Retirement System for 2025.

If you have any questions, please feel free to contact me at (504) 658-1850.

Sincerely,

Jesse Evans, Jr.
Director

1300 PERDIDO STREET | SUITE 1E12 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.1850 | FAX 504.658.1602

City of New Orleans
Employees' Retirement System
(NOMERS)

2025 BOARD MEETING ATTENDANCE REPORT

1 = present 0 = absent 2 = remote

MEMBER	Jan. January 15, 2025	Feb. February 19, 2025	Mar. March 19, 2025	Apr. April 16, 2025	May. May 21, 2025	Jun. June 18, 2025	Jul. July 16, 2025	Sep. September 17, 2025	Oct. October 15, 2025	Nov. November 19, 2025	Total
Ross Bourgeois	1	1	1	1	0	1	1	1	1	1	9
Kim T. DeLarge, Sr.	1	0	1	0	1	0	0	1	0	1	5
Romy Samuel	1	0	0	1	1	1	1	1	0	1	7
Amy Trepagnier	1	1	1	1	1	1	1	1	1	1	10
Marina M. Kahn	2	1	0	1	1	1	1	1	1	1	8
Total Attendance	4	3	3	4	4	4	4	5	3	5	
Quorum	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	

There was no board meeting in August and December.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: January 8, 2026

CALENDAR NO. 35,326

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GIARRUSSO

AN ORDINANCE to amend and reordain Article 18 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to establish the "Fairgrounds Overlay District", including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities; and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 50/25 was initiated by City Council Motion No. M-25-396 and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested text amendment in its report to the City Council dated November 12, 2025, presented in **Zoning Docket Number 50/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by City Council, as stated in Motion Number M-25-646 of the Council of the City of New Orleans on December 18, 2025; and

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Article 18 of the Comprehensive Zoning Ordinance (Ordinance No. 4264

M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is hereby amended and reordained to read as follows:

"ARTICLE 18. OVERLAY ZONING DISTRICTS

* * *

18.2 PURPOSE STATEMENTS

* * *

18.2.BB – PURPOSE OF THE FAIRGROUNDS OVERLAY DISTRICT

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large and ensure appropriate coordination of any residential development efforts. The purpose is not to deprive the property of existing property rights or to prevent the expansion of the facility through the processes established by this ordinance.

Should the Fair Grounds cease operations and be redeveloped for residential use not associated with racetrack operations, such residential development is generally limited to the planned development process to ensure redevelopment efforts consider site design, infrastructure improvements, and public facilities.

* * *

18.33 FAIRGROUNDS OVERLAY DISTRICT

18.33.A APPLICABILITY

The Fairgrounds Overlay District applies to the following areas:

1. Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.

18.33.B USES

18.33.B.1 PERMITTED AND CONDITIONAL USES

PERMITTED AND CONDITIONAL USES		
	FAIRGROUNDS OVERLAY DISTRICT	
USES	USES	USE STANDARDS
RESIDENTIAL USE		
Dwelling, Single-Family	C[1]	Article 5
Dwelling, Two-Family	C[1]	Article 5
Dwelling, Small Multi-Family Affordable	C[1]	Article 5
COMMERCIAL USE		
Fairgrounds	C	Section 20.3.CC
Racetrack	C	Section 20.3.VV

[1]Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.

[2] Expansion of the existing Fair Grounds racetrack may be authorized through the processes set forth by Section 4.F.5 of the Comprehensive Zoning Ordinance. Such expansion may include the expansion or addition of ancillary use that support the racetrack's operation, including but not limited to racetrack, casino, sports book, off track betting parlor, ticketing operations, office/professional workspaces, non-profit offices, governmental offices, group sales/meeting facilities, horse stalling/equine husbandry, equine training, racetrack

maintenance, mechanics shop, feed store, museum, retail, tv production, storage, single family housing, transient lodging, restaurants, concessions/snack bars and bars.

* * *"

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

NO. M-25-646

CITY HALL: December 18, 2025

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY: COUNCILMEMBER THOMAS

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and **favorable recommendation** for **ZONING DOCKET 50/25 – City Council Motion No. M-25-396**, requesting an amendment to the text of Article 18 of the Comprehensive Zoning Ordinance to establish the Fairgrounds District Overlay, including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities, is approved and the request is **granted** subject to the following modifications to the use tables as set out in the report:

Uses	**Uses**	**Use Standards**
RESIDENTIAL USE		
Dwelling, Single-Family	C[1]	Article 5
Dwelling, Two-Family	C[1]	Article 5
~~Dwelling, Townhouse~~	~~C[1]~~	~~Article 5~~
~~Dwelling, Multi-Family~~	~~C[1]~~	~~Article 5~~
Dwelling, Small Multi-Family Affordable	**C[1]**	**Article 5**
COMMERCIAL USE		
Fairgrounds	C	Section 20.3.CC
Racetrack	C	Section 20.3.VV

[1]Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.

[2] Expansion of the existing Fair Grounds racetrack may be authorized through the processes set forth by Section 4.F.5 of the Comprehensive Zoning Ordinance. Such expansion may include the expansion or addition of ancillary use that support the racetrack's operation, including but not limited to racetrack, casino, sports book, off track betting parlor, ticketing operations, office/professional workspaces, non-profit offices, governmental offices, group sales/meeting facilities, horse stalling/equine husbandry, equine training, racetrack maintenance, mechanics shop, feed store, museum, retail, tv production, storage, ~~multi family housing~~, single family housing, transient lodging, restaurants, concessions/snack bars and bars.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted the flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: **Giarrusso, King, Moreno, Morrell, Thomas - 5**

NAYS: **0**

ABSENT: **Green, Harris - 2**

RECUSED: **0**

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: January 8, 2026

CALENDAR NO. 35,327

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GIARRUSSO

AN ORDINANCE to establish a conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella Street, and Laurel Street (Municipal Addresses: 5703 Annunciation Street and 401 Nashville Avenue); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 55/25 was initiated by Orleans Parish School Board and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated November 12, 2025, presented in **Zoning Docket Number 55/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to two (2) waivers and seven (7) provisos, as stated in Motion Number M-25-668 (AS AMENDED) of the Council of the City of New Orleans on December 18, 2025.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, C, and D,

in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella Street, and Laurel Street (Municipal Addresses: 5703 Annunciation Street and 401 Nashville Avenue); is hereby authorized and approved, subject to the following waivers and provisos, as specifically set forth herein:

WAIVERS:

1. The developer shall be granted a waiver of **Article 22, Section 22.4.A (Table 22-1) Parking Requirements**, which requires twenty-five (25) off-street parking spaces to be provided, to allow only nine (9) off-street parking spaces to be provided.
2. The developer shall be granted a waiver of **Article 24, Section 23.8 Buffer Yards,** which requires a ten foot (10') buffer yard along the Laurel Street-side property line between the parking area and the adjacent residentially zoned property, to permit no buffer yard.

PROVISOS:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Clerk of Civil District Court's Land Records Division. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In accordance with **Article 20.3.Z Educational Facility** the developer shall submit architectural drawings for review and approval by City Planning Commission staff indicating a traffic plan. A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity

of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.

3. The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:

   a. The genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights of-way within the site, with applicable remarks and details.

   b. Compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including building foundation planting.

4. The developer shall obtain the applicable approvals from the Department of Public Works, the Department of Parks and Parkways, and any other relevant agency for the modifications and landscape to the public right-of-way. This may require the proposed head-in on-street parking spaces to be replaced with parallel on-street parking spaces.

5. Performances, concerts, and all other performance-related activities within the auditorium shall be limited to 37 days per calendar year.

6. Performances, concerts, and all other performance-related activities within the auditorium shall cease by 10 p. m.

7. The dumpster shall be emptied three times per week. The dumpster shall be emptied between 7 a. m. and 8 p. m.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will

be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

(AS AMENDED)

NO. M-25-668

CITY HALL: **December 18, 2025**

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY: COUNCILMEMBER THOMAS

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and **favorable recommendation**, subject to four provisos, for **ZONING DOCKET 55/25 – Orleans Parish School Board**, requesting a Conditional Use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, and C, in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella Street, and Laurel Street (Municipal Address: **5703 Annunciation Street and 401 Nashville Avenue**), is approved and the request is **granted** subject to the two waivers and four provisos within the City Planning Commission report, and the additional four provisos listed below:

* * *

5. Performances, concerts, and all other performance-related activities within the auditorium shall be limited to 37 days per calendar year.

6. Performances, concerts, and all other performance-related activities within the auditorium shall cease by 10 p.m.

7. The dumpster shall be emptied three times per week. The dumpster shall be emptied between 7 a.m. and 8 p.m.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted the flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: **Giarrusso, King, Moreno, Morrell, Thomas - 5**

NAYS: **0**

ABSENT: **Green, Harris - 2**

RECUSED: **0**

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: January 8, 2026

CALENDAR NO. 35,328

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to amend and reordain Article 10 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to add "reception facility" as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in Section 20.3.WW and as defined in Article 26; and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 58/25 was initiated by Dauphine Restaurant, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested text amendment in its report to the City Council dated November 12, 2025, presented in **Zoning Docket Number 58/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by City Council, as stated in Motion Number M-25-602 of the Council of the City of New Orleans on December 18, 2025; and

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Article 10 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is hereby amended and reordained to read as follows:

"ARTICLE 10. HISTORIC CORE NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

* * *

10.2 USES

10.2.A PERMITTED AND CONDITIONAL USES

* * *

Table 10-1: Permitted and Conditional Uses											
Use[1]	Districts										Use Standards
	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU	
* * *											
COMMERCIAL USE											
* * *											
Reception Facility									C	**C**	Section 20.3.WW
* * *											

* * *"

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____

MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____

CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

(Lying Over)

NO. M-25-602

CITY HALL: December 4, 2025

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER MORRELL

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation for **APPROVAL** by the City Planning Commission (CPC) on **ZONING DOCKET NO. 58/25** initiated by **DAUPHINE RESTAURANT, LLC**, requesting an amendment to the text of the Comprehensive Zoning Ordinance to add "reception facility" as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in Section 20.3.WW and as defined in Article 26, is received and the request is approved as recommended by the CPC and as outlined in the CPC staff report.

BE IT FURTHER MOVED, That a copy of the report of the City Planning Commission and of this motion be forwarded to the Council Land Use Officer for the preparation of an ordinance to effectuate the request.

DECEMBER 18, 2025

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Green, Harris, King, Moreno, Morrell, Thomas - 6
NAYS: 0
ABSENT: Giarrusso - 1
RECUSED: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: January 8, 2026

CALENDAR NO. 35,329

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, on Square 170, Lots 27 through 29-A or Lot Pt. A, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal Street (Municipal Addresses: 3010-3014 Dauphine Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 59/25 was initiated by 3014 Dauphine, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated November 12, 2025, presented in **Zoning Docket Number 59/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval of the City Council, subject to one (1) waiver and three (3) provisos, as stated in Motion Number M-25-603 of the City of New Orleans on December 18, 2025.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, on Square 170, Lots 27 through 29-A or Lot Pt. A, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal Street (Municipal Addresses: 3010-3014 Dauphine Street); is hereby authorized and approved, subject to the following waiver and provisos, as specifically set forth herein:

WAIVER:

1. The developer shall be granted a waiver of Comprehensive Zoning Ordinance **Article 22, Section 22.4.A (Table 22-1)** to permit the reception facility to operate with the existing 12 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square footage.

PROVISOS:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the following use standards:
    a. The reception facility shall submit a security and operation plan, which includes the provision of exterior security cameras, to the Department of Safety and Permits.
    b. The reception facility shall provide its own license for the service of alcoholic beverages.
    c. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
    d. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed-doors-and-windows policy.
    e. Outdoor lighting shall be directed away from adjacent residentially zoned property.

f. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. (midnight) Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

3. In accordance with **Article 21, Sections 21.6.O.1.c and 21.6.O.1.d**, the developer shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe

allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION
(Lying Over)
NO. M-25-603

CITY HALL: **December 4, 2025**

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER HARRIS

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **APPROVAL,** subject to one waiver and three provisos, related to **ZONING DOCKET 59/25**, initiated by **3014 DAUPHINE, LLC,** requesting consideration of a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, Square 170, Lot 27, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Royal Street, and Montegut Street (Municipal Addresses: 3010-3014 Dauphine Street), is hereby received and the request is **approved.**

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is directed to forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

DECEMBER 18, 2025

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: **Green, Harris, King, Moreno, Morrell, Thomas - 6**
NAYS: **0**
ABSENT: **Giarrusso - 1**
RECUSED: **0**
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

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MOTION

NO. M-26-71

CITY HALL: February 12, 2026

BY: COUNCILMEMBERS MORRELL, MCCARRON AND HARRIS (BY REQUEST)

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That Stephen Nelson, be and hereby is confirmed as the Director of the Department of Public Works, in accordance with Section 4-106 of the Home Rule Charter.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to Stephen Nelson and Chief Administrative Officer Joseph Giarrusso.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

EXECUTIVE BRANCH
APPOINTMENT QUESTIONNAIRE

STATE OF LOUISIANA

PARISH OF: Orleans

Nominees for the appointments to head any executive branch department/office/unit/agency established under Article IV of the Home Rule Charter must complete this form and submit it and a current resume or curriculum vitae to the City Council Research Office to be considered for appointment.

Please answer **ALL** questions and **submit the notarized original document**; copies will not be accepted.

References: Home Rule Charter sections 2-476 and 4-106; and City Council Rule 56.

Executive branch department to which nominated: Chief Administrators Office (Public Works)

Job title to which nominated: Deputy CAO of Infrastructure/Director of Public Works

Name of nominee: Stephen Nelson

Domicile address (street name and zip code only): State St (Street Name) 70118 (Zip Code)

Do you claim a homestead exemption at this address? Yes: No: (No)

Month and year of birth: January 1981

Are you registered to vote in Orleans Parish? Yes: (Yes) No:

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Education: List institutions, dates attended, degree(s) received, and date(s) granted:

Washington State University - Bachelors of Science - Civil Engineering (June 2004)

Washington State University - Masters of Science - Environmental Engineering (July 2006)

Employment: List all employment during the past two years, including name of employer, location, job title(s), job description(s) and dates of employment:

Sewerage and Water Board of New Orleans (SWBNO). General Superintendent

As General Superintendent nominee was responsible for the operations and maintenance of water, sewer, and drainage infrastructure within the City of New Orleans.

Government Experience: List any experience in or association with federal, state, or local governments, including paid and unpaid employment, advisory, honorary, volunteer, or other service or positions (answer "see resume" if this information is included in your resume/curriculum vitae):

From 2023-2025 Nominee served as an engineer with the SWBNO. Prior to that the Nominee served as a private consultant serving public municipalities and utility providers as an engineer of record designing and overseeing various public works projects related to streets, roads, sewer, water, and drainage.

Do you, any member of your immediate family, or your employer have any interest in any matter that is presently, or that you have reason to believe may come before the department, office, unit, or agency to which you are nominated? If yes, please explain:

No.

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

During the last five years have you, any member of your immediate family, or your employer engaged in any lobbying, or other business activities that fall under the regulation of the department, office, unit, or agency to which you are nominated? If yes, please explain:

No.

Do you, any member of your immediate family, or your employer have a contract with, or have any financial interest in any contract or transaction with the department, office, unit, or agency to which you are nominated, or any other department, board, commission, or agency of the City of New Orleans, the Sewerage and Water Board of New Orleans, or the City Council? If yes, please explain:

No.

Do you hold an elected office? If yes, please identify the office and your title:

No.

Are you currently a candidate for any elective office? If yes, please identify the office:

No.

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Have you previously held public office? If yes, please identify the office and dates held:

No.

Do you serve on any government board, commission, committee or authority? If yes, please identify the board, commission, committee or public body, the nature of its authority, and amounts of any compensation received, if any. (Note: Home Rule Charter sec. 9-106 prohibits any board/commission member from public employment compensated by the City of New Orleans.)

No.

Memberships: List all memberships, including offices, held in professional, fraternal, scholarly, civic, charitable, or other organizations

Nominee is a member of the American Society of Civil Engineers (ASCE)

Do you agree to adhere to the provisions of the Code of Ethics for the City of New Orleans (Chapter 2, Article VII, Division 3 of the Code of the City of New Orleans), a copy of which is available at https://library.municode.com/la/new_orleans/codes/code_of_ordinances?nodeId=PTIICO_CH2AD_ARTVIIET?

Yes: ✓ No:

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Have you ever been convicted, pled guilty, or pled nolo contendere to any local, state, or federal crime other than a traffic violation? If yes, please explain:

No.

Have you ever received a final judgment for any violation of City of New Orleans or Louisiana ethics laws, professional license regulations, or a final judgment for administrative adjudication proceedings, other than for parking violations? If yes, please explain:

No.

Do you, any member of your immediate family, or your employer have any financial interest in any claim or pending lawsuit against the City of New Orleans, or any of its boards, commissions or public bodies? If yes, please explain:

No.

Are you delinquent in the payment of any taxes, fees, fines (other than traffic or parking violations), or judgments to the City of New Orleans? If yes, please explain:

No.

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Are you willing to appear before City Council or a Council committee to answer questions from councilmembers, in accordance with Council Rule 56? (Yes) No

You are permitted to make a brief statement at the beginning of the City Council/Council committee hearing; any and all statements made during the hearing are governed by Council Rule 49 (Candor to Council).

NOTE:

- **Prior to your appointment you are under a continuing obligation to inform the City Council Governmental Affairs Committee, or its successor, should any of the information submitted in this questionnaire or the attached resume/curriculum vitae change for any reason; and**
- **Material misrepresentation of any information provided in this questionnaire or the attached resume/curriculum vitae shall constitute cause for dismissal from the position appointed in accordance with section 4-106 of the Home Rule Charter.**

Sworn to and subscribed before the undersigned Notary this 26th day of December, 2025

Nominee Signature

Notary Public
Name: Freeman Matthews
Commission Expires: With life

FREEMAN MATTHEWS
Notary Public
Notary ID No. 26082
Jefferson Parish, Louisiana

Steve Nelson, P.E. (Civil)

Louisiana License No. 0036344

[redacted]

EDUCATION:

- BS Civil Engineering, Washington State University, 2004
- MS Environmental Engineering, Washington State University, 2006

PROFESSIONAL LICENSURE/ACTIVITIES:

PE Active – Louisiana License No 0036344
ASCE - Active Member

PROGRAM MANAGEMENT/FUNDING EXPERIENCE:

- FEMA - $200 Million plus (Public Assistance, HMGP, HMA)
- NRCS - $30 Million plus
- WIFIA - $250 Million plus Sewer loan (SSERP program)
- Community Development Block Grants (CDBG) (over a dozen projects)
- Fair Share, DWSRF, USDA-RD, etc.

WORK HISTORY:

SEWERAGE AND WATER BOARD, NEW ORLEANS, LA JAN 2023-PRESENT

Highly complicated municipal utility provider for water, sewer, storm drainage, and associated power generation for the City of New Orleans.

General Superintendent (Jan 2024-Present)
Deputy General Superintendent – Engineering and Services (Jan 2023-Jan2024)

- Responsible for all divisions of the General Superintendents office (Engineering, JIRR (FEMA), Networks, Water Purification, Facility Maintenance, Meter Reading, Plumbing, Pumping/Power, Central Control, Meter Shop, et. al.).
- Leads 1,100+ employees in the operation, maintenance, and capital upgrades necessary to maintain reliable sewer, water, and storm drainage services. Responsible for managing hundreds of Millions in FEMA and internal projects.
- Developed and oversaw introduction of multiple communication tools including Maintenance Escalations tool/team and regular City Council, DPW, and internal cross departmental coordination, a public facing pumping/power dashboard, and a work order dashboard.
- Supported the development of a transition of small diameter drainage operations from the Department of Public Works to the SWBNO
- Responsible for multiple major initiatives including the successful launch and implementation of the Smart Meter installation program, construction of the Power Complex, the largest and most complex phase of the WIFIA funded SSERP (Sewer Rehab) program.

CENTURY WEST ENGINEERING, SPOKANE, WA 2016-2022

Civil Engineering firm specializing in providing municipal Engineer services including grants pursuit and management, Civil and aviation design, construction management and planning.

Office Supervisor

- On Call Engineer for 13 separate municipalities in Eastern Washington.
- Responsible for project funding development and project delivery with oversight of projects and grant pursuits including FEMA, CDBG, USDA-RD, Economic Development Agency etc.
- Supported local communities in obtaining Multiple Million plus dollar projects and programs through funding support and legislative coordination.
- Lead employee recruitment, training, and retention efforts for Spokane regional office operations including development and implementation of project delivery tools and interoffice coordination across the organization.

STUART CONSULTING GROUP, INC., METAIRIE, LA 2010-2016

Civil Engineering and Program Management firm specializing in Construction Management, Wastewater, Transportation, Site Development, Traffic Planning, Environmental Disaster Recovery for both private and public entities.

Vice President

- Program Manager on a $95 Million recovery for the Orleans Levee District – Non Flood Protection Asset Management Authority including over $50 Million at Lakefront Airport.
- Program Manager for the City of Slidell's $120 Million recovery program and assisted the City in obtaining over $80 Million in infrastructure and other previously unidentified damages
- Responsible for business development and client service with oversight of FEMA programs and design production activities.

GOTECH CONSULTING ENGINEERS, BATON ROUGE, LA 2008-2010

Professional engineering and consulting firm with experience in both private and public projects including local, state and federal government agencies.

Project Manager

- Handled up to 31 consecutive projects (all fire stations damaged by Katrina).
- Negotiated and managed 40 plus contracts with local architects and engineers.
- Oversaw generation of bid packages and repairs to facilities including temporary housing, complete reconstruction, and architectural repairs.
- Gained valuable experience and understanding of FEMA Public Assistance policies as well as multiple program and project management tools.

EFCA Crisis Response, Covington, LA 2006-2008

Non-profit organization responsible for organizing several thousand volunteers in Hurricane Katrina response efforts.

Tool and Supply Coordinator

- Conducted training and oversight of nearly 10,000 volunteers of varying experience in gutting homes, re-construction, and community development.

Calendar No. (Rev)
(Exp)

Name Charles E. Toney Jr. Ext. 4944
Person responsible for routing

**CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK**

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT:

Motion to appoint Stephen Nelson as Director of Public Works.

1. _____
Department Head
2. _____
Department of Law
3. _____
Chief Administrative Officer
4. _____
Director of Council Relations
5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present:

Absent:

AMENDMENTS:

FINAL ADOPTION:

MOVED:
2ND:
YEAS:
NAYS:
ABSENT:
RECUSED:

7. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY

TO ACCOMPANY MOTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of the Mayor

Name of Contact Person: Chuck Toney

Telephone Number: (504) 931-4363

Email Address: Charles.Toney@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE MOTION

Please generally describe the purpose, intent, and effect of the proposed motion.

Motion to approve the appointment of Stephen Nelson as the Director of Public Works

If the Motion is to appoint an individual to a City Board or Commission, please follow the procedures set forth in Rule 15 of the Council Rules and Regulations.

REQUESTED ADOPTION DATE: 1/27/2026

Reference: Council Rule 41 & City Code Section 2-813

NEW ORLEANS CITY COUNCIL

LESLI HARRIS
COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired its recommendation of *approval* from the Mayor's Office of Economic Development and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20250123, 4417 Dryades Street, 4417 Dryades St LLC
Laura Barth
Zach Smith Consulting & Design
1000 S Norman C Francis Pkwy | New Orleans, LA 70125

If you have any questions, please contact me at 658-1020.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson Bush, Mayor's Office of Economic Development

CITY OF NEW ORLEANS
Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:
RTA RULES: RTA Resolution #R-20-10
RTA APPLICATION #: 20250123 | Initial 5-Year Tax Exemption
APPLICANT: 4417 Dryades St LLC
PROJECT ADDRESS: 4417 Dryades Street
PROJECT: Bed & Breakfast Project | Commercial

PREPARED BY:
Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

TABLE OF CONTENTS

I. OWNERSHIP INFORMATION
II. PROJECT DESCRIPTION
III. PROJECT ENROLLMENT
IV. BEFORE & AFTER APPRAISAL VALUES
V. PROJECT LOCATION
VI. CAPITAL INVESTMENT
VII. PERMITS
VIII. OTHER FINANCIAL RESOURCES
IX. VALUE OF TAX ABATEMENT
X. LABOR MARKET IMPACT
XI. DBE PARTICIPATION STATUS
XII. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS
XIII. HIRE NOLA/LIVING WAGE
XIV. PROJECT ASSESSMENT SUMMARY
XV. RTA REVIEW COMMITTEE RECOMMENDATION

SUPPORT DOCUMENTS | EXHIBITS

1. PRO FORMA EVALUATION
2. ASSESSOR'S OFFICE VALUE INFORMATION
3. BUREAU OF TREASURY TAX INVOICE INFO
4. DBE PARTICIPATION VALIDATION MEMO
5. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO
6. HIRE NOLA/LIVING WAGE VALIDATION SHEET
7. PERMITS
8. PHOTOS
9. PROJECT COMPLIANCE REVIEW SUMMARY

RTA REQUEST | BED & BREAKFAST PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: 4417 Dryades St LLC
- Principal Owners: Frank Glaser and Dan Glaser
- Applicant Representative(s): Laura Barth, Zach Smith Consulting

II. PROJECT DESCRIPTION

This is a property located in the Uptown New Orleans Historic District. The property was built between 1937 and 1951 according to Sanborn Maps. The property was previously a hotel but has been a Bed and Breakfast (9 rooms) since 2023. The owners have invested $493,865 into the property that is currently valued at $1,098,000 (44.97% of the building value). The renovations include needed repairs so the property can re-open and continue to serve the area as a Bed and Breakfast for tourism in the historic Uptown neighborhood. The renovations include updating fixtures, flooring, baseboards, cabinets, removing an existing bedroom and bathroom, adding an interior stairwell to connect the 1st and 2nd floors, and installing a new landing at the top of the stairs with a new door for the existing balcony. The new hires needed for the Bed and Breakfast to reopen include 5 positions including inn keeper, maintenance, and cleaners. This will allow a projected $215,000 for the payroll for the positions that this business will require. The renovations also included 44 construction works over the duration of the project. Over the project's timeline, this means 44 workers were in New Orleans daily, likely contributing to the city is many ways such as getting gas, lunch, etc. The business itself is also projected to contribute $45,000 of sales tax revenue. This renovation allows this Bed and Breakfast to re-open and contribute to the city's revenue by allowing a place for tourists or locals to stay directly contributing sales tax revenue with nightly rentals.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 28, 2025
Application Filed: March 31, 2025
Project Dates: March 31, 2025~December 1, 2025

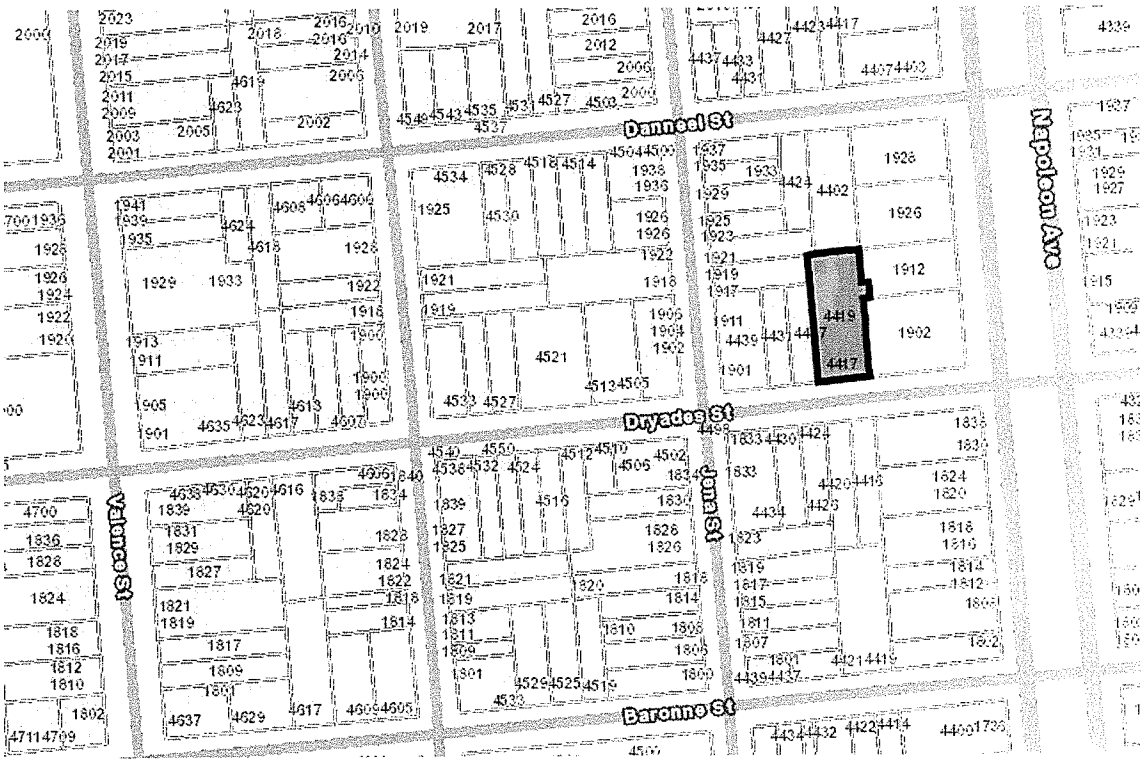
Projected effective date of the tax exemption: July 31, 2026
Projected 5-year period: August 1, 2026 ~ July 31, 2031

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = $1,640,000
- Post-improvement appraisal projection = $3,405,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 4417 Dryades Street, between Napoleon Ave and Jena Street
- LEGAL DESCRIPTION: 1. SQ 477 LOT 18-A, 2. 63X150, 3. 4417 DRYADES ST
- COUNCIL DISTRICT: District B, Lesi Harris
- DISTRICT LOCATION: Uptown Historic District (local – HDLC and national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Historic Urban Neighborhood Business District | Mixed-Use Low Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 12-1
  actual intended use is a "*bed & breakfast*" which is a *conditional* use within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 4417 Dryades Street is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = $254,184
- Estimated equipment purchased = $21,000
- Estimated labor = $218,680
- Estimated engineering = $0
- The estimated grand total of the entire project = *$493,865*

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure ($1,098,000 *25%=$274,500) = Yes

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = $493,864
(materials, machinery/equipment, and labor are reported at $493,864 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 2 and 3)

Assessor's Office and Bureau of Treasury Information:
(based on 2024 Pre-construction Tax Year)

- Improvement/building assessed value pre-renovation to be considered for tax abatement = $109,880
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation ($142,880) of the building for 5 years
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: $19,144
- The projected total post-renovation assessed value is estimated at $179,260 which reflects a significantly large increase in property value (estimating roughly $23,661 [$146,180 - post building assessment] in post-renovated taxes)
- 33% increase in assessed building value forecasted resulting from project improvements (increasing from $109,800 to $146,180)
- Property Taxes Paid 1st Year Post Incentive: $116,23 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: $47,500

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at $181,900
- 5-year estimated recipient tax benefit is valued at $26,705; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 44
- The estimated number of *permanent jobs* created is 5

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 4417 Dryades Street, the following assessment was determined:

DBE Commitment to 35% Goal: 75.3% DBE Utilization
Verified DBE Subcontracting Contract Value: $371,908
DBE Firms: 1

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). Perle Construction, a certified SLDBE, was the General Contractor on the project and therefore achieved 100% DBE participation.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 14.2x (exceeds the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

4 Approve 0 Disapprove 0 Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

MEMORANDUM

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

DATE: November 14, 2025
TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans
FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans
RE: RTA # 20250123 4417 Dryades Street

The submitted Pro Forma projects an annual NOI of $465,722 in Y1, $491,347 in Y2, $529,141 in Y3, $546,131 in Y4, and $557,594 in Y5. Subtracting the interest expenses, which is the only other expense indicated outside the NOI expenses, the projected net income results in a DSCR of 2.8, 3, 3.3, 3.4, and 3.6 in the corresponding years which shows very strong financial stability.

4417 Dryades 5 Year Proforma					
	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	$ 950,000	$ 997,500	$ 1,067,325	$ 1,099,345	$ 1,121,332
Operating Expenses					
Management Fees	190,000	199,500	213,465	219,869	224,266
Repairs and Maintenance	85,500	89,775	96,059	98,941	100,920
Turnover Cleaning	57,000	59,850	64,040	65,961	67,280
Property Supplies	4,320	4,320	4,320	4,320	4,320
Landscaping	3,600	3,600	3,700	3,800	3,900
Utilities	95,000	99,750	106,733	109,934	112,133
Insurance	25,000	25,500	26,010	26,530	27,061
Real Estate Taxes	18,858	18,858	18,858	18,858	18,858
Legal and Professional Fees	5,000	5,000	5,000	5,000	5,000
Total Operating Expenses	484,278	506,153	538,184	553,213	563,738
Net Operating Income	465,722	491,347	529,141	546,131	557,594
Other Expenses					
Interest Expense	165,000	162,500	160,000	158,000	155,950
Total Other Expenses	165,000	162,500	160,000	158,000	155,950
Net Income	$ 300,722	$ 328,847	$ 369,141	$ 388,131	$ 401,644

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

Pre-Construction Year	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
(2024)	330,800	1,098,000	1,428,800	33,080	109,800	142,880

Post-Improvement Construction Value	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	330,800	1,461,800	1,792,600	33,080	146,180	179,260

Assessor's Office Total 5- Year Tax Savings Formula (Incentive Value):
(Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage Year prior to Construction = **$26,704.74**

Compiled by: Devin Johnson, Orleans Parish Assessor's Office

LED Formula *TJB:*
Project Amount X Asmt X Milage Rate X 5 =
467,189 x 0.15 x 0.13399 x 5 = **$46,949**

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Valuation

Columns

	2025 Certified	2024 Certified	2023 Certified
Land Value	$330,800	$330,800	$160,300
+ Building Value	$1,098,000	$1,098,000	$1,268,500
= Total Value	$1,428,800	$1,428,800	$1,428,800
Assessed Land Value	$33,080	$33,080	$16,030
+ Assessed Building Value	$109,800	$109,800	$126,850
= Total Assessed Value	$142,880	$142,880	$142,880
- Homestead Exemption Value	$0	$0	$0
= Taxable Assessment	$142,880	$142,880	$142,880
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Columns

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
3/2/2023	$1,348,500	PEOPLE SPEAK LLC	4417 DRYADES ST LLC	202306643	724225

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2024 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112

TAX BILL NO
614306709

LAND ASSESSMENT
33,080

DELINQUENT DATE
03/01/2024

IMPROVEMENT ASSESSMENT
109,800

PROPERTY LOCATION
4417 DRYADES ST

HOMESTEAD EXEMPTION
0

LEGAL DESCRIPTION
SQ 477 LOT 18-A 63X150
S-W/POOL(BED & BREAKFAST) 8 B&B ROOMS
FILE #70816 11-93

4417 DRYADES ST LLC
326 A STREET STE 5A
BOSTON MA 02210

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

NEED TO CORRECT YOUR MAILING ADDRESS?
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62600 as shown on our payment stub
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the total assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL
This bill reflects payments through 01/31/2024

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2024	REAL ESTATE	03/01/2024	19,144.48	0.00	0.00	0.00	0.00	19,144.48

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS
Non-Adjudicated properties with 2021, 2022, or 2023 delinquent taxes or fees may be included for tax sale processing and its cost in 2024. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday. For payment questions call 1-888-397-8027.
If you qualify for a homestead exemption that has not been granted for 2024 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS
ALWAYS RETURN this portion when paying by mail.
Please ensure the City's return address appears in the return envelope window and write your property location on your check.
You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2024 Original Real Estate Tax Bill
Tax Bill No.: 614306709
Location: 4417 DRYADES ST
Owner: 4417 DRYADES ST LLC
326 A STREET STE 5A
BOSTON MA 02210

TOTAL DUE BY: 02/29/2024	PAYMENT AMOUNT ENCLOSED
$19,144.48	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600

9**********4417-DRYADESST000191444820240165025?

Your 2024 Tax Payment at Work

Tax Bill No: 614306708

Property Location:4417 DRYADES ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.71	244.32
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	16.50	2,357.52
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.54	77.16
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	4.39	627.24
FIRE PROTECTION	FIRE PROTECTION	6.84	977.30
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.05	150.02
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	12.23	1,747.42
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.46	351.48
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	10.79	1,541.68
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.32	617.24
NEW ORLEANS DEPT. OF PARKS & PARKWA	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.59	227.18
NEW ORLEANS RECREATION DEVELOPMEN	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.71	244.32
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	3.75	535.80
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	1.87	267.19
POLICE PROTECTION	POLICE PROTECTION	4.67	667.25
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	6,473.89
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	3.92	560.09
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.14	591.52
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	6.20	885.86
	TOTAL		**19,144.48**

Bill No: 614306708 Wednesday January 31 2024 6:13 AM User: jfrank

Period	Type	Delinquent Date	Tax Lien	Interest	City Coll. Fee	Tax Sale Costs	Total Fee	Total Due
2024	REAL ESTATE	12/31/2024	19,144.48	0.00	0.00	0.00	0.00	19,144.48

No payments made under protest have been made at this time as construction will not be completed until December 2025 which means that improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO

OFFICE OF SUPPLIER DIVERSITY

CITY OF NEW ORLEANS

Helena Moreno
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: November 12, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20250123 Address: 4417 Dryades Street Applicant: 4417 Dryades St. LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public funding or incentives. This division applies to Restoration Tax Abatement credits for commercial structures and owner-occupied residential properties exceeding six (6) residential units.

- **RTA Application Investment: $493,865.00 ($493,865.00 job value reported to Safety & Permits)**
- **Restoration Tax Abatement Incentive Value: $26,705.00**
- **DBE Goal: 35%**
- **DBE Utilization Percentage: 75.3%**
- **DBE Subcontracting Contract Value: $371,907.96**

DBE's on the project:

- Clementine Construction, LLC | LAUCP Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant **Compliant** with the Restoration Tax Abatement program policy. The applicant's utilization of certified DBEs far exceeded the 35% goal. NOTE: OSD reserves the right to resend its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4281 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO

MEMORANDUM

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

NOVEMBER 14, 2025

RTA# 20250123; ADDRESS: 4417 DRYADES STREET

"Utilizing the project assessment system originally created by the New Orleans Business Alliance (NOLABA), the City of New Orleans is able to estimate the impact of potential new businesses and new developments on the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflect the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made that any of the projected values or results contained herein will be achieved."

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact** (A) to the project's Total Local Incentive Value (E) is **14.2x.** This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes[1] allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate $116,233 in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project[2]	$387,147	$64,525
B. General Fund Net Impact[2]	$62,991	$10,499
C. Direct Property Tax Paid to City of New Orleans[3]	$104,881	$20,976
D. Total Direct Sales Tax Generated[2]	$413,198	$68,866
E. Total Local Incentive Value[3]	$27,326	$5,465

[1] Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).
[2] These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.
[3] These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA	
RTA#20250123	Project:4417 Dryades Street
Date: 11/14/2025	Department: Economic Development
Contract Value: $493,865	Project Manager: Tracey Jackson
Hire NOLA GFE Participation Goals	
Hire NOLA GFE Attestation: Document Received	
Hire NOLA Manpower Utilization Form: Document Received	
Hire NOLA Local Hire Plan: Document Received	
Hire NOLA Compliance Review	
✓	The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post-bid package.

Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	$493,865	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremon.tapp@nola.gov

Exhibit 7: PERMIT(S)

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

Non-structural renovation updating fixtures, flooring, baseboards, cabinets. No new plumbing, no new electrical. Existng Principal B&B

24-30862-RNVN 11/15/2024 Applicant: Zach Smith Consulting

4417 Dryades St

USE TYPE: Bed and Breakfast Inn - Max 9 Rooms - Commercial Only
IMPROVEMENT TYPE: Renovation (Non-Structural)
ZONING: HU-B1,HU-RD2

FLOOD ZONE:
ELEVATION REQUIREMENT:
VALUE OF APPROVED WORK: $483,421.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

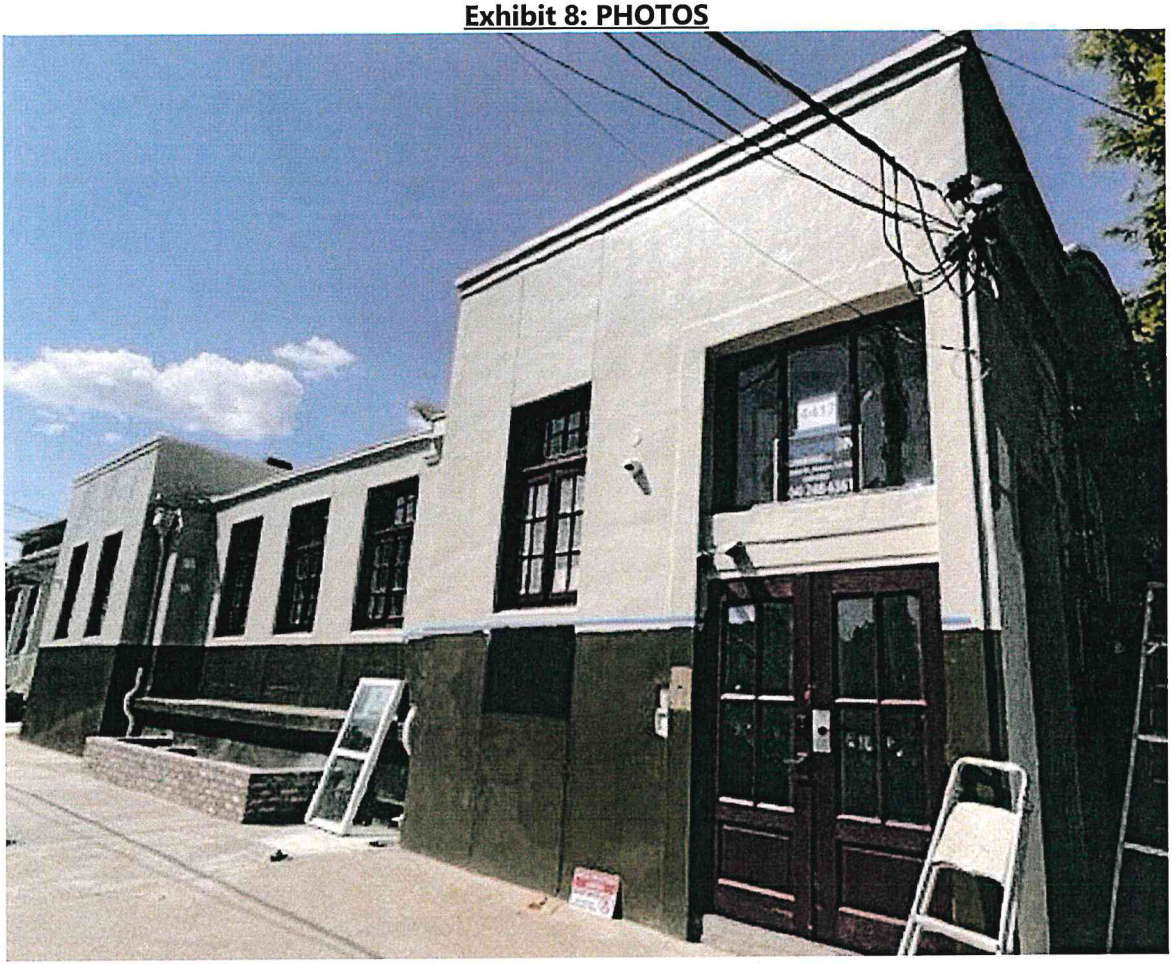
Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

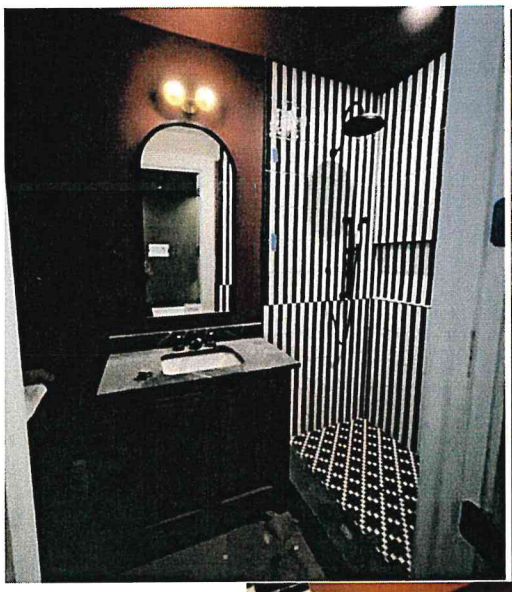
IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

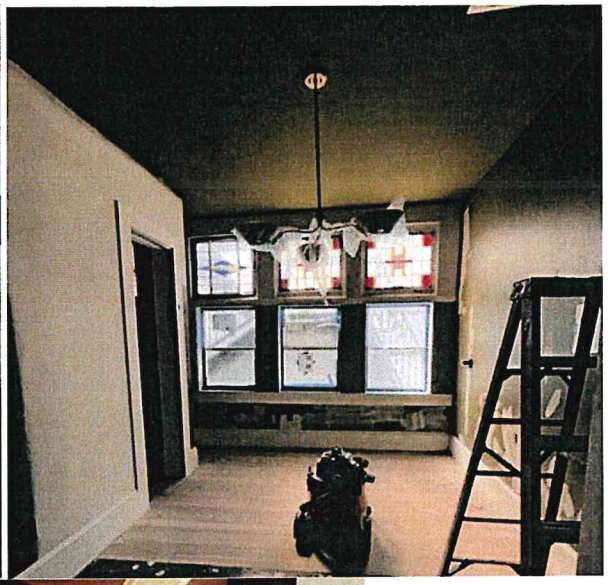
1340 Poydras St, Suite 800 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Exhibit 8: PHOTOS

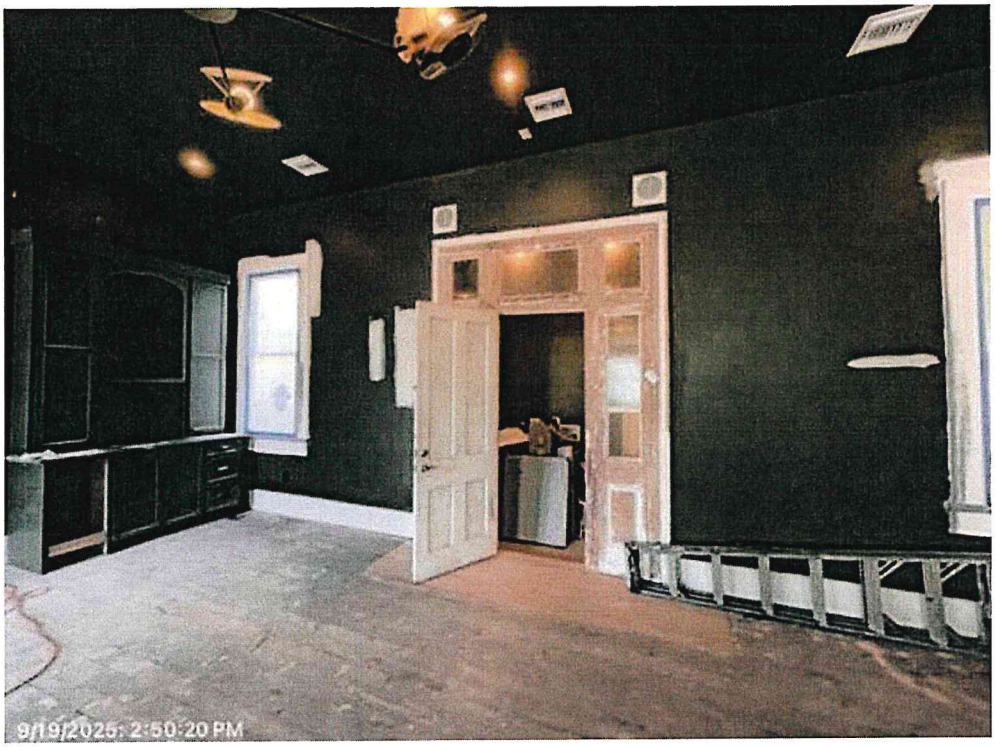


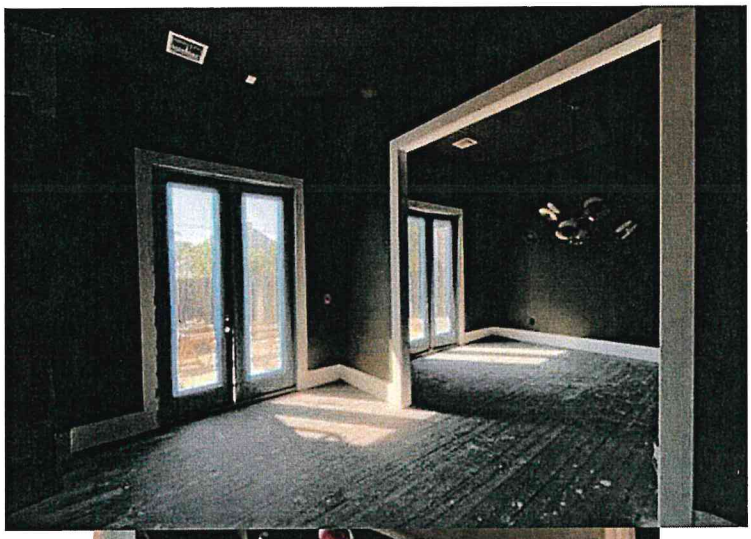








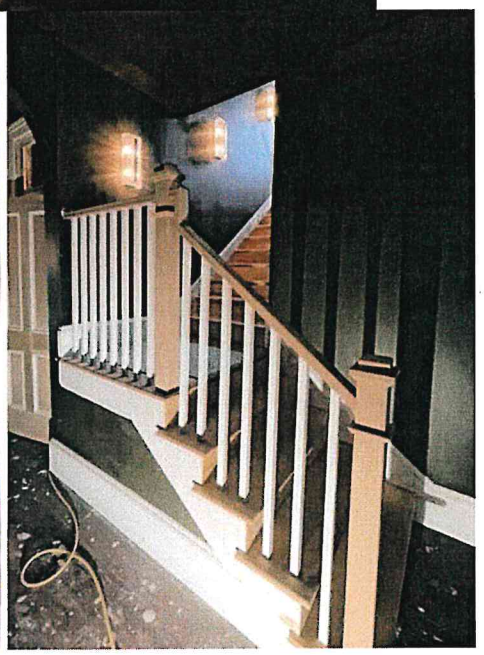

9/19/2025: 2:50:20 PM











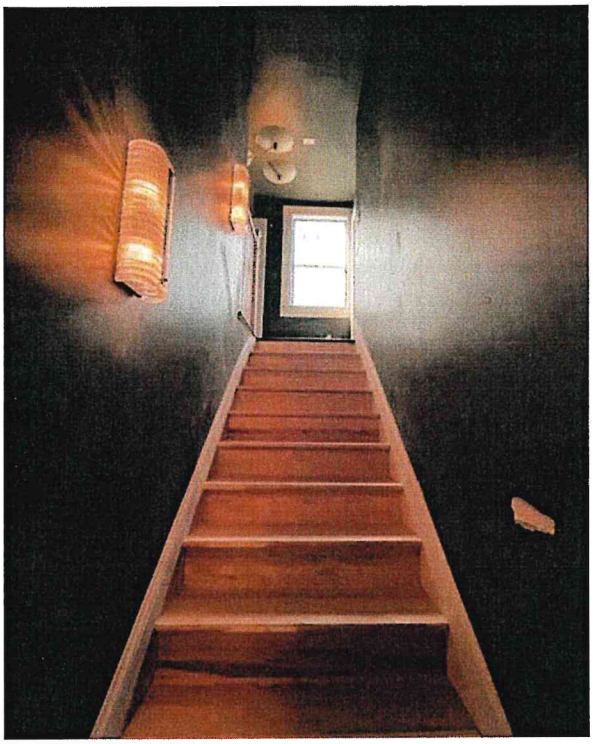




Exhibit 9: RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. *R-20-10.*
RTA#:20250123 Address: 4417 Dryades Street Type: bed & Breakfast Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES				COMPLIANT		
					Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): ☒	Renewal Application filed within six months of original contract expiration. Must substantiate proof that property taxes have not been paid on the "renewal" improvements made by the project: ☐	Transfer Application filed during the term of contract: ☐		X		
2	RTA applicant's estimated project investment total is reflected in their declared building permit(s) job value				X		
3	A minimum renovation investment of 25% of the pre-improvement improvement basis value of the existing structure is being satisfied				X		
4	Project expansion does not extend beyond 10% of the original footprint / exterior walls				X		
5	Cost Benefit Analysis forecasts a net impact (including general fund and public benefits) that outweighs the local tax incentive value (income producing projects ONLY)				X		
6	Property Tax Account is current in accordance with state and local rules (R.S. 47:4315 (A) (4) and R.S. 47:1998). These taxes shall be paid under protest				X		
7	DBE Goal Met: 35% DBE participation or Good Faith Efforts (applicable to commercial projects and residential projects exceeding six residential units)				X		
8	Hire NOLA and Living Wage goals met (applicable to projects ≥ $150,000)				X		
9	Commercial Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☒	Residential Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☐	Renewal Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, DBE, Mortgage Amortization Schedule (if applicable), Tax Returns. Absence of any 1(one) of these items shall result in noncompliance: ☐	Transfer Administrative Documents: Affidavit, Hotel/Motel Eligibility Documentation, For Transfer projects implementing new improvements – "original application" request documents apply. Absence of any 1(one) of these items shall result in noncompliance: ☐	X		
10	No property violations				X		
11	Positive Return On Equity Assessment (In lieu of cost benefit analysis – for RENEWAL PROJECTS only)						X
12	RTA contract transfer request submitted to the Mayor's Office of Economic Development prior to March 19, 2009, during the initial term of the RTA. RTA contract transfer request for hotel and motel projects where the "property management company remains unchanged." Property owners that held reasonable beliefs that they were participants in the RTA program in that these owners were given assurances of their property's coverage by an RTA and property tax rolls, in fact, reflected an RTA, but failed to complete all required paperwork						X

RESOLUTION

NO. R-26-9

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **4417 Dryades St LLC** for a project at municipal address **4417 Dryades Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **denies** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **4417 Dryades Street** owned by **4417 Dryades St LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20250123**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-26-10

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **4417 Dryades St LLC** for a project at municipal address **4417 Dryades Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **approves** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **4417 Dryades Street** owned by **4417 Dryades St LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20250123**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

NEW ORLEANS CITY COUNCIL

LESLI HARRIS
COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired a recommendation of *approval* from the Mayor's Restoration Tax Abatement Committee and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20220126, 1401 Delachaise Street, GD1 LLC

Project Representative:
J. Nicole Webre, J.D. | Principal Consultant
Webre Consulting
2131 Bienville Street | New Orleans, LA 70112
nicole@webreconsulting.com | https://webreconsulting.com/

Please disregard our prior notice which incorrectly reports the committee's decision. If you have any questions, please contact me at 658-1020.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson, Mayor's Office of Economic Development

CITY OF NEW ORLEANS

Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:

RTA RULES: RTA Resolution #R-20-10
RTA APPLICATION #: 20220126 | Initial 5-Year Tax Exemption
APPLICANT: GD1 LLC
PROJECT ADDRESS: 1401 Delachaise Street
PROJECT: Boutique Hotel Project | Commercial

PREPARED BY:

Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

TABLE OF CONTENTS

I. OWNERSHIP INFORMATION
II. PROJECT DESCRIPTION
III. PROJECT ENROLLMENT
IV. BEFORE & AFTER APPRAISAL VALUES]
V. PROJECT LOCATION
VI. CAPITAL INVESTMENT
VII. PERMITS
VIII. OTHER FINANCIAL RESOURCES
IX. VALUE OF TAX ABATEMENT
X. LABOR MARKET IMPACT
XI. DBE PARTICIPATION STATUS
XII. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS
XIII. HIRE NOLA/LIVING WAGE
XIV. PROJECT ASSESSMENT SUMMARY
XV. RTA REVIEW COMMITTEE RECOMMENDATION

SUPPORT DOCUMENTS | EXHIBITS

1. PRO FORMA EVALUATION
2. ASSESSOR'S OFFICE VALUE INFORMATION
3. BUREAU OF TREASURY TAX INVOICE INFO
4. DBE PARTICIPATION VALIDATION MEMO
5. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO
6. HIRE NOLA/LIVING WAGE VALIDATION SHEET
7. PERMITS
8. VIOLATION DATA
9. PHOTOS
10. PROJECT COMPLIANCE REVIEW SUMMARY

RTA REQUEST | BOUTIQUE HOTEL PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: GD1 LLC
- Principal Owners: Daniel J Glaser and Frank B Glaser
- Applicant Representative(s): Lisa Picone Love

II. PROJECT DESCRIPTION

The residence at 1401 Delachaise Street, also known as the "Sommerville-Kearney House," is a unique New Orleans home that possesses distinct architectural significance. This property was nominated as a historic landmark in 1989 and was added to the National Register of Historical Places in 1978. This home was built between 1890 and 1891 and is a rare example of the Louisiana raise cottage executed in The Queen Anne Style. Although the interior has undergone renovation to accommodate doctors' offices, the original floor plan and decorative elements have been retained. The aim of this renovation is to celebrate the building's existing architectural features and accommodate a new life for the home as a *boutique hotel.* The most significant change to the exterior will be the removal of a rear addition which is not of historic significance. The proposed design introduces a new 2-story addition (670 sq. ft. | 6% expansion) whose massing and materiality remain secondary to the existing historic home. This renovation also seeks to repair minor damage to elements on the existing home and restore it in any way that reflects historic integrity.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 29, 2022
Application Filed: July 25, 2022
Project Dates: August 1, 2023 ~ April 14, 2025

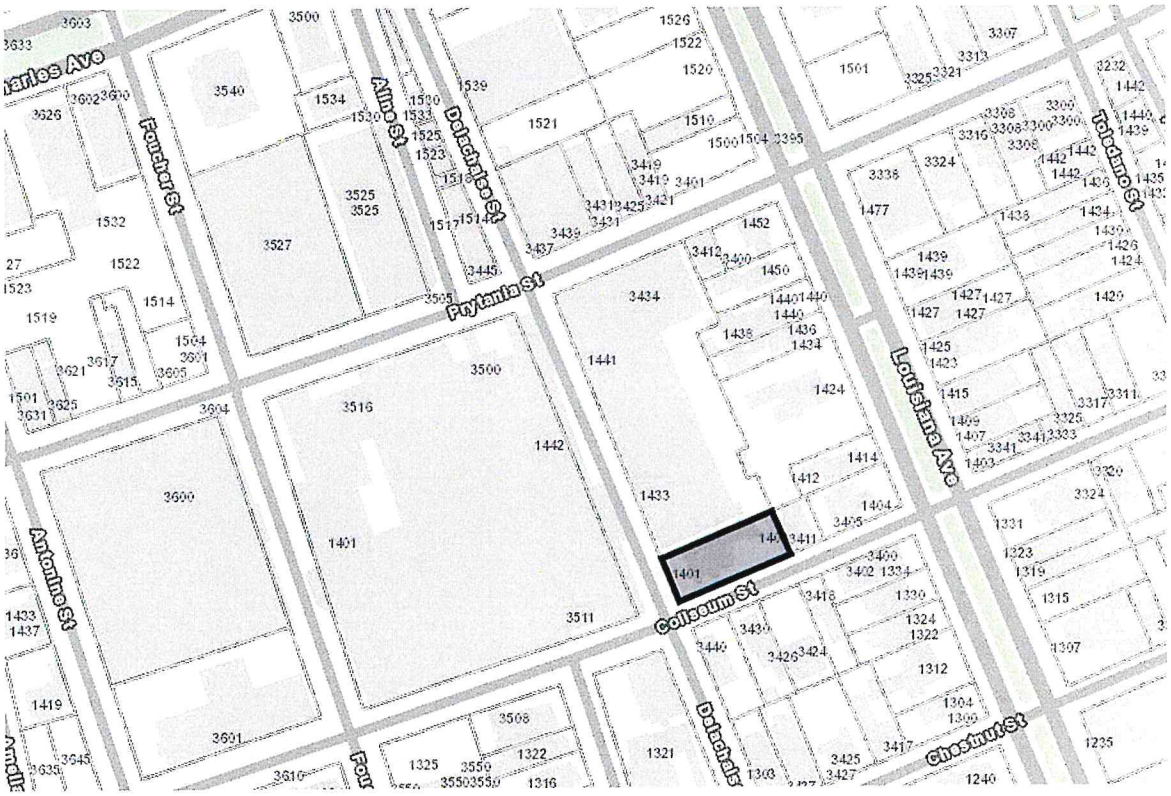
Projected effective date of the tax exemption: July 31, 2025
Projected 5-year period: August 1, 2025 ~ July 31, 2030

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = $1,295,000
- Post-improvement appraisal projection = $3,515,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 1401 Delachaise Street, between Coliseum and Prytania Streets
- LEGAL DESCRIPTION: 1. SQ 332 LOT 2 DELACHAISE AND, 2. COLISEUM 62X160 1401-03 DELA, 3. CHAISE 3 STY-15 OFFICES; 4. EXEMPT 2002 PERMIT; 5. FILE #76093 6/97
- COUNCIL DISTRICT: District B, Lesli Harris
- DISTRICT LOCATION: Garden Historic District (local – HDLC) and Uptown Historic District (national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Medical Campus District | Mixed-Use Medium Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 15-1
  actual intended use is a "*hotel*" which is *permitted* within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 1401 Delachaise Street is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = $1,600,000
- Estimated equipment purchased = $100,000
- Estimated labor = $773,857

- Estimated engineering = $80,000
- The estimated grand total of the entire project = *$2,553,857*

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure = Yes ($738,900*25%=$184,725)

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = $2,473,857
(materials, machinery/equipment, and labor are reported at $2,473,857 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 3 and 4)

Assessor's Office and Bureau of Treasury Information):
(based on 2023 Pre-construction Tax Year)

- Improvement/building assessed value pre-renovation to be considered for tax abatement = $73,890
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: $15,131.71
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation ($103,070) of the building for 5 years
- The projected total post-renovation assessed value is estimated at $233,020 which reflects a significantly large increase in property value (estimating roughly $30,756.31 [$193,340 - post building assessment] in post-renovated taxes)
- 215% increase in assessed building value forecasted resulting from project improvements (increasing from $73,890 to $193,340)
- Property Taxes Paid 1st Year Post Incentive: $161,066 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: $1,345,213

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at $136,840.46
- 5-year estimated recipient tax benefit is valued at $87,682; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 3
- The estimated number of *permanent jobs* created is 4

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 1401 Delachaise Street, the following assessment was determined:

DBE Commitment to 35% Goal: 36.3% DBE Utilization
Verified DBE Subcontracting Contract Value: $898,455
DBE Firms: 3

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). The applicant's utilization of certified DBEs satisfied the goal.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 6.8x (far exceeding the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

4 Approve 0 Disapprove 0 Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

MEMORANDUM

RESTORATION TAX ABATEMENT PRO FORMA ANALYSIS

DATE: June 9, 2025
TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans
FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans
RE: RTA #20220126, 1401 Delachaise Street

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary is presented below.

The estimated investment total is $2,473,857

- The submitted Pro Forma projects an annual NOI of $542,940 in Y1, $523,246 in Y2, $543,893 in Y3, $565,160 in Y4, and $587,064 in Y5.
- According to the historical tax bills on record, $27,715.86 was paid in property taxes in 2021 and $13, 961.37 was paid in 2022 – the years prior to the issuance of the Building Permit
- The 2024 tax bill was $10,739.15
- The Assessor's Office estimated the 5 Year Tax Savings (Incentive Value) is $87,682

The applicant has applied for a Restoration Tax Abatement for the renovation of a landmarked building into a boutique hotel that was issued a building permit on 6/4/2022. In accordance with the permit there are 4 suites each of which is comprised of multiple bedrooms. The applicant has submitted a 5-year Pro Forma (Y1-Y5) for analysis of the requested 5-year abatement period. The Assessor's Office has not provided documentation on the estimated tax savings; however, based on the Assessor's Office estimated assessed valuation of $77, 210 with an estimated tax bill of $10,190.95. for the property in 2025, it appears the property valuation has been reduced since the commencement of construction and the tax bill is actually less than the year prior to the commencement of the project.

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

GD1 LLC (RTA Applicant #20220126) has submitted an RTA request for their hotel development project located at 1401 Delachaise Street. NOTE: Construction has been reported to have commenced in August 2023 and concluded in April 2025.

Pre-Construction Year (2023)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	291,800	738,900	1,030,700	29,180	73,890	103,070

Post-Improvement Construction Value	Land Apr	Imp Apr	Total Apr	Land Asmt	Imp Asmt	Tot Asmt	Millage Rate	Estimated Imp Taxes/YR	**Estimated 5 Year Deferred Bldg Asmt**
	396,800	1,933,400	2,330,200	39,680	193,340	233,020	140.71	27,204.87	136,840.46*

*Estimated 5-Year Deferred Bldg Asmt assumes a building assessment increase in year five to **$199,140**.

Assessor's Office Total Tax Savings Formula (Incentive Value (DJ):
5 Years: (Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage Year prior to Construction [2022 Millage: 0.14071] = **$84,039.04**

BASED ON 2023 PRECONSTRUCTION the calculation is as followed *(TJB)*:
(193,340-73,890) X 5 = 597,250 X 0.14681 = **87,682.27**

LED Formula *(TJB)*:
Project Amount X Asmt X Milage Rate X 5
$2,553,857 x 0.15 x 0.14681 x 5 = **$281,198**; value based on total investment

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Compiled by: Devin Johnson, Orleans Parish Assessor's Office and Tracey Jackson Bush

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	$396,800	$396,800	$396,800
+ Building Value	$2,283,200	$375,300	$375,300
= Total Value	$2,680,000	$772,100	$772,100
Assessed Land Value	$39,680	$39,680	$39,680
+ Assessed Building Value	$342,480	$37,530	$37,530
= Total Assessed Value	$382,160	$77,210	$77,210
- Total Exemption Value	$0	$0	$0
= Taxable Assessment	$382,160	$77,210	$77,210

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2023 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112

TAX BILL NO
614222514

LAND ASSESSMENT
29,180

DELINQUENT DATE
02/01/2023

IMPROVEMENT ASSESSMENT
73,890

PROPERTY LOCATION
1401 DELACHAISE ST

HOMESTEAD EXEMPTION
0

LEGAL DESCRIPTION
SQ 332 LOT 2 DELACHAISE AND COLISEUM 62X160 1401-03 DELA CHAISE 3 STY-15 OFFICES EXEMPT 2002 PERMIT

GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

NEED TO CORRECT YOUR MAILING ADDRESS?
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62600 as shown on our payment stub
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the taxable assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL
This bill reflects payments through 12/29/2022

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS

Non-Adjudicated properties with 2020, 2021, or 2022 delinquent taxes or fees may be included for tax sale processing and its cost in 2023. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday using relevant COVID-19 protocols. For payment questions call 1-888-387-8027.
If you qualify for a homestead exemption that has not been granted for 2023 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS
ALWAYS RETURN this portion when paying by mail.
Please ensure the City's return address appears in the return envelope window and write your property location on your check.
You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2023 Original Real Estate Tax Bill
Tax Bill No.: 614222514
Location: 1401 DELACHAISE ST
Owner: GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

TOTAL DUE BY: 01/31/2023	PAYMENT AMOUNT ENCLOSED
$15,904.74	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600

City of New Orleans Mayor LaToya Cantrell

9**********1401-DELACHAISEST000159047420230165O253

Your 2023 Tax Payment at Work
Tax Bill No: 614222514
Property Location: 1401 DELACHAISE ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.95	200.99
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	19.50	2,009.87
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.61	62.87
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	5.00	515.35
FIRE PROTECTION	FIRE PROTECTION	7.71	794.67
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.19	122.65
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	13.91	1,433.70
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.80	288.60
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	12.28	1,265.70
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.91	506.07
NEW ORLEANS DEPT. OF PARKS & PARKWA	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.80	185.53
NEW ORLEANS RECREATION DEVELOPMEN	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.95	200.99
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	4.27	440.11
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	2.13	219.54
POLICE PROTECTION	POLICE PROTECTION	5.26	542.15
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	4,670.10
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	4.46	459.69
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.71	485.46
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	7.06	727.67
TOURO BOULIGNY SECURITY DISTRICT	TOURO BOULIGNY SECURITY DISTRICT	7.50	773.03
	TOTAL		**15,904.74**

Bill No: 614222514 Thursday December 29 2022 6:17 PM User: jfrank

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

Treasury notes that there have been no payments made under protest in the past five years, as reflected in the payment history (as of August 2025).

The building assessment once valued at $73,890 (2023), has since significantly decreased to $37,530 (2024, 2025, 2026). Construction was completed on April 14, 2025. Improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO

OFFICE OF SUPPLIER DIVERSITY

CITY OF NEW ORLEANS

LaToya Cantrell
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: June 24, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20220126 Address: 1401 Delachaise Street Applicant: GD1, LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public finding or incentives. This division applies to Restoration Tax Abatement credits for commercial structures and owner-occupied residential properties exceeding six (6) residential units.

- **RTA Application Investment: $2,473,857 (same job value reported to Safety & Permits)**
- **Restoration Tax Abatement Incentive Value: $87,682**
- **DBE Goal: 35%**
- **DBE Utilization Percentage: 36.3%**
- **DBE Subcontracting Contract Value: $898,455.37**

DBE's on the project:

- Perle Construction Materials | SLDBE Certified
- Mid-South Equipment Sales & Services, LLC | LAUCP Certified
- Webre Consulting, LLC | SLDBE Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant COMPLIANT with DBE program requirements. The applicant's utilization of certified DBEs met and slightly exceeded the 35% goal. NOTE: OSD reserves the right to rescind its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4281 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO

MEMORANDUM

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

AUGUST 7, 2025

RTA# 20220126; ADDRESS: 1401 DELACHAISE STREET

With the utilization of a project assessment system, the City of New Orleans is able to estimate the impact of potential new businesses and new developments in the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflects the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made so that any of the projected values or results contained herein will be achieved.

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact** (A) to the project's Total Local Incentive Value (E) is **6.8x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes[1] allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate **$161,031** in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project[2]	$604,286	$100,714
B. General Fund Net Impact[2]	$103,010	$17,168
C. Direct Property Tax Paid to City of New Orleans[3]	$74,185	$14,837
D. Total Direct Sales Tax Generated[2]	$691,447	$115,241
E. Total Local Incentive Value[3]	$89,381	$17,876

[1] Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).
[2] These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.
[3] These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA	
RTA#20220126	Project:1401 Delachaise Street
Date: 06/13/2025	Department: Economic Development
Contract Value: $2,473,857	Project Manager: Tracey Jackson
Hire NOLA GFE Participation Goals	
Hire NOLA GFE Attestation: Document Received	
Hire NOLA Manpower Utilization Form: Document Received	
Hire NOLA Local Hire Plan: Document Received	
Hire NOLA Compliance Review	
✓	The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post bid package.

Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	$2,473,857	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremontapp@nola.gov

Exhibit 7: PERMIT

SAFETY & PERMITS

BUILDING PERMIT

21-28465-RNVS 6/24/2022

1401 Delachaise St

Applicant: Paulo Perkins

DESCRIPTION OF APPROVED WORK

PROPOSED HOTEL - The building was added to the National Register of Historic Places in 1978. Scope of work includes renovation of the existing historic portion of the property as well as an expansion of the non-historic rear addition. The scope also includes repair and restoration of minor damage to elements within the existing historic home.

USE TYPE: Hotel
IMPROVEMENT TYPE: Renovation (Structural)
ZONING: MC

FLOOD ZONE: X
ELEVATION REQUIREMENT: +4.90
VALUE OF APPROVED WORK: $2,473,857.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Exhibit 8: VIOLATION(S)

- Violation Type: Short Term Rental · Ref Code: YZ0MSU; Date Filed by City Employee: 7/24/2025; received a complaint that property is being used as an illegal STR; **VIOLATION CLOSED OUT**
- Violation Type: Zoning General · Ref Code: T2GEKC; Date Filed by 311: 7/8/25; Reports of operating as a boutique hotel (property has a hotel license) without a 24-hour front desk and excessive loud noise/music; **VIOLATION CLOSED OUT**
- ALL violations have been addressed.

Exhibit 9: PHOTOS

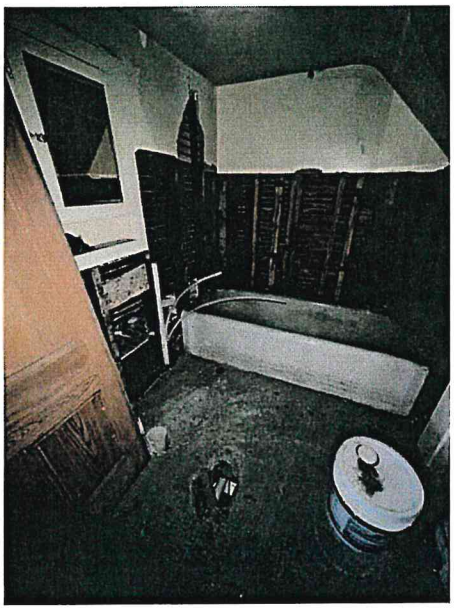
1401 Delachaise

BEFORE PHOTOS:

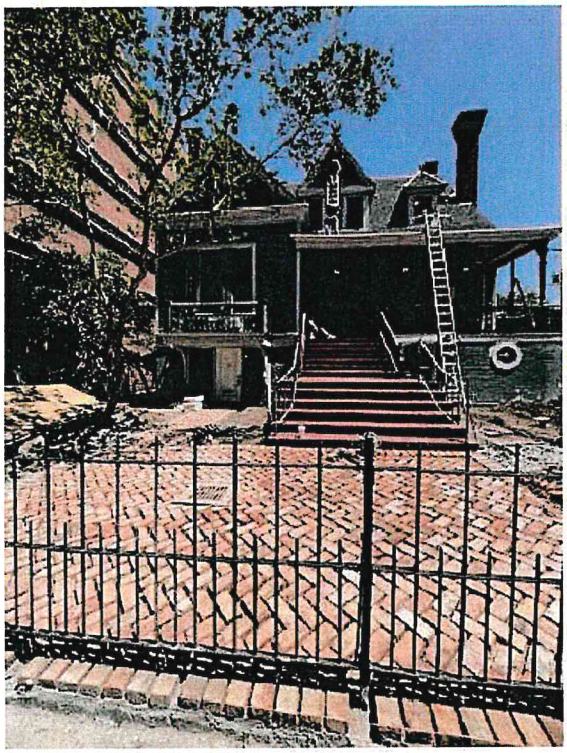






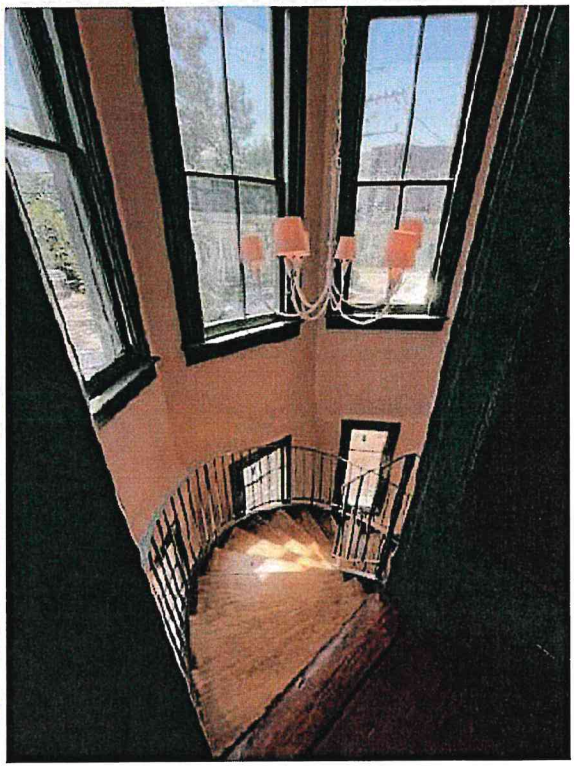


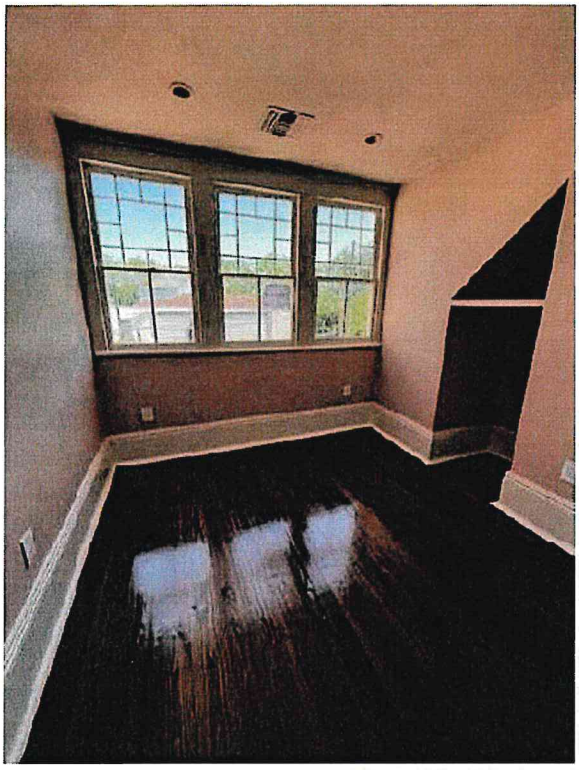
AFTER PHOTOS:













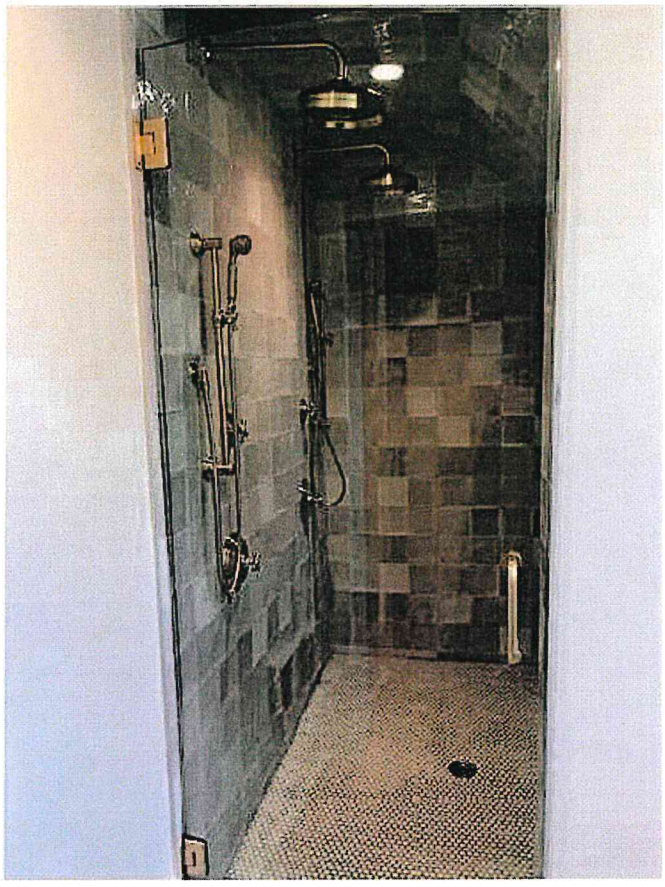


Exhibit 10:
RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. *R-20-10.*
RTA#:20220126 Address: 1401 Delachaise Street Type: Boutique Hotel Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES				COMPLIANT		
					Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): ☒	Renewal Application filed within six months of original contract expiration. Must substantiate proof that property taxes have not been paid on the "renewal" improvements made by the project: ☐	Transfer Application filed during the term of contract: ☐		X		
2	RTA applicant's estimated project investment total is reflected in their declared building permit(s) job value				X		
3	A minimum renovation investment of 25% of the pre-improvement improvement basis value of the existing structure is being satisfied				X		
4	Project expansion does not extend beyond 10% of the original footprint / exterior walls				X		
5	Cost Benefit Analysis forecasts a net impact (including general fund and public benefits) that outweighs the local tax incentive value (income producing projects ONLY)				X		
6	Property Tax Account is current in accordance with state and local rules (R.S. 47:4315 (A) (4) and R.S. 47:1998). These taxes shall be paid under protest				X		
7	DBE Goal Met: 35% DBE participation or Good Faith Efforts (applicable to commercial projects and residential projects exceeding six residential units)				X		
8	Hire NOLA and Living Wage goals met (applicable to projects ≥ $150,000)				X		
9	Commercial Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☒	Residential Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☐	Renewal Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, DBE, Mortgage Amortization Schedule (if applicable), Tax Returns. Absence of any 1(one) of these items shall result in noncompliance: ☐	Transfer Administrative Documents: Affidavit, Hotel/Motel Eligibility Documentation, For Transfer projects implementing new improvements – "original application" request documents apply. Absence of any 1(one) of these items shall result in noncompliance: ☐	X		
10	No property violations				X		
11	Positive Return On Equity Assessment (In lieu of cost benefit analysis – for RENEWAL PROJECTS only)						X
12	RTA contract transfer request submitted to the Mayor's Office of Economic Development prior to March 19, 2009, during the initial term of the RTA. RTA contract transfer request for hotel and motel projects where the "property management company remains unchanged." Property owners that held reasonable beliefs that they were participants in the RTA program in that these owners were given assurances of their property's coverage by an RTA and property tax rolls, in fact, reflected an RTA, but failed to complete all required paperwork						X

RESOLUTION

NO. R-26-11

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **GD1 LLC** for a project at municipal address **1401 Delachaise Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **denies** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **1401 Delachaise Street** owned by **GD1 LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20220126**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-26-12

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **GD1 LLC** for a project at municipal address **1401 Delachaise Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **approves** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **1401 Delachaise Street** owned by **GD1 LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20220126**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

OFFICE OF RESILIENCE & SUSTAINABILITY
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

GREG R. NICHOLS
DEPUTY CHIEF RESILIENCE OFFICER

September 5, 2025

Aisha Collier
Assistant Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Re: Proposed Amendment with Rehrig Pacific Company

Madame Clerk,

Pursuant to Rule 57, please find attached a proposed amendment between the City of New Orleans and Rehrig Pacific Company, a completed contract summary form, and the related Motion.

Respectfully submitted,

Dan Jatres, Infrastructure Projects Administrator
Office of Resilience & Sustainability
daniel.jatres@nola.gov

Attachments: Contract summary form, contract, motion

cc: Justyn Hawkins, Council Chief of Staff
Adam Swensek, Council Executive Counsel
Liz Brusseau, Director for City Council Relations
Greg Nichols, Deputy Chief Resilience Officer

PROFESSIONAL SERVICES AGREEMENT

BY AND BETWEEN

THE CITY OF NEW ORLEANS

AND

REHRIG PACIFIC COMPANY

RFP NO. 4344

RECYCLING CARTS

THIS PROFESSIONAL SERVICES AGREEMENT (the "**Agreement**") is entered into by and between the City of New Orleans, represented by LaToya Cantrell, Mayor (the "**City**"), and Rehrig Pacific Company, represented by William J. Rehrig, Corporate Executive Officer ("**Rehrig**" or the "**Contractor**"). The City and the Contractor may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of the date of execution by the City (the "**Effective Date**").

RECITALS

WHEREAS, on April 9, 2025, the City issued Request for Proposals number 4344, followed by Addendum No. 1 on April 17, 2025, Addendum No 2 on May 6, 2025, and Addendum No 3. on May 9, 2025, seeking qualified persons to provide professional services including the manufacture, assembly, and delivery of recycling carts, with additional cart procurement possibilities, as well as the delivery of educational recycling kits for each cart distributed (collectively the "**RFP**"), which is attached separately and fully incorporated here in as "**Exhibit B**";

WHEREAS, the Contractor submitted a technical proposal dated May 9, 2025 ("**Technical Proposal**"),, and a price proposal dated May 23, 2025 ("**Price Proposal**"), both of which are attached separately and fully incorporated herein as "**Exhibit C**" and "**Exhibit D**", respectively;

WHEREAS, the City has selected the Contractor to perform the professional services, pursuant to the RFP;

WHEREAS, the City received a $3,982,000.00 award from the U.S. Environmental Protection Agency for the Solid Waste Infrastructure for Recycling (SWIFR) grant program, CFDA/Assistance Listing 66.920 Solid Waste Infrastructure for Recycling Infrastructure Financing – Save Our Seas Act Grants on September 13, 2023;

WHEREAS, to that end, a Grant Agreement (02F51501) between the U.S. Environmental Protection Agency and the City of New Orleans was executed on March 20, 2024, to memorialize the aforementioned Solid Waste Infrastructure for Recycling Infrastructure Grants (the "**Cooperative Agreement**" or the "**Grant**"), which is attached separately and incorporated herein as "**Exhibit A**";

WHEREAS, in addition to this federal funding, the City was also awarded $1,557,000 from The Recycling Partnership, a national nonprofit organization, to support the purchase of recycling carts and educational and outreach efforts with the goal of improving and enhancing residential curbside recycling in New Orleans; and

WHEREAS, since 2011, the City has allowed eligible service locations to opt-in to receiving recycling carts with the ultimate goal of expanding recycling universally to all eligible service locations;

NOW THEREFORE, the City and the Contractor agree as follows:

ARTICLE I - THE CONTRACTOR'S OBLIGATIONS

A. ***Services.*** The Contractor will, in accordance with the schedule approved by the City:

1. Perform all services and obligations as set forth in any of the following documents that are attached separately and incorporated fully into this Agreement:

a. Exhibit B - RFP;

b. Exhibit C - Technical Proposal; and

c. Exhibit D - Price Proposal (except as otherwise set forth hereinunder).

2. Manufacture, assemble, and deliver 65-gallon rolling Recycling Carts, manufactured in accordance with the specifications tables A through N as outlined in Section 11.1, Attachment A, Part 3 of Exhibit B, to all eligible and occupied service locations which have not previously opted in to the City's recycling service, as well as service locations with legacy black recycling carts, as directed by the City. The City estimates for the purpose of the EPA funded Grant that approximately 83,000 Recycling Carts will be manufactured, assembled, and delivered;

3. Offer a buyback credit for eligible containers, which can be used as a credit for additional containers. The buyback will be at the current rate for scrap high density polyethylene (HDPE) at the time of sale. The total value is determined by multiplying the rate for scrap HDPE by the number of pounds of material that is retrieved from all eligible containers minus the shipping costs;

4. Distribute educational kits to each household receiving a Recycling Cart, which shall be attached to each Recycling Cart in a weather-proof enclosure via a method agreed on by both parties. These kits will be provided by the City to the Contractor for distribution;

5. Perform all other services and obligations as set forth in any the following documents that are incorporated fully into this Agreement: the RFP 4344; the Contractor's proposal dated May 9, 2025;

6. Submit complete and accurate invoices, maintain records, submit to audits and inspections, maintain insurance, and perform all other obligations of the Contractor as set forth in this Agreement;

7. Promptly correct any errors or omissions and any work deemed unsatisfactory or unacceptable by the City, all at no additional compensation;

8. Monitor, supervise, and otherwise control and be solely responsible for all persons performing work on its behalf;

9. Perform all requirements set forth in La. R.S. 38:2192, including, without limitation, the payment of any associated costs, and submit a copy of any recorded documents to the City within 30 days after the approval of the associated plan change or amendment; and

10. Cooperate with the City and any person performing work for the City.

B. ***Standards.*** The Contractor, and any person performing work on its behalf, will perform all work under this Agreement in accordance with the same degree of care, skill, and

diligence as would be ordinarily exercised by a competent practitioner of the same profession in providing similar services in major United States metropolitan areas under the same or similar circumstances. The Contractor will provide recycling carts meeting the specifications tables A through N as outlined in Section 11.1, Attachment A, Part 3 of Exhibit B.

C. *Compliance with Laws*. The Contractor, and any person performing work on its behalf, will comply with all applicable federal, state, and local laws, regulations, and ordinances

D. *Schedule*.

1. Schedule to Complete and Progress Schedule.

a. The Parties will negotiate and mutually agree to a schedule within 90 days of the Effective Date.

b. The Contractor will submit a proposed progress schedule evidencing meaningful steps to achieving the requirements set forth above, in Art. I(D)(1)(a), to the City within 14 calendar days of receiving written authorization from the City to proceed. At a minimum, the proposed progress schedule must include the following information and be arranged so the actual progress can be shown as work is completed: the Contractor will develop and provide a schedule for each assigned task order to ensure deliverables are provided within applicable grant program timelines.

c. The proposed progress schedule must include the following information and be arranged so the actual progress can be shown as work is completed:

i. Schedule stating the quantity of Recycling Carts to be delivered each month with attached educational kits.

ii. Schedule stating the remaining Recycling Carts to deliver for grant completion.

2. The City has the sole right to approve, reject, or require changes to all schedules relating to the performance of this Agreement, including, without limitation, any proposed progress schedule and any requests for modifications.

3. The Contractor acknowledges and agrees that time is of the essence in the performance of this Agreement.

E. *Invoices*.

1. The Contractor must submit invoices monthly (unless agreed otherwise between the Parties to this Agreement) to the City electronically, via its supplier portal, for goods or services provided under this Agreement no later than 10 calendar days following the end of the period covered by the invoice. Untimely invoices may result in delayed payment for which the City is not liable. At a minimum, each invoice must include the following information:

a. Name of Contractor;

b. Date of Invoice;

c. Invoice Number;

d. Contract or BRASS Number issued by the City (*i.e.*, K#);

e. Name of the City Department to be invoiced (*i.e.*, City Civil Service);

f. Description of the Services completed; and

g. FEMA or HUD Project Number (*i.e.*, PW#), if applicable.

2. Invoices will be processed in accordance with Article III Section B of the Agreement.

3. All invoices must be signed by an authorized representative of the Contractor under penalty of perjury attesting to the validity and accuracy of the invoice.

4. The City may require changes to the form of the invoice and may require additional supporting documentation to be submitted with invoices.

F. ***Records and Reporting.***

1. The Contractor will maintain all books, documents, papers, accounting records, invoices, materials records, payrolls, work papers, personnel records, and other evidence pertaining to the performance of services under this Agreement, including, without limitation, of costs incurred through the later of three (3) years from: (a) the completion of this Agreement (including any renewal or extension periods); or (b) from the resolution of any disputes relating to the Agreement. If this Agreement is terminated for any reason, the Contractor will deliver to the City all plans and records of work compiled through the date of termination.

2. The Contractor will identify any reporting requirements, including the frequency, methods, and contents.

3. The Contractor is solely responsible for the relevance and accuracy of all items and details included in any reports relating to the work performed under this Agreement, regardless of any review by the City.

G. ***Audit and Inspection.***

1. The Contractor will submit to any City audit, inspection, and review and, at the City's request, will make available all documents relating or pertaining to this Agreement maintained by or under the control of the Contractor, its employees, agents, assigns, successors, and subcontractors, during normal business hours at the Contractor's office or place of business in Louisiana. If no such location is available in Louisiana, the Contractor will make the documents available at a time and location that is convenient for the City.

2. The Contractor will abide by all provisions of City Code Section 2-1120, including, but not limited to, City Code Section 2-1120(12), which requires the Contractor to provide the Office of Inspector General with documents and information as requested. Failure to comply with such requests shall constitute a material breach of the contract. The Contractor agrees that it is subject to the jurisdiction of the Orleans Parish Civil District Court for purposes of challenging a subpoena.

H. ***Insurance.***

1. Except as otherwise noted, for the duration of this Agreement or the performance of work required by this Agreement, the Contractor agrees to have and maintain the policies set forth in said Agreement. All policies, endorsements, certificates, and/or binders shall be subject to approval from the City of New Orleans as to form and content. These requirements are subject to amendment or waiver only if approved in writing by the City of New Orleans. Evidence of coverage shall be provided prior to the start of any activities/work, in conjunction with the Contractor's scope of work under the Agreement. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement.

a. Minimum Requirements:

i. Workers' Compensation & Employers Liability Insurance in compliance with the Louisiana Workers' Compensation Act(s). Statutory and Employers Liability Insurance with limits of not less than $1,000,000. All employers must provide this insurance or be registered as a "Self-Insured" entity within the State.

ii. Commercial General Liability Insurance including contractual liability insurance, products and completed operations, personal & advertising injury, bodily injury, property damage, and any other type of liability for which this Agreement applies with limits of liability of not less than $1,000,000 each occurrence / $2,000,000 policy aggregate.

iii. Business Automobile Insurance (Where applicable) with a combined single limit of liability of not less than $500,000 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned and hired vehicles.

iv. Contractors shall be able to meet the above referenced specific policy limits of liability through a combination of primary and umbrella /excess coverage.

Important: The obligations for the Contractor to procure and maintain insurance shall not be constructed to waive or restrict other obligations. It is understood that failure to comply nor full compliance with the foregoing insurance requirements shall limit of relieve the Contractor from any liability incurred as a result of their activities/operations in conjunction with the Contractors obligations and/or Scope of Work.

b. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions.

i. Additional Insured Status: The Contractor and all Subcontractors (where applicable) will provide, and maintain current, a Certificate of Insurance naming the City of New Orleans, its departments, political subdivisions, officers, officials, employees, and volunteers are to be covered as "Additional Insureds" on the CGL policy with respect to liability arising out of the performance of this agreement, General liability insurance coverage can be provided via a Blanket Endorsement to the Contractors insurance, ISO Form CG 20 10 11 85 (or equivalent) or both CG 20 10 and CG 20 37 forms (if later revisions used).

Contractor shall require and verify that all Subcontractors maintain insurance and coverage limits meeting all the requirements stated herein or the Sub-contractor liability shall be covered by the Contractor. The Certificate of Insurance, as evidence of all required coverage, should name the City of New Orleans Risk Manager as Certificate Holder and be delivered via U.S. Mail to (Office of Resilience & Sustainability, Suite 7E05, 1300 Perdido Street, New Orleans, LA 70112), with a copy forwarded to Risk Management Division, 1300 Perdido Street, 9E06 – City Hall, New Orleans LA 70112.

The Additional Insured box shall be marked "Y" for Commercial General Liability coverage. The Subrogation Waiver Box must be marked "Y" for Workers Compensation/Employers Liability.

ii. Primary Coverage: For any claims related to this agreement, the Contractors insurance coverage shall be primary insurance as respects the City, its departments, political subdivisions, officers, officials, employees, and volunteers. Any insurance or

self-insurance maintained by the City shall be non-contributing to the Contractor's coverage.

iii. Claims Made Policies: If applicable, the retroactive date must be shown and must be before the date of the agreement or the beginning of work. If the coverage is canceled or non-renewed, and not replaced with another claims-made policy, Contractor must purchase "extended reporting" coverage for minimum of 3 years after the termination of this agreement.

iv. Waiver of Subrogation: The Contractor and its insurers agree to waive any right of subrogation which any insurer may acquire against the City by virtue of the payment of any loss under insurance required by this agreement.

v. Notice of Cancellation: Each insurance policy required above shall not be canceled, expire, or altered except without prior notice to the City of no less than 30 days.

vi. Acceptability of Insurers: Insurance is to be placed with insurers licensed and authorized to do business in the State of Louisiana with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

2. ***Notice***: Upon request the Contractor will provide the City's Risk Manager (at City of New Orleans Attn: Risk Manager, 1300 Perdido Street, Suite 9E06, New Orleans, LA 70112- Ref.: SWIFR Recycling Carts) the following documents, within 10 calendar days.

a. Copies of all policies of insurance, including all policies, forms, and endorsements.

3. Without notice from the City, the Contractors will:

a. Substitute insurance coverage acceptable to the City within 30 calendar days if any insurance company providing any insurance with respect to this Agreement is declared bankrupt, becomes insolvent, loses the right to do business in Louisiana, or ceases to meet the requirements of this Agreement.

4. Special Risks or Circumstances: The City of New Orleans shall reserve the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer coverage, or other circumstances, based on any change in the Scope of Work and/or Contractor obligations.

I. ***Indemnity***.

1. ***In general.*** To the fullest extent permitted by law, the Contractor will indemnify, defend, and hold harmless the City, its agents, employees, officials, insurers, self-insurance funds, and assigns (collectively, the "**Indemnified Parties**") from and against any and all claims, demands, suits, and judgments of sums of money accruing against the Indemnified Parties: for loss of life, injury, or damage to persons or property arising from or relating to any act, omission, or the operations of the Contractor, its agents, subcontractors, or employees while engaged in or in connection with the discharge or performance of any work under this Agreement; and for any and all claims and/or liens for labor, services, or materials furnished to the Contractor in connection with the performance of work under this Agreement.

2. ***Limitation.*** The Contractor's indemnity does not extend to any loss arising from the gross negligence or willful misconduct of any of the Indemnified Parties, provided that neither the Contractor nor any of its agents, subcontractors, or employees contributed to such gross negligence or willful misconduct.

3. ***Independent Duty.*** The Contractor has an immediate and independent obligation to, at the City's option: (a) defend the City from or (b) reimburse the City for its costs incurred in the defense of any claim that actually or potentially falls within this indemnity, even if: (i) the allegations are or may be groundless, false, or fraudulent; or (ii) the Contractor is ultimately absolved from liability.

4. ***Expenses.*** Notwithstanding any provision to the contrary, the Contractor shall bear the expenses including, but not limited to, the City's reasonable attorneys' fees, lay and expert witness fees, court costs, and any similar expenses, incurred by the City in enforcing this indemnity.

ARTICLE II - REPRESENTATIONS AND WARRANTIES

A. The Contractor represents and warrants to the City that:

1. The Contractor, through its duly authorized representative, has the full power and authority to enter into and execute this Agreement;

2. The Contractor has and will maintain the requisite expertise, qualifications, staff, materials, equipment, licenses, permits, consents, registrations, and certifications in place and available for the performance of all work required under this Agreement;

3. The Contractor is bonded, if required by law, and fully and adequately insured for any injury or loss to its employees and any other person resulting from the actions or omissions of the Contractor, its employees, or its subcontractors in the performance of this Agreement;

4. The Contractor is not under any obligation to any other person that is inconsistent or in conflict with this Agreement, or that could prevent, limit, or impair the Contractor's performance of this Agreement;

5. The Contractor has no knowledge of any facts that could prevent, limit, or impair the performance of this Agreement, except as otherwise disclosed to the City and incorporated into this Agreement;

6. The Contractor is not in breach of any federal, state, or local statute, regulation, or code applicable to the Contractor or its operations;

7. Any rate of compensation charged for the performance of services under this Agreement are no higher than those charged to the Contractor's most favored customer for the same or substantially similar services;

8. The Contractor has read and fully understands this Agreement, and is executing this Agreement willingly and voluntarily; and

9. All of the representations and warranties in this Article and elsewhere in this Agreement are true and correct as of the date of execution of this Agreement by the Contractor, and the execution of this Agreement by the Contractor's representative constitutes a sworn statement, under penalty of perjury, by the Contractor as to the truth of the foregoing representations and warranties.

B. ***Convicted Felon Statement.*** The Contractor complies with City Code Section 2-8(c) and no principal, member, or officer of the Contractor has, within the preceding 5 years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

C. ***Non-Solicitation Statement.*** The Contractor has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Agreement. The Contractor has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Agreement.

D. ***Employee Verification.*** The Contractor swears that: (i) it is registered and participates in a status verification system to verify that all employees in the State of Louisiana are legal citizens of the United States or are legal aliens; (ii) it shall continue, during the term of this Agreement, to utilize a status verification system to verify the legal status of all new employees in the State of Louisiana; and (iii) it shall require all subcontractors to submit to the Contractor a sworn affidavit verifying compliance with items (i) and (ii) above. Any violation of the provisions of this paragraph may subject this Agreement to termination, and may further result in the Contractor being ineligible for any public contract for a period of 3 years from the date the violation is discovered. The Contractor further acknowledges and agrees that it shall be liable for any additional costs incurred by the City occasioned by the termination of this Agreement or the loss of any license or permit to do business in the State of Louisiana resulting from a violation of this provision. The Contractor will provide to the City a sworn affidavit attesting to the above provisions if requested by the City. The City may terminate this Agreement for cause if the Contractor fails to provide the requested affidavit or violates any provision of this paragraph.

E. The Contractor acknowledges that the City is relying on these representations, warranties, expertise, skill, and knowledge, and that the Contractor's obligations and liabilities will not be diminished by reason of any approval by the City.

ARTICLE III - THE CITY'S OBLIGATIONS

A. ***Administration.*** The City will:

1. Administer this Agreement through the Office of Resilience and Sustainability;

2. Provide the Contractor with document(s) including the address list of recycling cart recipients, the number of carts to deliver to each address, the delivery route, and other documents necessary for the Contractor's performance of any work required under this Agreement;

3. Provide the relevant collection route maps that will be needed for efficient cart delivery to each address;

4. Provide an interim staging yard for cart assembly approximately 1000 sq ft in area and relatively central to the delivery area;

5. Provide and cover the cost of designing and printing all outreach materials in weather-proof enclosures.

6. Provide reasonable access to Department personnel to discuss the required services during normal working hours, as requested by the Contractor; and

B. ***Payment.*** The City will make payments to the Contractor at the rate of compensation established in this Agreement based upon the Contractor's certified invoices, except:

1. The City's obligation to pay is contingent upon the Contractor's: (a) submission of complete and accurate invoices; and (b) satisfactory performance of the services and conditions required by this Agreement;

2. The City, in its discretion, may withhold payment of any disputed amounts, and no interest shall accrue on any amount withheld pending the resolution of the dispute;

3. The City may set-off any amounts due to the Contractor with any amounts deemed by the City to be owed to the City by the Contractor pursuant this Agreement; and

4. All compensation owed to the Contractor under this Agreement is contingent upon the appropriation and allocation of funds for work under this Agreement by the City.

5. The City is not obligated, under any circumstances, to pay for any work performed or costs incurred by the Contractor that: exceed the maximum aggregate amount payable established by this Agreement; are beyond the scope or duration of this Agreement; arise from or relate to any unauthorized change order within the scope of the Agreement; are for services performed on days on which services were suspended due to circumstances beyond the control of the City, and no work has taken place; arise from or relate to the correction of errors or omissions of the Contractor or its subcontractors; or the City is not expressly obligated to pay under this Agreement.

6. Unless otherwise agreed by the City, payment terms are NET 30 days upon providing that goods and/or services described under this Agreement have been delivered, installed (if required), rendered, and/or accepted and upon receipt by the City of properly submitted invoice via the City's supplier portal.

7. If this Agreement is terminated for any reason, the City will pay the Contractor only for the work requested by the City and satisfactorily performed by the Contractor through the date of termination, except as otherwise provided in this Agreement.

ARTICLE IV - COMPENSATION

A. ***Rate of Compensation*.**

1. The City will pay the Contractor in accordance with the following rates:

a. $43.25 per 65 gallon recycling cart, including in-mold label printing and adhesion to recycling cart lid;

b. $48.87 per 95 gallon recycling cart, including in-mold label printing and adhesion to recycling cart lid;

c. $4.50 per recycling cart unit unloaded, assembled, and delivered

d. Replacement parts to be provided according to the Price Proposal;

2. Additional payments will be made to the Contractor directly via The Recycling Partnership, a partner with the City in this grant, at the Rate of Compensation in Subsection 1, to support expenses related to cart purchases, assembly, delivery, and educational kit distribution.

3. This Agreement does not guarantee any amount of work or compensation except as specifically authorized by the City in accordance with the terms and conditions of this Agreement.

4. The stated compensation is inclusive, and includes no additional amounts for, the Contractor's costs, including, without limitation, all expenses relating to overhead, administration, subcontractors, employees, bid preparation, bonds, scheduling, invoicing, insurance, records retention, reporting, inspections, audits, the correction of errors and omissions, or minor changes within the scope of this Agreement. The City will not consider or be obligated to pay or reimburse the Contractor any other charges or fees, and the Contractor will not be entitled to any additional compensation or reimbursement, except as otherwise specifically provided in the Agreement.

5. The Contractor will immediately provide written notification to the City of any reduction to the rate of compensation for its most favored customer, and the rate of compensation established by this Agreement will automatically adjust to the reduced rate effective as of the effective date of the reduction for the most favored customer.

B. ***Maximum Amount.*** The maximum aggregate amount payable by the City under this Agreement is $4,720,000.

C. ***Price Adjustment.*** Prices in the Price Proposal shall be firm for the initial twelve (12) months of the contract term. No cost increases shall be accepted in the first twelve (12) months of the initial contract term. Thereafter, the costs for all future terms shall be subject to an adjustment only if increases or decreases occur in the industry. Such adjustments shall be based on the latest yearly percentage increase in High Density Polyethylene (HDPE) resin for Large Buyer Contract prices for Medium Quality Injection Molding as published by the Chemical Data Monthly Petrochemical & Plastics Analysis Report.

The yearly increase or decrease in HDPE shall be that latest report published and available for the calendar year ending December 31, prior to the end of the contract year then in effect, as compared to the report for the comparable month, one-year prior.

Should the market price of resin increase or decrease from the initial proposed unit price, the increase or decrease will be reflected in the unit price per cart for the contract year, for the amount of resin per pound per cart as specified in the Technical Proposal. Any cost adjustments may not exceed a 5% increase per contract year.

Notwithstanding any other provision of the agreement, any order or addendum, there shall be no adjustments to pricing of product(s) as the result of any non-market adjustments (NMA) reflected in the resin index as published from time to time during the term of this agreement

The Contractor shall submit its annual price change in writing to the City at least 30 calendar days prior to the contract anniversary date, even if the recommendation is to keep pricing the same as the previous period. This justification will ensure that any potential price decreases are not overlooked. The Contractor shall provide the following:

1. Proof of the validity of a request for a price change or no change and it shall be the responsibility of the Contractor to, at a minimum, provide certified documentation including the Chemical Data monthly report for the correct period.

2. Fully calculated adjustments for all products available through the awarded contract, including updated price sheets showing the new unit.

Any approved cost adjustments shall become effective on the anniversary of the Effective Date. The City may, after examination, refuse to accept the adjusted costs, if they are not properly documented.

D. ***Fiscal Administration.*** Subject to the terms and conditions of the Grant Agreement, the total amount of the Federal Award granted to the City amounts to $3,982,000.00, with the total approved cost share or in-kind contributions totaling $1,450,609.00. The City has agreed to be the fiscal administrator for the $3,320,000.00 payable to the Contractor upon the completion of the Contactor's deliverables and as otherwise set forth hereunder. The Recycling Partnership has agreed to be the fiscal administrator for the $1,245,000 payable to the Contractor upon the completion of the Contractor's deliverables and as otherwise set forth hereunder.

ARTICLE V - DURATION AND TERMINATION

A. ***Initial Term.*** The term of this Agreement shall be for 3 years, beginning on the Effective Date, provided there is an encumbrance of funds by the requesting department made from the funds allotted by the Chief Administrative Officer, which are derived from appropriations made by the City Council. This Agreement shall automatically terminate with respect to any period of time for which funds are not so encumbered.

B. ***Extension.*** This Agreement may be extended at the option of the City, provided that funds are allocated by the City Council and the extension of the Agreement facilitates the continuity of services provided herein. This Agreement may be extended by the City for 4 additional one-year terms.

C. ***Termination for Convenience.*** The City may terminate this Agreement at any time by giving the Contractor at least 30 calendar days written notice of the termination.

D. ***Termination for Non-Appropriation.*** This Agreement will terminate immediately in the event of non-appropriation of funds sufficient to maintain this Agreement without the requirement of notice; and the City will not be liable for any amounts beyond the funds appropriated and encumbered for this Agreement.

E. ***Termination for Cause.*** The City may terminate this Agreement immediately for cause by sending written notice to the Contractor. "Cause" includes, without limitation, any failure to perform any obligation, abide by any condition of this Agreement, or the failure of any representation or warranty in this Agreement, including without limitation any failure to comply with the requirements of the City's Disadvantaged Business Enterprise program and any failure to comply with any provision of City Code Section 2-1120 or requests of the Office of Inspector General. If a termination for cause is subsequently challenged in a court of law and the challenging Party prevails, the termination will be deemed to be a termination for convenience effective 30 days from the date the original written notice of termination for cause was sent to the challenging Party; no further notice will be required.

F. ***Suspension.*** Notwithstanding the article on Force Majeure, the City may suspend this Agreement at any time and for any reason by giving 2 business days' written notice to the Contractor. The Contractor will resume work upon 5 business days' written notice from the City.

ARTICLE VII - PERFORMANCE MEASURES

A. ***Factors.*** The City will measure the performance of the Contractor according to the following non-exhaustive factors: work performed in compliance with the terms of the Agreement; staff availability; staff training; staff professionalism; staff experience; customer service; communication and accessibility; prompt and effective correction of situations and conditions; timeliness and completeness of submission of requested documentation (such as records, receipts, invoices, insurance certificates, and computer-generated reports).

B. ***Failure to Perform.*** If the Contractor fails to perform according to the Agreement, the City will notify the Contractor. If there is a continued lack of performance after notification, the City may declare the Contractor in default and pursue any appropriate remedies available under the Agreement and/or any applicable law. In the event of a notification of default, the City will invoice the defaulting Contractor for any increase in costs and other damages sustained by the City. Further, the City will seek full recovery from the defaulting Contractor.

ARTICLE VIII – LIVING WAGES

A. ***Definitions.*** Unless otherwise expressly provided in this Agreement, Capitalized terms used but not defined herein, shall have the definition attributed to them in Article VIII, Section 70-802 of the City Code.

B. ***Compliance.*** To the fullest extent permitted by law, the Contractor agrees to abide by City Code Sections 70-801, *et seq.*, which requires, in pertinent part, the following:

1. Payment of an hourly wage to Covered Employees equal to the amounts defined in the City Code ("**Living Wage**");
2. Receipt of at least seven (7) days per year of compensated leave for Covered Employees, as required by Section 70-807 of the City Code; and
3. Post notice in a prominent place regarding the applicability of the Living Wage Ordinance in every workplace in which Covered Employees are working that is within the Covered Employer's custody and control, as required by Section 70-810 of the City Code.

C. ***Living Wage.*** In accordance with the Living Wage Ordinance, Living Wage shall be $16.01 per hour plus any adjustment provided in subsection D below for any work performed during calendar year 2025 or thereafter.:

D. ***Adjusted Living Wage.*** In accordance with Section 70-806(2) of the City Code, the Living Wage shall be annually adjusted for inflation, as defined by the Consumer Price Index calculated by the U.S. Bureau of Labor Statistics as applied to the South Region, except that in no instance shall the Living Wage be adjusted downward. The first adjustment shall become effective on January 1, 2024 using the Consumer Price Index figures provided for the preceding year, and thereafter on an annual basis.

E. ***Subcontract Requirements.*** As required by Section 70-804 of the City Code, the Contractor, beneficiary, or other Covered Employer, prior to entering into a subcontract, shall notify subcontractors in writing of the requirements and applicability of Article VIII – The Living Wage Ordinance ("**Article**"). City contractors and beneficiaries shall be deemed responsible for violations of this Article by their subcontractors.

F. ***Reporting.*** On or before January 31st and upon request by the City, the Contractor shall identify (a) the hourly wage earned by the lowest paid Covered Employee and (b) the number of days of compensated leave received by Covered Employees earning less than 130% of the then-prevailing wage during the current term of the Agreement, and provide the identified information to the following:

Office of Workforce Development
Living Wage - Compliance
1340 Poydras Street – Suite 1800
New Orleans, Louisiana 70112

G. ***Compliance Monitoring.*** Covered Employers under this Agreement are subject to compliance monitoring and enforcement of the Living Wage requirements by the Office of Workforce Development (the "**OWD**") and/or the Chief Administrative Office ("**CAO**"). Covered Employers will cooperate fully with the OWD and/or the CAO and other City employees and agents authorized to assist in the administration and enforcement of the Living Wage requirements. Steps and actions include, but are not limited to, requirements that: (i) the Contractor will cooperate fully with the OWD and the CAO and other City employees and agents authorized

to assist in the administration and enforcement of the Living Wage requirements; (ii) the Contractor agrees that the OWD and the CAO and their designees, in the performance of their duties, shall have the right to engage in random inspections of job sites and to have access to the employees of the Contractor, payroll records and employee paychecks; and (ii) that the City may audit such records of the Contractor as he or she reasonably deems necessary to determine compliance with the Living Wage standards.

H. ***Remedies***. If the Contractor fails to comply with the Living Wage requirements during the term of the Agreement, said failure may result in termination of the Agreement or the pursuit of other remedies by the City, including, but not limited to, the penalties and enforcement mechanisms set forth in Section 70-811 of the City Code.

ARTICLE IX - DISADVANTAGED BUSINESS ENTERPRISE ("DBE") PROGRAM

A. ***In General.*** The Contractor agrees to abide by the City Code Sections 70-456, *et seq.*, to use its best efforts to carry out all applicable requirements of the City's DBE Program for the administration of this Agreement, as set forth in the City Code and any applicable rules adopted thereunder. The City's Office of Supplier Diversity ("**OSD**") oversees the DBE Program and assigns a DBE Compliance Officer ("**DBECO**") to ensure compliance.

B. ***Monitoring.*** To ensure compliance with DBE requirements during the term of this Agreement, the DBECO will monitor the Contractor' use of DBE subcontractors/suppliers ("**DBE Entities**") through the following actions:

1. Job site visits;
2. Electronic payment tracking via the Contract Compliance Monitoring System or other means as approved by the OSD;
3. Routine audits of contract payments to all subcontractors;
4. Reviewing of records and reports; and/or
5. Interviews of selected personnel.

The DBECO may schedule inspections and on-site visits with or without prior notice to the Contractor or DBE Entities.

C. ***Cooperation***. The Contractor shall:

1. Designate an individual as the "DBE Liaison" who will monitor the Contractor's DBE participation as well as document and maintain records of "Good Faith Efforts" with DBE Entities.
2. Execute written contracts with DBE Entities that meet the applicable DBE goals.
    a. The Contractor shall provide the DBECO with copies of said contracts within 30 days from the date this Agreement is fully executed between the City and the Contractor.
    b. The Contractor shall agree to promptly pay subcontractors, including DBE Entities, in accordance with law.
3. Establish and maintain the following records for review upon request by the OSD:
    a. Copies of written contracts with DBE Entities and purchase orders;
    b. Documentation of payments and other transactions with DBE Entities;

c. Appropriate explanations of any changes or replacements of DBE Entities, which may include a record of "Post-Award Good Faith Efforts" for each certified firm that the Contractor does not use in accordance with the approved DBE participation submission;

d. Any other records required by the OSD.

The Contractor is required to maintain such records for 3 years after completion or closeout of this Agreement. Such records are necessary to determine compliance with their DBE obligations.

4. Post monthly payments and submit regular reports to the DBECO as required via the online "Contract Compliance Monitoring System" or other means approved by the OSD.

   a. The Contractor shall submit the initial report outlining DBE participation within 30 days from the date of notice to proceed (or equivalent document) issued by the City to the Contractor. Thereafter, "DBE Utilization" reports shall be due on or before the fifteenth day of each month until all DBE subcontracting work is completed.

   b. Reports are required even when no activity has occurred in a monthly period.

   c. If the established percentage is not being met, the monthly report shall include a narrative description of the progress being made in DBE participation.

   d. The Contractor may also be required to attach or upload copies of canceled checks or bank statements that identify payer, payee, and amount of transfer to verify payment information as indicated on the form.

5. Conform to the established percentage as approved by the OSD.

   a. The total dollar amount of the Agreement shall include approved change orders and amendments. For a requirements contract, the total dollar amount shall be based in actual quantities ordered.

   b. No changes to the established percentage and DBE Entities submitted on DBE Compliance Form-1 shall be allowed without approval by the OSD.

   c. The City will not adjust the contract for any increase in cost due to replacement of DBE Entities.

D. ***Post-Award Modification***. The OSD may grant a post-award modification request if:

   a. for a reason beyond the Contractor's control, the Contractor is unable to use the certified DBE entity submitted on DBE Compliance Form-1 to perform the specified work. The Contractor must notify the OSD of the intent for removal and substitution of a certified DBE immediately upon determination of that the DBE submitted on Compliance Form -1 is unable to perform the specified work. In such case, the Contractor shall use and document "Good Faith Efforts" to find a similarly qualified and certified DBE entity to perform such specified work. The same criteria used for establishing "Good Faith Efforts" in maximizing the participation of DBE

Entities prior to awarding the Agreement will also apply to the substitution of DBE subcontractors during the performance of the Agreement; or

b. the Contractor reasonably believes that, due to a change of scope, execution of the work in accordance with the directions from the City is unlikely to meet the established percentage or terms. In such case, the Contractor shall use and document "Good Faith Efforts" to achieve a reasonable amount of DBE participation on the remaining work on the Agreement.

ARTICLE X - NON-DISCRIMINATION

A. ***Equal Employment Opportunity.*** In all hiring or employment made possible by, or resulting from this Agreement, the Contractor (1) will not discriminate against any employee or applicant for employment because of race, color, religion, sex, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry, and (2) where applicable, will take affirmative action to ensure that the Contractor's employees are treated during employment without regard to their race, color, religion, sex, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry. This requirement shall apply to, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. All solicitations or advertisements for employees shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry.

B. ***Non-Discrimination.*** In the performance of this Agreement, the Contractor will not discriminate on the basis, whether in fact or perception, of a person's race, color, creed, religion, national origin, ancestry, age, sex, gender, sexual orientation, gender identity, domestic partner status, marital status, physical or mental disability, or AIDS- or HIV-status against (1) any employee of the City working with the Contractor in any of Contractor's operations within Orleans Parish or (2) any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations operated by the Contractor. The Contractor agrees to comply with and abide by all applicable federal, state, and local laws relating to non-discrimination, including, without limitation, Title VI of the Civil Rights Act of 1964, Section V of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990.

C. ***Incorporation into Subcontracts.*** The Contractor will incorporate the terms and conditions of this Article into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with these provisions.

D. ***Termination for Breach.*** The City may terminate this Agreement for cause if the Contractor fails to comply with any obligation in this Article, which failure is a material breach of this Agreement.

ARTICLE XI - INDEPENDENT CONTRACTOR

A. ***Independent Contractor Status.*** The Contractor is an independent contractor and shall not be deemed an employee, servant, agent, partner, or joint venture of the City and will not hold itself or any of its employees, subcontractors, or agents to be an employee, partner, or agent of the City.

B. ***Exclusion of Worker's Compensation Coverage.*** The City will not be liable to the

Contractor, as an independent contractor as defined in La. R.S. 23:1021(6), for any benefits or coverage as provided by the Worker's Compensation Law of the State of Louisiana. Under the provisions of La. R.S. 23:1034, any person employed by the Contractor will not be considered an employee of the City for the purpose of Worker's Compensation coverage.

C. ***Exclusion of Unemployment Compensation Coverage.*** The Contractor, as an independent contractor, is being hired by the City under this Agreement for hire and defined in La. R.S. 23:1472(12)(E), and neither the Contractor nor anyone employed by it will be considered an employee of the City for the purpose of unemployment compensation coverage, which coverage is being hereby expressly waived and excluded by the parties, because: (a) the Contractor has been and will be free from any control or direction by the City over the performance of the services covered by this contract; (b) the services to be performed by the Contractor are outside the normal course and scope of the City's usual business; and (c) the Contractor has been independently engaged in performing the services required under this Agreement prior to the date of this Agreement.

D. ***Waiver of Benefits.*** The Contractor, as an independent contractor, will not receive from the City any sick or annual leave benefits, medical insurance, life insurance, paid vacations, paid holidays, sick leave, pension, or Social Security for any services rendered to the City under this Agreement.

ARTICLE XII – FORCE MAJEURE

A. ***Event.*** An event of Force Majeure will include any event or occurrence not reasonably foreseeable by the City at the execution of this Agreement, which will include, but not be limited to, abnormally severe and unusual weather conditions or other acts of God (including tropical weather events, tornados, hurricanes, and flooding); declarations of emergency; shortages of labor or materials (not caused by City); riots; terrorism; acts of public enemy; war; sabotage; cyber-attacks, threats, or incidents; epidemics or pandemics; court or governmental order; or any other cause whatsoever beyond the reasonable control of City, provided such event was not caused by the negligence or misconduct of City, by the failure of City to comply with applicable laws, or by the breach of this Agreement.

B. ***Notice.*** To seek the benefit of this Article, the City must provide notice in writing to the Contractor stating: (1) an event triggering this Article has occurred; (2) the anticipated effect of the Force Majeure event on performance; and (3) the expected duration of the delay, if the Agreement is being suspended.

C. ***Effect.***

1. Upon the occurrence of a Force Majeure event, for which the City has provided required notice, the City may, at its sole discretion:

    a. Suspend this Agreement for a duration to be set by the City, not to exceed 90 days. During such time of suspension, the Parties will not be liable or responsible for performance of their respective obligations under this Agreement, and there will be excluded from the computation of such period of time any delays directly due to the occurrence of the Force Majeure event. During any such period of suspension, the Contractor must take all commercially reasonable actions to mitigate against the effects of the Force Majeure event and to ensure the prompt resumption of performance when so instructed by the City; or

b. Terminate this Agreement, either immediately or after one or more periods of suspension, effective on notice to Contractor and without any further compensation due.

2. Notwithstanding Section C(1) above, the obligations relating to making payments when due (for services or materials already provided) and those obligations specified to survive in the Agreement will be unaffected by any suspension or termination.

ARTICLE XIII - NOTICE

A. ***In General.*** Except for any routine communication, any notice, demand, communication, or request required or permitted under this Agreement will be given in writing and delivered in person or by certified mail, return receipt requested, as follows:

1. To the City:

   Greg Nichols, Deputy Chief Resilience Officer
   Office of Resilience & Sustainability
   City of New Orleans
   1300 Perdido Street
   Suite 7E05
   New Orleans, LA 70112

   &

   City Attorney
   City of New Orleans
   1300 Perdido Street, Suite 5E03
   New Orleans, LA 70112

2. To the Contractor:

   William J Rehrig, Corporate Executive Officer
   Rehrig Pacific Company
   1000 Raco Count
   Lawrenceville, GA 30046

B. ***Effectiveness.*** Notices are effective when received, except any notice that is not received due to the intended recipient's refusal or avoidance of delivery is deemed received as of the date of the first attempted delivery.

C. ***Notification of Change.*** Each Party is responsible for notifying the other in writing, that references this Agreement, of any changes in its address(es) set forth above.

ARTICLE XIV - ADDITIONAL PROVISIONS

A. ***Amendment.*** The City's officers and employees are not authorized to request or instruct the Contractor to perform any work beyond the scope or duration of this Agreement in the absence of an executed amendment to this Agreement. No amendment of or modification to this Agreement shall be valid unless and until executed in writing by the duly authorized representatives of both Parties to this Agreement.

B. ***Assignment.*** (i) Neither a Contractor nor subcontractor may assign or transfer its rights, duties, or obligations under this Agreement without the prior written consent of the City, which consent must be approved by a resolution of the City Council. (ii) A transfer requiring the

prior written consent of the City, as described in the preceding subsection, shall occur upon a change in ownership of the Contractor or subcontractor. A "change in ownership" shall occur on the date that any one person, or more than one person acting as a group, acquires, directly or indirectly, an aggregate ownership interest in the Contractor or subcontractor that exceeds 50% of the fair market value of the Contractor or subcontractor or 50% of the total voting power of the Contractor or subcontractor. The foregoing shall not apply to the acquisition of additional ownership interests by a person whose ownership interest in the Contractor or subcontractor exceeds 50% of the fair market value of the Contractor or subcontractor or 50% of the total voting power of the contractor or subcontractor as of the effective date of the Agreement.

C. ***Choice of Law.*** This Agreement will be construed and enforced in accordance with the laws of the State of Louisiana without regard to its conflict of laws provisions.

D. ***Compliance with City's Hiring Requirements – Ban the Box.***

1. The Contractor agrees to adhere to the City's hiring requirements contained in City Code Sections 2-8(d) and 2-13(a)-(f). Prior to executing this Agreement, the Contractor must provide a sworn statement attesting to its compliance with the City's hiring requirements or stating why deviation from the hiring requirements is necessary.
2. Failure to maintain compliance with the City's hiring requirements through the term of the Agreement, or to provide sufficient written reasons for deviation, is a material breach of this Agreement. Upon learning of any such breach, the City will provide the Contractor notice of noncompliance and allow the Contractor thirty (30) days to come into compliance. If, after providing notice and thirty (30) days to cure, the Contractor remains noncompliant, the City may move to suspend payments to the Contractor, void the Agreement, or take any such legal action permitted by law or this Agreement.
3. This section will not apply to any agreements excluded from the City's hiring requirements by City Code Sections 2-8(d) or (g). Should a court of competent jurisdiction find any part of this section to be unenforceable, the section should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law, or if reformation is not possible, the section should be fully severable and remaining provisions of the Agreement will remain in full force and effect.
4. The Contractor will incorporate the terms and conditions of this Article into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with those provisions.

E. ***Conflicting Employment.*** To ensure that the Contractor's efforts do not conflict with the City's interests, and in recognition of the Contractor's obligations to the City, the Contractor will decline any offer of other employment if its performance of this Agreement is likely to be adversely affected by the acceptance of the other employment. The Contractor will promptly notify the City in writing of its intention to accept the other employment and will disclose all possible effects of the other employment on the Contractor's performance of this Agreement. The City will make the final determination whether the Contractor may accept the other employment.

F. ***Construction of Agreement.*** Neither Party will be deemed to have drafted this Agreement. This Agreement has been reviewed by all Parties and shall be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of all Parties. No term of this Agreement shall be construed or resolved in

favor of or against the City or the Contractor on the basis of which Party drafted the uncertain or ambiguous language. The headings and captions of this Agreement are provided for convenience only and are not intended to have effect in the construction or interpretation of this Agreement. Where appropriate, the singular includes the plural and neutral words and words of any gender shall include the neutral and other gender.

G. ***Cost Recovery.*** In accordance with Section 2-8.1 of the Municipal Code entitled "Cost recovery in contracts, cooperative endeavor agreements, and grants," to the maximum extent permitted by law, the Contractor shall reimburse the City or disgorge anything of value or economic benefit received from the City if the Contractor fails to meet its contractual obligations.

H. ***Entire Agreement.*** This Agreement, including all incorporated documents, constitutes the final and complete agreement and understanding between the Parties. All prior and contemporaneous agreements and understandings, whether oral or written, are superseded by this Agreement and are without effect to vary or alter any terms or conditions of this Agreement.

I. ***Exhibits.*** The following exhibits will be and are incorporated into this Agreement: "Exhibit A" - U.S. Environmental Protection Agency Grant Agreement; "Exhibit B" – Request for Proposal No. 4344; "Exhibit C" – Technical Proposal; "Exhibit D" – Price Proposal; "Exhibit E" - Non-Federal Entity Compliance Provisions for Federal Awards.

J. ***Order of Documents.*** In the event of any conflict between the provisions of this Agreement and any incorporated documents, the terms and conditions of the documents will apply in this order: "Exhibit A"; "Exhibit B"; the Agreement; "Exhibit C"; "Exhibit D"; Exhibit "E".

K. ***Jurisdiction.*** The Contractor consents and yields to the jurisdiction of the State Civil Courts of the Parish of Orleans and formally waives any pleas or exceptions of jurisdiction on account of the residence of the Contractor.

L. ***Limitations of the City's Obligations.*** The City has no obligations not explicitly set forth in this Agreement, any incorporated documents, or expressly imposed by law.

M. ***No Third-Party Beneficiaries.*** This Agreement is entered into for the exclusive benefit of the Parties and the Parties expressly disclaim any intent to benefit anyone not a party to this Agreement.

N. ***Non-Exclusivity.*** This Agreement is non-exclusive and the Contractor may provide services to other clients, subject to the City's approval of any potential conflicts with the performance of this Agreement, and the City may engage the services of others for the provision of some or all of the work to be performed under this Agreement.

O. ***Non-Waiver.*** The failure of either Party to insist upon strict compliance with any provision of this Agreement, to enforce any right, or to seek any remedy upon discovery of any default or breach of the other Party at such time as the initial discovery of the existence of such noncompliance, right, default, or breach shall not affect or constitute a waiver of either Party's right to insist upon such compliance, exercise such right, or seek such remedy with respect to that default or breach, or any prior, contemporaneous, or subsequent default or breach.

P. ***Ownership Interest Disclosure.*** The Contractor will provide a sworn affidavit listing all natural or artificial persons with an ownership interest in the Contractor and stating that no other person holds an ownership interest in the Contractor via a counter letter. For the purposes of this provision, an "ownership interest" shall not be deemed to include ownership of stock in a publicly traded corporation or ownership of an interest in a mutual fund or trust that holds an interest in a publicly traded corporation. If the Contractor fails to submit the required affidavits,

the City may, after 30 days' written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payments until the required affidavits are submitted.

Q. ***Ownership of Records.*** Upon final payment, all data collected and all products of work prepared, created, or modified by Contractor in the performance of this Agreement, including without limitation any and all notes, tables, graphs, reports, files, computer programs, source code, documents, records, disks, original drawings, or other such material, regardless of form and whether finished or unfinished, but excluding the Contractor's personnel and administrative records and any tools, systems, and information used by the Contractor to perform the services under this Agreement, including computer software (object code and source code), know-how, methodologies, equipment, and processes and any related intellectual property (collectively, "Work Product") will be the exclusive property of City and the City will have all right, title, and interest in any Work Product, including, without limitation, the right to secure and maintain any copyright, trademark, or patent of Work Product in the City's name. No Work Product may be reproduced in any form without the City's express written consent. The City may use and distribute any Work Product for any purpose the City deems appropriate without the Contractor's consent and for no additional consideration to the Contractor.

R. ***Prohibition of Financial Interest in Agreement.*** No elected official or employee of the City shall have a financial interest, direct or indirect, in this Agreement. For purposes of this provision, a financial interest held by the spouse, child, or parent of any elected official or employee of the City shall be deemed to be a financial interest of such elected official or employee of the City. Any willful violation of this provision, with the expressed or implied knowledge of Contractor, shall render this Agreement voidable by the City and shall entitle the City to recover, in addition to any other rights and remedies available to the City, all monies paid by the City to Contractor pursuant to this Agreement without regard to Contractor's otherwise satisfactory performance of the Agreement.

S. ***Prohibition on Political Activity.*** None of the funds, materials, property, or services provided directly or indirectly under the terms of this Agreement shall be used in the performance of this Agreement for any partisan political activity, or to further the election or defeat of any candidate for public office.

T. ***Remedies Cumulative.*** No remedy set forth in the Agreement or otherwise conferred upon or reserved to any Party shall be considered exclusive of any other remedy available to a Party. Rather, each remedy shall be deemed distinct, separate and cumulative and each may be exercised from time to time as often as the occasion may arise or as may be deemed expedient.

U. ***Severability.*** Should a court of competent jurisdiction find any provision of this Agreement to be unenforceable as written, the unenforceable provision should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law or, if reformation is not possible, the unenforceable provision shall be fully severable and the remaining provisions of the Agreement remain in full force and effect and shall be construed and enforced as if the unenforceable provision was never a part the Agreement.

V. ***Special Conditions for Solid Waste Infrastructure for Recycling Contracts.*** The "Non-Federal Entity Compliance Provisions for Federal Awards," attached as Exhibit "C" to this Agreement, are expressly incorporated into the Agreement and effectively immediately if the City has indicated it will or may seek reimbursement from the Solid Waste Infrastructure for Recycling program in the procurement documents or upon the City's notice to the Contractor that the City intends to seek reimbursement from the Solid Waste Infrastructure for Recycling Program in connection with the work to be performed under this Agreement.

W. ***Subcontractor Reporting.*** The Contractor will provide a list of all natural or artificial persons who are retained by the Contractor at the time of the Agreement's execution and who are expected to perform work as subcontractors in connection with the Contractor's work for the City. For any subcontractor proposed to be retained by the Contractor to perform work on the Agreement with the City, the Contractor must provide notice to the City within 30 days of retaining that subcontractor. If the Contractor fails to submit the required lists and notices, the City may, after thirty 30 days' written notice to the Contractor, take any action it deems necessary, including, without limitation, causing the suspension of any payments, until the required lists and notices are submitted.

X. ***Survival of Certain Provisions.*** All representations, warranties, and obligations concerning records retention, inspections, audits, ownership, indemnification, payments, remedies, jurisdiction, and choice of law shall survive the expiration, suspension, or termination of this Agreement and continue in full force and effect.

Y. ***Terms Binding.*** The terms and conditions of this Agreement are binding on any heirs, successors, transferees, and assigns.

ARTICLE XV – COUNTERPARTS

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original copy of this Agreement, but all of which, when taken together, shall constitute one and the same agreement.

ARTICLE XVI - ELECTRONIC SIGNATURE AND DELIVERY

The Parties agree that a manually signed copy of this Agreement and any other document(s) attached to this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. No legally binding obligation shall be created with respect to a Party until such Party has delivered or caused to be delivered a manually signed copy of this Agreement.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Contractor, through their duly authorized representatives, execute this Agreement.

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

Executed on this _____ **of** _____, **2025**

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

REHRIG PACIFIC COMPANY

BY: _____
WILLIAM J. REHRIG, CORPORATE EXECUTIVE OFFICER

_____
FEDERAL TAX I.D.

[EXHIBITS A-D ATTACHED SEPARATELY; EXHIBIT E CONTAINED ON NEXT PAGE(S)]

EXHIBIT "A" (Attached Separately)

Grant Agreement between
The United States Environmental Protection Agency
And
the City of New Orleans, Louisiana

EXHIBIT "B" (Attached Separately)

Request for Proposals 4344

Recycling Carts

EXHIBIT "C" (Attached Separately)

Rehrig Pacific Company Technical Proposal

Request for Proposals 4344

Recycling Carts

EXHIBIT "D" (Attached Separately)

Rehrig Pacific Company Pricing Proposal

Request for Proposals 4344

Recycling Carts

EXHIBIT "E"

NON-FEDERAL ENTITY COMPLIANCE PROVISIONS FOR FEDERAL AWARDS

The Contractors are advised that this Project is to be funded by EPA. Notwithstanding any provision of the Agreement to the contrary, the following terms and conditions:

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant

thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon

contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses

to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

COMPLIANCE WITH THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT.

(1) *Overtime requirements*. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages*. In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages*. The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts*. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

CLEAN AIR ACT

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C.§ 7401 *et seq.*

(2) The Contractor agrees to report each violation to the GOHSEP and understands and agrees that the GOHSEP will, in turn, report each violation as required to assure notification to FEMA, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

ENERGY POLICY AND CONSERVATION ACT

The Contractor hereby recognizes the mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (P.L. 94-163).

CLEAN WATER ACT

The Contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders, or requirements issued under Section 508 of the Clean Water Act which prohibits the use under non-exempt Federal contracts, grants or loans of facilities included on the EPA List of Violating Facilities.

FEDERAL WATER POLLUTION CONTROL ACT

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 7401 *et seq.*

(2) The Contractor agrees to report each violation to the GOHSEP and understands and agrees that the GOHSEP will, in turn, report each violation as required to assure notification to the FEMA, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

SUSPENSION AND DEBARMENT

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

BYRD ANTI-LOBBYING ACT

The Contractor will be expected to comply with Federal statutes required in the Anti-Lobbying Act.

Contractors who apply or bid for an award shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any Agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

PROCUREMENT OF RECOVERED MATERIALS

In the performance of this Contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

i. Competitively within a timeframe providing for compliance with the Contract performance schedule;

ii. Meeting Contract performance requirements; or

iii. At a reasonable price.

Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS.

(a) Any party to this contract must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. These steps are required for the hiring of any subcontractors under this contract.

(b) Affirmative steps must include:

(1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

(3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

(4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and

(5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.

Any procurement of telecommunications and video surveillance services or equipment must comply with the provisions of 2. C.F.R. §200.216.

DOMESTIC PREFERENCES FOR PROCUREMENTS.

As appropriate and to the extent consistent with law, the parties should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

ACCESS TO RECORDS

The following access to records requirements apply to this contract:

(1) The Contractor agrees to provide the State of Louisiana, the City, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the City and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

COMPLIANCE WITH FEDERAL EXECUTIVE ORDERS

This is an acknowledgement that FEMA financial assistance will be used to fund the Contract only. The Contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

NO OBLIGATION BY THE FEDERAL GOVERNMENT

The Federal Government is not a party to this Contract and is not subject to any obligations or liabilities to the non-Federal entity, Contractor, or any other party pertaining to any matter resulting from the Contract.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

CONTRACTS WITH OTHERS

If the Contractor contracts with any other contractor or vendor for performance of any portion of the work required under this Agreement, the Contractor must incorporate into its contract with such contractor or vendor an indemnification clause holding the Federal Government, its employees and/or their contractors; the State of Louisiana, its employees, and/or their contractors; and the City, its employees and/or their contractors, and the Contractor and its employees and/or contractors harmless from liability to third parties for claims asserted under such contract.

TERMINATION FOR CAUSE

The City shall each have the right to terminate this Agreement for cause, effective immediately upon the giving of written notice to the other party of its intent to terminate and the reasons therefore. If the termination for cause is subsequently challenged in a court of law and if the challenging party prevails, the termination for cause shall be deemed to be a termination for convenience and shall be effective thirty (30) days from the date that the original written notice of termination for cause was given to the challenging party and no further notice shall be required.

TERMINATION FOR CONVENIENCE

The City shall have the right to terminate this Agreement without cause by giving the Contractor written notice of its intent to terminate at least thirty (30) days prior to the date of termination. In the event that the City elects to terminate for convenience, the City shall be obligated to pay the Engineer only for those Services performed up to and through the date of termination.

REMEDIES AND SANCTIONS AGAINST ENGINEER'S DEFAULT

The City retains all rights and recourse under Louisiana law to enforce this Agreement or recover damages in connection with any breach or violation by the Contractor hereof.

[END OF AGREEMENT]

CONTRACT SUMMARY
TO ACCOMPANY REQUESTS FOR CONTRACT APPROVAL
BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of Resilience & Sustianability

Name of Contact Person: Daniel Jatres

Telephone Number: 504.658.4947

Email Address: daniel.jatres@nola.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** The manufacture, assembly, and distribution of recycling carts and educational materials in support of the City's EPA SWIFR grant award to increase recycling by New Orleans residents.
2. **The parties involved:** City of New Orleans; Rehrig Pacific Company
3. **The obligations, expectations, and deliverables of the parties involved:** Manufacture, assembly, and distribute approximately 83,000 recycling carts and the delivery of educational recycling kits.
4. **The duration of the contract:** 3 years
5. **The cost and any fiscal implications of the contract for the City:** $4,720,000 maximum, of which $3,320,000 is reimbursable by the EPA, the balance will be available for Sanitation Dept as needed.
6. **Describe disadvantaged business enterprise (DBE) participation:** The prime contractor is committed to the 35% DBE goal through their use of DBE subcontractor RTM Freight Brokerage LLC.

Reference: Council Rule 57 & City Code Section 70-10

City Planning Commission Meeting
Tuesday, October 28, 2025

CPC Deadline: NA
CC Deadline: NA
City Council District: All

STAFF REPORT

2026-2030 Capital Improvement Plan Amendment

To: City Planning Commission

From: Robert Rivers, Executive Director
Larry Massey Jr., Deputy Director

Prepared by: Laura Bryan

Date: October 31, 2025

Request: Amendment to the 2026-2030 Capital Improvement Plan report to act as a supplemental public hearing for five additional capital improvement project requests received after the deadline for submission.

Description: This report considers five amendments to the 2026-2030 Capital Improvement Plan (CIP). This amendment request does not require any action by the City Planning Commission but acts as a public hearing for additional capital funding requests.

Why is City Planning Commission action required?

Section 5-402 of the Home Rule Charter requires the City Planning Commission to prepare the capital improvement plan annually and to assist the Chief Administrative Officer in the preparation of the capital budget. As part of the development of the plan, Section 6-104 of the City Code requires each office, department, board, and the Council, among others to present to the City Planning Commission a list of all expenditures for permanent physical improvements which it is making or believes should be made in conjunction with its work during the next five years. The capital requests considered in this report were not presented during the department public hearings held in May 2025, and therefore must be presented at a public hearing to be considered in the 2026-2030 Capital Improvement Plan and for expenditure in the 2026 capital budget.

I. ANALYSIS

New Capital Requests Received After Department Public Hearings

The City Planning Commission staff received four additional capital requests after the department public hearings held in May 2025, and after the CIP was approved by the CPC on August 26, 2025. The City Code requires that departments present their requests to the City Planning Commission in order to be considered in the five-year capital improvement

plan, and a public hearing is conducted for each request. Three of the requests were submitted by Department of Parks and Parkways, one from the Department of Public Works (DPW), and the fifth request from New Orleans Public Schools (NOPS). They are described below.

Table 1: New capital requests received after department public hearings

Department	Project Name	Funding
Department of Parks and Parkways	Peoples Avenue Walking Path	$1,000,000
Department of Parks and Parkways	Real Timbers Walking Path	$535,000
Department of Parks and Parkways	Harmony Circle Improvements	$1,000,000
Department of Public Works	Ground Transportation Bureau Admin & Inspection Site	$1,200,000
New Orleans Public Schools (NOPS)	Multi-Sport Venue in the 9th Ward	$1,000,000

Department of Parks and Parkways

Peoples Avenue Walking Path

Department of Parks and Parkways requests funding for a walking path between Leon C. Simon and Chef Menteur Highway along Peoples Avenue. The approximately 1.7 mile stretch of Peoples Avenue is adjacent to the Norfolk Southern rail line.

Real Timbers Walking Path

This is a request for funding to construct a walking path within the city-owned square at 2701 Seine Street.

Harmony Circle Improvements

The DDD is pursuing grant funds for the redevelopment of Harmony Circle. Parks and Parkways is managing the project for the City and has requested $1,000,000 to fund the redevelopment as a match to the grant funds being pursued.

Department of Public Works

Ground Transportation Bureau Admin & Inspection Site

DPW is requesting funding to renovate the old brake tag station at 13400 Old Gentilly Road to service as Ground Transportation Bureau's administrative offices and inspection site. This move will co-locate administrative offices and inspection services.

New Orleans Public Schools

Multi-Sport Venue in the 9th Ward

Construction of a multi-sport athletic venue in the 9th Ward, which will accommodate and expand opportunities for youth athletics, serving public middle and high school students across Orleans Parish. This is planned to be located on the same property as George Washington Carver High School and will be funded by many sources including State Capital Outlay, Federal funding, and private funds, in addition to the $1,000,000 requested from General Obligation Bonds.

Recommendation:

This amendment is considered a supplemental amendment to the approved CIP. The City Planning Commission approved the 2026-2030 Capital Improvement Plan at the hearing on August 26, 2025. While this is considered an amendment to the CIP, the staff does not recommend reallocating funds to these projects within the plan.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

The staff summarized the five additional Capital Improvement requests for the 2026-2030 CIP. There was some discussion about what action must be taken on the requests. After discussion between the staff and the commission, Commissioner Poche made a motion to approve the requests to be included in the 2026-2030 CIP without allocating funding to the projects. The motion was seconded by Commissioner Steeg and was unanimously adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE AMENDMENTS TO THE CIP 2026-2030 ARE HEREBY RECOMMENDED FOR APPROVAL.

YEAS: Kepper, Poché, Steeg, Stewart, Witry

NAYS: None

ABSENT: Flick, Jordan, Joshi-Gupta

Outlook

FW: Emailing: Permit 25-36276-DEMO (DEMO-COMM) Documents

From Clerk of Council <clerkofcouncil@nola.gov>
Date Mon 1/5/2026 2:24 PM
To Naomi R. Mark <nrmark@nola.gov>; Denise Mills <dmills@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Denise M. Russ <dmruss@nola.gov>

1 attachment (16 MB)
Permit 25-36276-DEMO (DEMO-COMM) Documents.zip;

-----Original Message-----
From: Cynthia Davis <ccross@nola.gov>
Sent: Tuesday, December 16, 2025 2:11 PM
To: Clerk of Council <clerkofcouncil@nola.gov>
Cc: Adam J. Swensek <adam.swensek@nola.gov>; Anita B. Curran <abcurran@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Aisha R. Collier <arcollier@nola.gov>; Permit Info <permitinfo@nola.gov>
Subject: Emailing: Permit 25-36276-DEMO (DEMO-COMM) Documents

The Department of Safety & Permits has received all the required documents which are submitted in the attached zip file. Therefore, I'm requesting that this property be placed on the next available City Council's agenda. Also, email me a copy of the City Council Electronic Signed Motion. If you have additional questions, feel free to contact me.

Your message is ready to be sent with the following file or link attachments:

Permit 25-36276-DEMO (DEMO-COMM) Documents

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Construction/Development Related Permit

Date _____
Tracking Number _____

BUILDING PERMIT APPLICATION — MASTER APPLICATION

Property Address: 2119 Louisiana ave Apt./Ste. Number: _____

Type of Building:
- ○ Residential (Single Family)
- ○ Residential (Two Family)
- ○ Residential (Half of Party Wall Double)
- ○ Residential (Accessory Use)
- ○ Commercial (Multi-Family)
- ○ Commercial (Business Use)
- ◉ Commercial (Mixed Use)
- ○ Commercial (Accessory Use)

APPLICANT INFORMATION

Applicant Identity: Mark all that apply
- ◉ Owner
- ○ Lessee
- ◉ Contractor
- ○ Architect
- ○ Engineer
- ○ Other

Name Henry Robinson III

Address 4213 government st ste b City Baton Rouge State LA Zip 70806

Phone 504 232 8827 Email Hr3construction@gmail.com

SCOPE OF WORK/PROPOSAL

Description of proposed work (Please include thorough details or provide attachments.)

Demolished the building on site and haul away the construction debris

Will the exterior of the building be altered in any way?	○Yes ◉No	Will a driveway be installed?	○Yes ◉No
Was this structure built before 1978? **If yes, Supp G "Lead Based Paint Removal Form" is required.**	○Yes ◉No	Will any portion of the sidewalk be repaired? **If yes, Supp L "Sidewalk Repair Form" is required.**	○Yes ◉No
Is the impervious surface area on the site where work will be performed > 5,000 sq ft?	○Yes ◉No		
Is the total area of the site where you will be working > 1 acre?	○Yes ◉No		
Will this project have a total square footage of more the 40,000sf?	○Yes ◉No	Will a dumpster be placed in the street? **If yes, Supp J "Dumpster/Construstion Zone Form" is required.**	○Yes ◉No
Will any electrical work be done under this scope of work?	○Yes ◉No		
Will any A/C or gas line work be done under this scope of work?	○Yes ◉No		
Will signage be affected (altered, added, changed)? **If yes, Supplement H "Sign Permit Application" is required.**	○Yes ◉No		
Is this application for a Federal Housing Unit?	○Yes ◉No		

Estimate cost/value of proposed work $ _____ ***Attach quote, contract, or other documentation of estimate.***

Area of existing structure _____ ft² Area affected _____ ft² New Area added _____ ft² Number of Floors _____

Foundation Type: ◉ Slab ○ Pier Sprinklers: ○ Yes ◉ No Building Condition: ○ Good ◉ Average ○ N/A

Existing Use _____ Proposed Use _____

BUILDING INFORMATION

ICC Construction Type:
- ◉ Not Applicable
- ○ Site Built
- ○ Modular
- ○ Manufactured

	Number of Existing Meters	Number of New Meters
Electrical Meters		
Gas Meters		

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Construction/Development Related Permit

Date _____
Tracking Number _____

BUILDING PERMIT APPLICATION — MASTER APPLICATION

RESIDENTIAL BUILDING INFORMATION (Single Family and Two Family) NOT APPLICABLE ☑

Dwelling Area _____ ft² Garage Area _____ ft² Number of Bedrooms _____ Number of Bathrooms _____ Central A/C and Heat? ○ Yes ○ No

MULTIFAMILY AND COMMERCIAL BUILDING INFORMATION NOT APPLICABLE ☑

Total Number of Residential Units _____ Efficiency Units _____ 1 Bedroom _____ 2 Bedroom _____ 3+ Bedrooms _____

Number of Elevators _____ Number of A/C Units _____ Number of Boilers _____ Number of Escalators _____

OWNER INFORMATION ☐ SAME AS APPLICANT

Name Henry Robinson III Company Robinson property investors

Address 4213 government st Ste b City Baton Rouge State La Zip 70806

Phone 504 232 8827 Email Hr3construction@gmail.com

CONTRACTOR INFORMATION ☐ SAME AS APPLICANT

Name Henry Robinson III Company Hr3 Productions LLC

Address 503 hancock st City Gretna State La Zip 70053

Phone 504 232 8827 Email Hr3construction@gmail.com State Lic. # 78717 Exp 2028

ARCHITECT INFORMATION ☐ SAME AS APPLICANT

Name _____ Company _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____ License Number _____

ENGINEER INFORMATION ☐ SAME AS APPLICANT

Name _____ Company _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____ License Number _____

FEES

- Permit Fee: $60 + ($5 per $1000 of work to be performed)
- Plan review Fee: ($1 per $1000 of work to be performed)
- VCC/HDLC Surcharge: (50% of total fee, calculated using the above)

ACKNOWLEDGMENTS

I certify that the above information is true and correct to the best of my knowledge. I understand that the City of New Orleans is authorized to suspend or revoke a permit or license issued under the provisions of its Municipal Code wherever a permit or license is issued in error or on the basis of incorrect, inaccurate or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of New Orleans Municipal Code, the Comprehensive Zoning Ordinance, the International Construction Code or International Fire Code as adopted by the City of New Orleans. Fines and penalties for misrepresentation of material facts will be assessed in accordance with City of New Orleans ordinances and State of Louisiana Revised Statutes. I understand that any change in the scope or cost of the work must be reported to the Department of Safety and Permits and additional permits may be required.

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature _____ Date _____

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Construction/Development Related Permit

Date 11-14-25
Tracking Number

DEMOLITION REQUEST APPLICATION — SUPPLEMENT A

APPLICANT INFORMATION

Property Address: 2119 Louisiana ave

Applicant Identity: ☑ Owner ○ Lessee ☑ Contractor ○ Architect
Mark all that apply ○ Other

Applicant Name Henry Robinson III Applicant Contact Number 504 232 8827

Applicant Emal: Hr3construction@gmail.com

Why do you wish to demolish the existing structure?

To build a new building

Cost of Demolition: $ 10,000

Yes ◉ No ○ Do you plan to rebuild on the site? If yes, what do you plan to build? A new building similar to the existing structure

How long will the lot remain vacant? N/a

Yes ◉ No ○ Is there a redevelopment plan for the lot?

Yes ◉ No ○ Does the proposed structure meet zoning requirements? If you are uncertain, please check here. ☐

Yes ○ No ◉ Is this property in the Neighborhood Conservation District?

Yes ○ No ◉ Is this property in a Historical District?

Yes ○ No ◉ Is this property in the Vieux Carre (French Quarter)?

What is your plan for maintaining the lot in the period between demolition and redevelopment?

Install a fence to keep out trespassers and hire a landscaper

If lot is to be left vacant, what type of fence is proposed?

What is your plan for keeping lot free of trash and weeds? Hire a landscaping company

(If additional space is needed, please attach additional sheets.)

REQUIRED ATTACHMENTS (FOR DEMOLITION REQUESTS THAT REQUIRE A NEIGHBORHOOD CONSERVATION DISTRICT COMMITTEE HEARING ONLY)

Not Applicable ☑

- Completed permit application checklist, including a building permit application, valuation of work, and the number of residential units to be demolished
- Four color photographs of the structure to be demolished (front, rear, left, and right sides) labeled with the municipal address of the property and the view shown.
- Copy of Sanborn Map, with subject property indicated.
- Recorded Act of Sale (if the property has recently changed ownership).
- Damage Assessment from the Department of Safety and Permits.
- Future plans (if available) including site plans and exterior elevations.
- Completed Demolition Request—Letter of Intent form

Additional Requirements

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature [signature] Date 11-14-25

MOTION

NO. M-26-74

CITY HALL: February 12, 2026

BY: COUNCILMEMBERS HARRIS AND MORRELL

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That **HENRY ROBINSON III, HR3 PRODUCTIONS, LLC's** application #25-36276-DEMO for a permit to demolish the property located at **2119 Louisiana Avenue** is **denied**; and

BE IT FURTHER MOVED, That the Department of Safety and Permits is **not** authorized to issue a demolition permit for said property; and

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Department of Safety and Permits.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

City Planning Commission
Staff Report
Tuesday, November 11, 2025

Zoning Docket 060-25
Prepared by: Valerie Goines
Date: December 8, 2025
Deadline for CPC action: 1/10/26
CC Deadline: 60 days
City Council District: E

Applicant: Old Land Orleans, LLC
Request: Conditional use to permit an outdoor storage yard in a GPD General Planned Development District
Property description: Square 151, Lots 6, 7, 8, Woodland Heights, in the Third Municipal District, bounded by Old Gentilly Road, Almonaster Avenue, and Read Boulevard
Municipal address: 10760 Old Gentilly Road

Description

The subject property is located on Old Gentilly Road within a GPD General Planned Development District. The site currently consists of gated open space with several storage containers but does not contain any permanent structures. It comprises three (3) lots of record with a combined area of approximately 19,890 square feet.

The applicants propose to establish an outdoor storage yard that would include a 300 square foot accessible mobile office container equipped with a restroom. The proposal also includes a pedestrian entrance along Old Gentilly Road to provide controlled access to the site.

Reason for Commission Review

Per **Article 7, Section 7.2.A (Table 7-1: Permitted and Conditional Uses),** an outdoor storage yard is deemed a conditional use in the GPD General Planned Development District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Article 7, Section 7.3 (Table 7-2) – Bulk and Yard Requirements			
	Requirement	**Provided**	**Notes**

Building height	35 feet	< 35 feet	n/a
Front yard	20 feet	N/A	n/a
Side yard 1	20 feet	N/A	n/a
Side yard 2	20 feet	N/A	n/a
Rear yard	20 feet	N/A	n/a

- The applicant shall consolidate existing lots 6, 7, and 8 into a single lot of record through the City Planning Commission. The planned development shall apply only to the new lot of record. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.

Overlay Design Standards

The subject site is not located in any overlay districts that are applicable to this request.

Use Standards for Outdoor Storage Yard	
Requirement	**Notes**
Outdoor storage yards shall have a minimum ten-thousand (10,000) square feet of lot area.	Compliant
All outdoor storage shall comply with the screening and buffering requirements of this Ordinance, including a seven (7) foot solid fence surrounding all outdoor storage areas.	Final site plan must comply.
The outdoor storage area should be located to the rear of the lot where possible. All structures shall be located towards the front of the lot, but must comply with the front yard requirements of the underlying zoning district.	Compliant
Outdoor storage areas shall be surfaced and graded to drain all surface water and meet the stormwater management requirements of the Code of Ordinances. Outdoor storage areas may be surfaced with partially permeable materials, if adequate drainage, erosion, and dust control are provided.	Final site plan must comply.

Parking Requirements				
	Requirement	**Exceptions**	**Total Required**	**Provided**
Vehicle Parking	1 space:300 sf of office space	None	1	15 per site plan
Bicycle Parking	None	None	0	0
Loading	2 spaces	None	2 spaces	None shown on site plan

Anticipated impact on surrounding land uses

The proposed outdoor storage yard is expected to have minimal impact on surrounding properties. Old Gentilly Road experiences relatively low traffic volumes and primarily serves employees of nearby industrial businesses rather than the general public. The proposed use is anticipated to generate only a negligible increase in traffic, which can be easily accommodated by the existing roadway network.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. "Chapter 13: Land Use Plan" of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as "Industrial." The goal, range of uses, and development character for that designation are copied below.

> **INDUSTRIAL**
>
> **Goal:** Retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans' residents**.**
>
> **Range of Uses:** Heavy manufacturing, maritime uses, water treatment and transfer, large warehousing/distribution facilities, stormwater management, and limited commercial uses are allowed. Transit and transportation facilities are allowed. Urban mixed use developments are allowed.
>
> **Development Character:** Often located near rail and highway infrastructure, massing and bulk will vary depending on location, however, proper buffers/standards required, particularly when abutting residential neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed outdoor storage yard is classified as an industrial use and aligns with the range of uses and development character envisioned within this Future Land Use Map (FLUM) category. Accordingly, the request is consistent with the intended Master Plan FLUM designation.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. The proposed storage yard is compatible with the purpose of the General Planned Development (GPD) District, which, where applied in New Orleans East, is intended to enable industrial use in a manner that is compatible with surrounding natural environments. The site is already cleared and has been used in the past. Its continued use would not negatively affect the surrounding environment.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

The proposal generally meets the use standards and will be required to do so by the provisos recommended by the staff. The environmental performance standards are applied through normal permitting processes.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The subject site is located along Old Gentilly Road, an area characterized by industrial and utility-oriented uses, including auto-wrecking yards, open storage areas, and undeveloped land. The proposed outdoor storage yard is compatible with the existing industrial character of the surrounding area and will not introduce an intensity or scale of development inconsistent with adjacent properties.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

No variances are needed.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. The proposed use is anticipated to have negligible impacts on traffic, noise, or environmental quality. Old Gentilly Road primarily serves industrial traffic associated with adjacent businesses and experiences low overall traffic volumes. The use will not generate significant vehicular activity, hazardous emissions, or other impacts detrimental to public health or safety.

Staff Recommendation

The staff recommends **APPROVAL** of **Zoning Docket 060/25**, subject to 4 provisos:

Provisos:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly

recording plans within a one-year time period, or failure to request an administrative extension as provided for **in Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance, will void the conditional use approval.

2. The plans submitted to the City Planning Commission for final approval shall indicate the presence of a minimum of one (1) off-street vehicle parking space, as set forth in **Article 22, Section 22.4.A (Table 22-1)** of the Comprehensive Zoning Ordinance, and one (1) off-street loading space, as set forth in **Article 22, Section 22.7** of the Comprehensive Zoning Ordinance.

3. In accordance with **Article 20, Section 20.3.Q** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
   a. All outdoor storage shall comply with the screening and buffering requirements of this Ordinance, including a seven (7) foot solid fence surrounding all outdoor storage areas.
   b. Outdoor storage areas shall be surfaced and graded to drain all surface water and meet the stormwater management requirements of the Code of Ordinances. Outdoor storage areas may be surfaced with partially permeable materials, if adequate drainage, erosion, and dust control are provided.

4. The applicant shall consolidate existing lots 6, 7, and 8 into a single lot of record through the City Planning Commission. The planned development shall apply only to the new lot of record. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.

CITY PLANNING COMMISSION MEETING (November 11, 2025)

The staff summarized the application and presented its recommendation for approval. The applicant was not present to speak on behalf of the application and there were no speakers in support or in opposition of the request. Commissioner Joshi-Gupta moved to approve the request, Commissioner Steeg seconded the motion which was unanimously approved.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 060-25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO FOUR (4) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period, or failure to request an administrative extension as provided for **in Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance, will void the conditional use approval.

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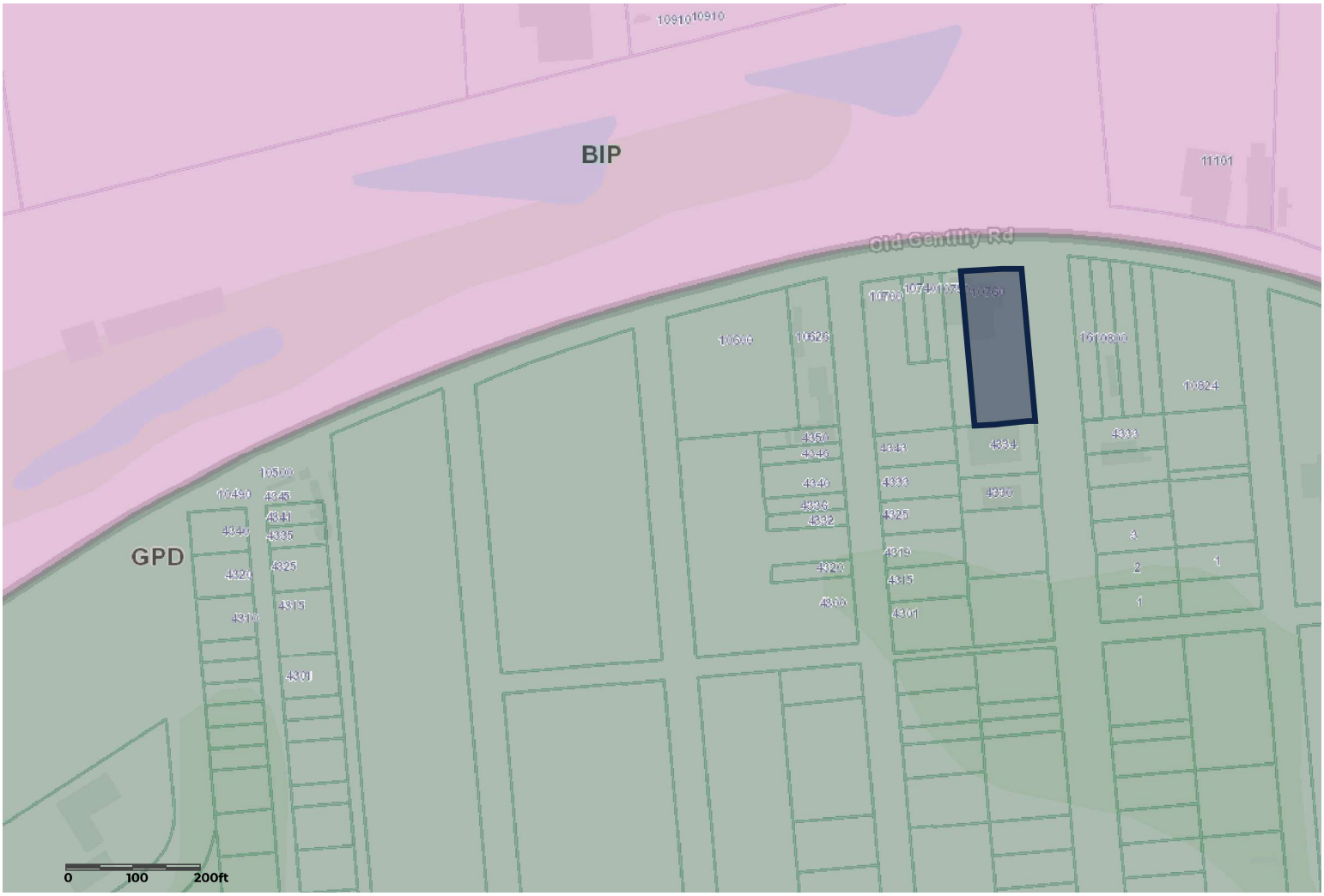
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YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poche, Steeg, Stewart

NAYS: None

ABSENT: Witry

City of New Orleans Property Viewer
10760 OLD GENTILLY RD, LA, 70127



Property Information

Building Number

Unit Number

Site Address
10760 OLD GENTILLY RD, LA, 70127

First Owner Name
OLD LAND ORLEANS L.L.C.

Second Owner Name

Mailing Address
1532 S NORMAN C FRANCIS PARKWAY

Mailing City
NEW ORLEANS

Mailing State
LA

Mailing Zip 5
70125

Mailing Zip +4

Use Code

Property Description
WOODLAND HEIGHTS R S SQ 151 LOTS 6 THRU 8 GENTILLY AND WOODLAND 90X221 SGLE 7/RM A/R

GeoPIN
41131767

Tax Bill ID
39W817705

Lot
6/8

Square

BLOCK
151

PARID
10760-GENTILLYRD

Parcel Area (sq.ft.)
19890

Parcel Dimensions (ft.)
90x221

Assessor Records and Sales/Transfer Information (https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=10760-GENTILLYRD)

Zoning

Zoning District
GPD

Zoning Description
General Planned Development District (http://czo.nola.gov/article-7/)

Uses
Permitted and Conditional Uses (http://czo.nola.gov/article-7#7-2)

Future Land Use

Future Land Use
IND

Future Land Use Description
Industrial (https://masterplan.nola.gov/volume-2/13/#2-13-c)

Overlays and Interim Zoning Districts

Overlay / IZD Description
Commercial Short Term Rental Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (http://czo.nola.gov/Article-19#19-4-A-20)

Overlay / IZD Description
Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-21)

Overlay / IZD Description
Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-22)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

Orleans Parish, LA

Survey

Map | Search | Supplemental Tax Roll Search | More



Parcel ID	10760-GENTILLYRD
Tax Bill Number	39W817705
Municipal District	3
Location Address	10760 GENTILLY RD
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	WOODLANDHT
Zoning District	Show Viewer (41131767)
Land Area (sq ft)	19890
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	151
Book	10
Lot/Folio	6/8/045
Line	005
Legal Description	1. WOODLAND HEIGHTS R S SQ 151 2. LOTS 6 THRU 8 GENTILLY AND 3. WOODLAND 90X221 4. SGLE 7/RM A/R
Assessment Area	VIAVANT COM 31 Show Assessment Area Map
Parcel Map	Show Parcel Map

Owners

OLD LAND ORLEANS LLC

Survey

Property Information

Building Number

Unit Number

Site Address
10760 OLD GENTILLY RD, LA, 70127

First Owner Name
OLD LAND ORLEANS L.L.C.

Second Owner Name

Mailing Address
1532 S NORMAN C FRANCIS PARKWAY

Mailing City
NEW ORLEANS

Mailing State
LA

Mailing Zip 5
70125

Mailing Zip +4

Use Code

Property Description
WOODLAND HEIGHTS R S SQ 151 LOTS 6 THRU 8 GENTILLY AND WOODLAND 90X221 SGLE 7/RM A/R

GeoPIN
41131767

Tax Bill ID
39W817705

Lot
6/8

Square

BLOCK
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PARID
10760-GENTILLYRD

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Zoning

Zoning District
GPD

Zoning Description
General Planned Development District (http://czo.nola.gov/article-7/)

Future Land Use

Future Land Use
IND

Future Land Use Description
Industrial (https://masterplan.nola.gov/volume-2/13/#2-13-c)

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Customary Lodging Services Staffing Interim Zoning District

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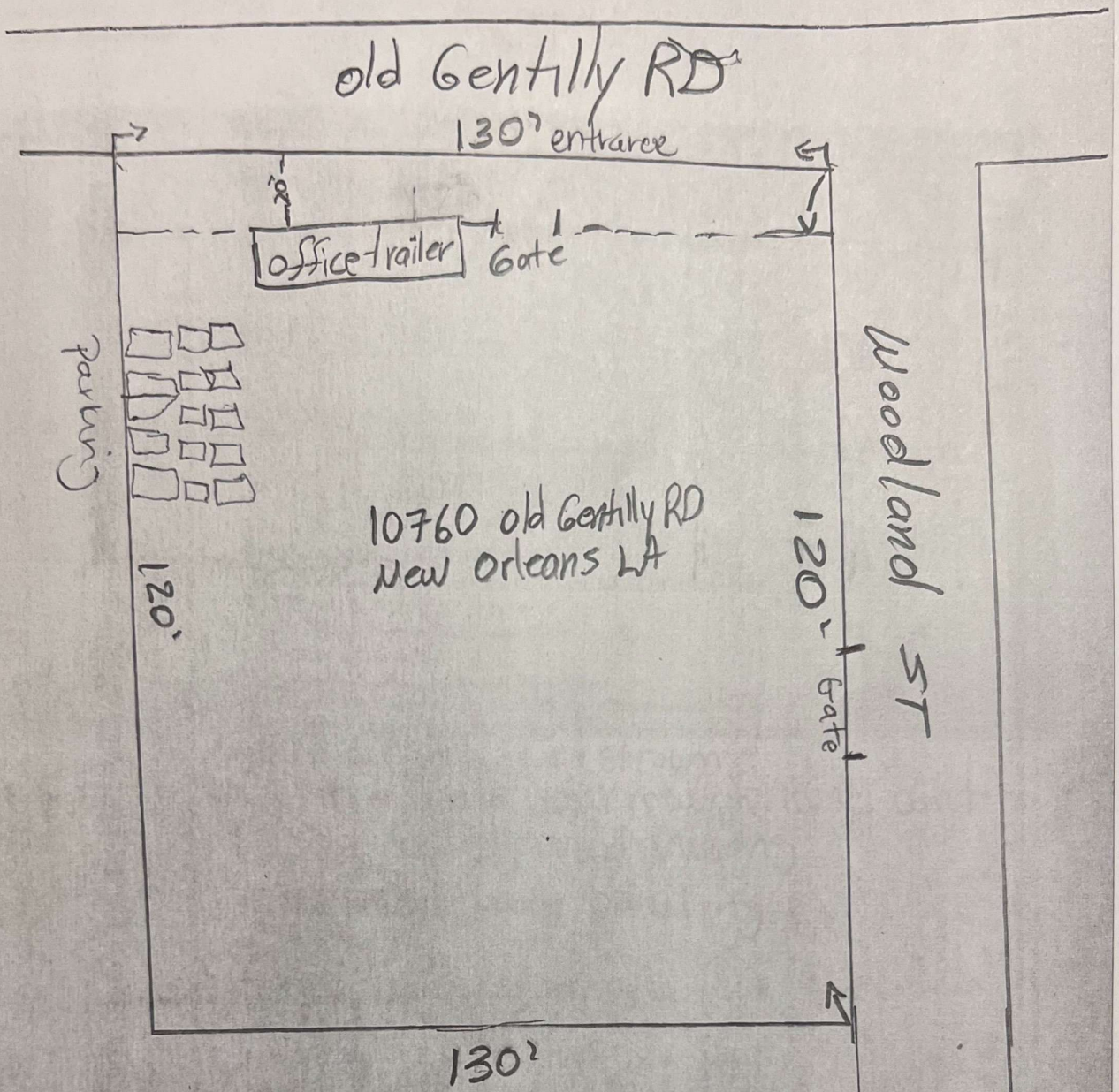
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City of New Orleans Property Viewer
10760 OLD GENTILLY RD, LA, 70127

Survey



site Plan

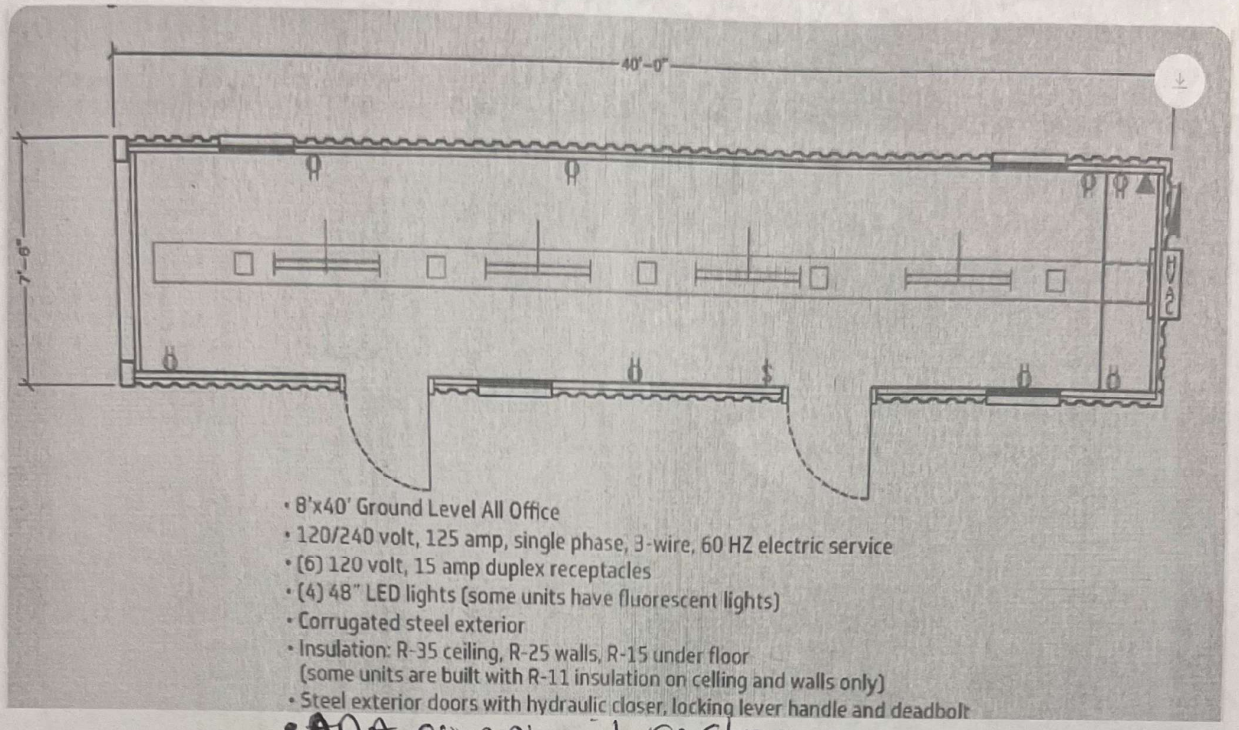


6ft Metal gate all round
Paving is gravel
Outdoor Storage space 4,999 sq ft of property

Architectural Elevations

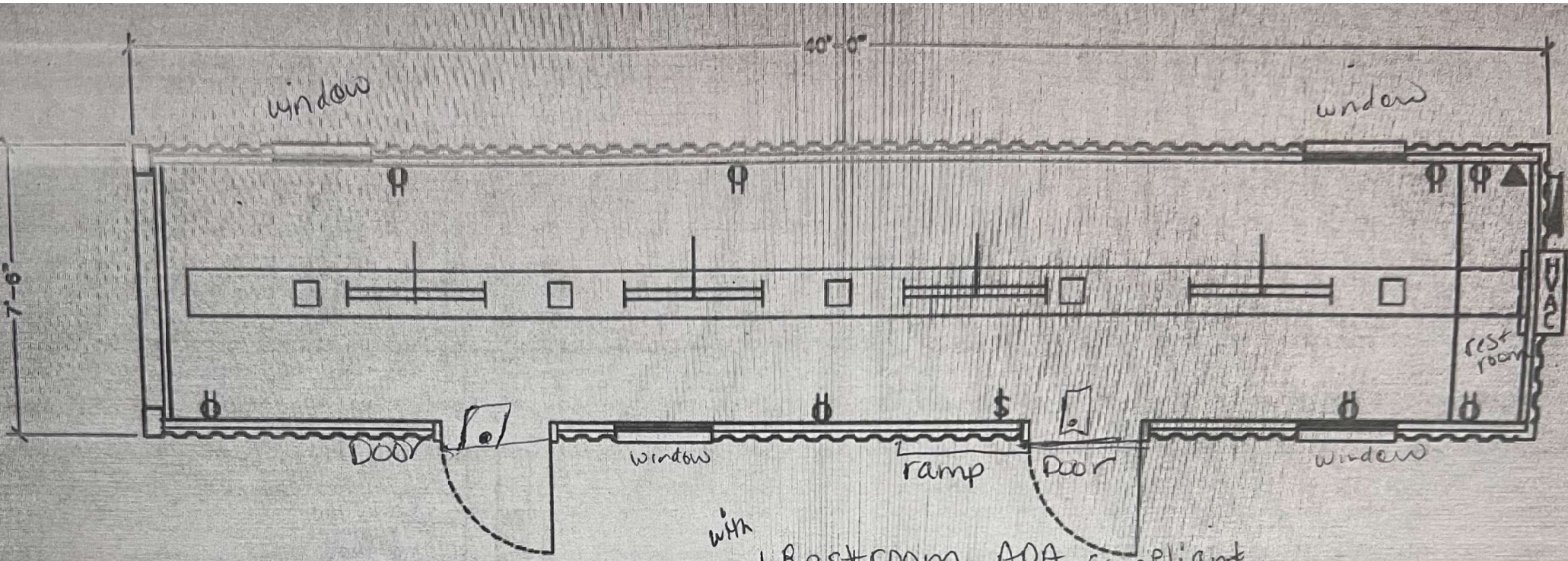
shaunquel dubose
Tow yard · **Open message**

Sep 22, Doc 4.pdf
Page 1 of 1



- ~~ADA~~ compliant restroom
- 2-ton Bard wall mount HVAC unit
- Epoxy coated, wood flooring
- 1/4 wood wall paneling

- 40ft open floor plan
  - 40ft by 8ft by 9.5 ft
- 2 exterior doors and 4 Sliding windows
- Weatherproof 14 gauge Steel exterior,
- wood flooring and insulated walls and Ceilings



- 8'x40' Ground Level All Office with 1 Restroom ADA-compliant
- 120/240 volt, 125 amp, single phase, 3-wire, 60 HZ electric service
- (6) 120 volt, 15 amp duplex receptacles
- (4) 48" LED lights (some units have fluorescent lights)
- Corrugated steel exterior
- Insulation: R-35 ceiling, R-25 walls, R-15 under floor
  (some units are built with R-11 insulation on celling and walls only)
- Steel exterior doors with hydraulic closer, locking lever handle and deadbolt
- 2-ton Bard wall mount HVAC unit
- Epoxy coated, wood flooring
- ¼" wood wall paneling (some units are built with HDPE wall covering)
- 24" wide counter top
- 2 drawer, locking file cabinet
- (4) vertical sliding, double pane, insulated windows with insect screens
  (some units have single pane, non insulated windows)
- Interior mounted security bars on windows
- 2 Cargo doors steel 7 feet (84 inches)
- Metal ramp for handicap access




MAERSK LINE




STCS






STCS


MAERSK LINE


STCS

August 27, 2025

Dear Neighbor,

Please join Meet The Connect, towing and recovery LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at 10760 Old Gentilly Rd New Orleans, La 70127.

Date: Sept 16, 2025

Time: 9:00 am

Location: New Orleans Library 5641 Read Blvd

Meet The Connect towing and recovery LLC, would like to open a Outdoor storage yard at 10760 Old Gentilly Rd. Hours of operation will be Monday through Saturday 9am to 5pm. Closed on Sundays with a 24hr answering service provided for after hour assistance. The outdoor storage will occupy about 4,999 sq ft of land at 10760 Old Gentilly Rd with the front pedestrian entrance and exit on Old Gentilly Rd side. The existing 90X221 parcel structure on the site is currently a gated open space. We will add a 40 ft mobile office container that has a restroom for use of outdoor storage.

10760 Old Gentilly Rd is located in an (GPD) General Planned District, where a Outdoor Storage yard is a Conditional Use according to Article 7, Section 7.2.A (Table 7:1) of the Comprehensive Zoning Ordinance. This means we are required to apply for approval to put in a Outdoor Storage Yard. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to start the construction work within a month of approval and estimate that the work should take about 1 month.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. mail and through hand delivery. I've enclosed my site plans to give you a better idea of what we'd like to do. At the meeting, I'll provide a sign n sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting September 16, 2025.

Sincerely,

Shaunquel Dubose

Shaunquell9@gmail.com, 504-251-5108.

Agenda Outline

Meet the connect Towing & Recovery Neighborhood Participation Meeting

September 16, 2025

New Orleans East Library 5641 Read Blvd New Orleans, La

Welcome, My name is Shaunquel Dubose owner of Meet the connect Towing and Recovery (outdoor storage yard). I would like to thank you for coming out. Every participant in todays meeting will receive a copy of site plane and a copy of the comprehensive zoning ordinance article that describes 10760 Old Gentilly rd current zoning zoning district.

Description of the project

The outdoor storage yard will occupy about 4,999 sq ft of land at 10760 Old Gentilly Rd with the front pedestrian entrance and exit on old Gentilly rd side. The existing 90x221 parcel structure on the site is currently a gated open space. We will add a 40ft mobile office container that has rest room for use for outdoor storage. 10760 Old Gentilly rd is located in a (GPD) General Planned District, where a outdoor storage yard is a conditional use according to Article 7, Section 7.2 A (table 7:1) of the comprehensive zoning ordinance. Approval of zoning, will bring life back into the neighborhood where more business owners can see growth and provide job opportunities.

-Public Comments

-Attendees can ask any questions and concerns. We will try our best to answer all questions and concerns today. If more information is needed, the attendees can leave his or her contact information and the owner will contact them directly. My time line for submitting this application will be submitted no later than September 22, 2025. All attendees can stay updated on this proposal.

Attendee's can also register at http://noticeme.nola.gov/, the email address will receive notices of when a Neighborhood Participation Program meeting is scheduled.

NoticeMe also provides notice of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 12/1/2022 2:54:32 PM

7.1 PURPOSE STATEMENTS

7.1.A PURPOSE OF THE OS-N NEIGHBORHOOD OPEN SPACE DISTRICT

The purpose of the OS-N Neighborhood Open Space District is to provide a classification for parks located within neighborhoods that serve as recreation areas for residents in the local area. Neighborhood parks are smaller in scale than regional parks and more limited in the types of recreational uses allowed. The OS-N District is also intended to provide for the preservation of natural environmental features and wildlife habitats at certain locations surrounded by developed neighborhoods, and to provide protection for the City's historic cemeteries.

7.1.B PURPOSE OF THE OS-G GREENWAY OPEN SPACE DISTRICT

The purpose of the OS-G Greenway Open Space District is to provide a classification for open space greenways that provide a connection between neighborhoods and public amenities such as cultural facilities and larger parks. The physical form of a greenway is typically more linear in nature and accommodates additional modes of transportation such as pedestrian trails and bike paths.

7.1.C PURPOSE OF THE OS-R REGIONAL OPEN SPACE DISTRICT

The purpose of the OS-R Regional Open Space District is to provide a classification for large parks that draw visitors from the entire region. A regional park includes a variety of recreational areas and uses, but also includes certain ancillary commercial activities such as cultural facilities, performance venues, and restaurants. The OS-R District also includes waterfront recreational activities, such as beaches and public piers.

7.1.D PURPOSE OF THE NA NATURAL AREAS DISTRICT

The purpose of the NA Natural Areas District is to protect and preserve existing natural areas such as wetlands and coastal areas of marsh, estuary or waterway. Very limited development is allowed, and shall be compatible with and cause little impact to these areas. The intent of the NA District is to provide stormwater protection and reduce flooding possibilities due to abnormal tides in Lake Pontchartrain, Lake Borgne, and the various tidal waterways in and adjacent to Orleans Parish.

7.1.E PURPOSE OF THE GPD GENERAL PLANNED DEVELOPMENT DISTRICT

The purpose of the GPD General Planned Development District is to provide flexibility in the site design and development of land in order to promote its most environmentally sensitive use and to preserve the natural and scenic qualities of wetlands and other natural land features. The GPD District is intended to provide protection for environmentally sensitive areas and encourage development that avoids or minimizes negative impacts and allows for innovative development techniques and flexibility in the development of the site.

7.1.F PURPOSE OF THE OS-CBD CENTRAL BUSINESS OPEN SPACE DISTRICT

The purpose of the OS-CBD Central Business Open Space District is to provide a classification for large open space parks in the Central Business Districts that provide a connection between neighborhoods and public amenities that draw in residents from across the City as well as visitors of New Orleans. The OS-CBD District is intended to provide for both recreational uses and certain ancillary low-impact entertainment, commercial, and wellness programming.

Adopted by Ord.28275 MCS 12-19-19, ZD 81/19

7.1.G PURPOSE OF THE OS-AR ARMSTRONG REGIONAL PARK DISTRICT

The purpose of the OS-AR Armstrong Regional Park District is to provide a classification to establish Louis Armstrong Park in the City's Historic Core as a dedicated cultural resource, locale for community gathering, and conduit for retention of African Culture and spiritual practice. The OS-AR park district includes a majority of passive open space, parks, and history supporting and cultural uses in historic structures.

Adopted by Ord 29094 MCS, 6-23-22, ZD 11/22

Summary Report

September 16,2025

Meet The Connect, towing & recovery LLC

Shaunquel Dubose, Shaunquell9@gmail.com, 504-251-5108, 10760 Old Gentilly Rd, New Orleans, La 70127.

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 10760 Old Gentilly Rd. The applicant intends to file an application to rezone the property from (GPD) General Planned District to Conditional Use for outdoor storage yard. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about the comment on the proposed plans and actions. Comments, sign in lists, petitions, letters, summary sheets, and other material are attached.

Neighborhood Meetings

The following dates and location of all meetings where citizens were invited to discuss the applicants proposal {comments and sign in lists are attached}.

_ September 16, 2025 at New Orleans east library 5641 Read Blvd from 9am to 11am, 1 person in attendance

Correspondence

-August 27, 2025, Meeting notice mailed to NPP contact list and emailed to neighborhood associations and the district council member
-August 28, 2025, fliers distributed within 300 radius of the proposed outdoor storage yard.

Results

62 persons/addresses were invited to the NPP meeting. There were no concerns, issues or problems expressed by attendees.

The outdoor storage yard should not have a negative impact on the nearby neighbors. If there is any problems, issues or concerns arise all neighbors on the NPP list will be notified in writing, by mail or in person. If at a further date neighbors would like to discuss changes they can request anytime in person, at 10760 Old Gentilly Rd, Via email Shaunqurell9@gmail.com pr phone 504-251-5108.

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
& Indu Strial Commercial	Properties Inc 4636 Sanford St	Metairie	LA	70002
Current Resident	1 Mccue Ave	New Orleans	LA	70127
Current Resident	1 Woodland Dr	New Orleans	LA	70127
Harvey Canal Holdings II LLC	817 Hickory Ave	Harahan	LA	70123
Current Resident	10600 Old Gentilly Rd	New Orleans	LA	70127
Merlin P Degruy	10626 Gentilly Rd	New Orleans	LA	70127
Current Resident	10626 Old Gentilly Rd	New Orleans	LA	70127
ON Demand Trucking & Towing L	7121 Salem Dr	New Orleans	LA	70127
Current Resident	10700 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	10730 Old Gentilly Rd	New Orleans	LA	70127
Old Land Orleans LLC	1532 S Norman C Francis Pkwy	New Orleans	LA	70125
Current Resident	10750 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	10760 Old Gentilly Rd	New Orleans	LA	70127
C J Hingle LLC	146 Grand Chanpions	Slidell	LA	70458
Current Resident	10824 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	10824 Old Gentilly Rd A	New Orleans	LA	70127
Coronel Gaston G	320 W Liberaux St Apt 320B	Chalmette	LA	70043
Current Resident	11101 Old Gentilly Rd	New Orleans	LA	70127
Salatiel Garcia	10800 Gentilly Rd	New Orleans	LA	70129
Current Resident	16 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	2 Woodland Dr	New Orleans	LA	70127
Louis H Gomez	ET Al 4821 Newlands St	Metairie	LA	70002
Earl A Spindel	229 Arbor Ln	Haslet	TX	76052
Current Resident	3 Woodland Dr	New Orleans	LA	70127
Commercial & Industrial Properti	4636 Sanford St	Metairie	LA	70002
Quality Properties Inc	321 Veterans Blvd Suite 201	Metairie	LA	70005
Lawrence Calvin Shanks	323 S 20th St	Richmond	CA	94804
Harvey Canal Holdings I LLC	817 Hickory Ave	Harahan	LA	70123
Current Resident	4300 Eames Ave	New Orleans	LA	70127
Marguerite G Justin	2823 Allen St	New Orleans	LA	70119
Current Resident	4301 Eames Ave	New Orleans	LA	70127
Calvin I Jr Smith	1915 Pleasure St	New Orleans	LA	70122
Current Resident	4315 Eames Ave	New Orleans	LA	70127
Anderson-Terrell-Keller Commun	6034 Craigie Rd	New Orleans	LA	70126
Current Resident	4319 Eames Ave	New Orleans	LA	70127
James W Stroughter	P O Box 51237	New Orleans	LA	70150
Current Resident	4320 Eames Ave	New Orleans	LA	70127
P M Aubry	374 S Miraleste Dr Unit 407	San Pedro	CA	90732
Current Resident	4325 Eames Ave	New Orleans	LA	70127
Shanks Maudie B	Etals 4330 Woodland Ave	New Orleans	LA	70127
Current Resident	4330 Woodland Ave	New Orleans	LA	70127
Wax Sylvia T	1094 Cockerham Rd	Denhan Spring	LA	70726
Current Resident	4332 Eames Ave	New Orleans	LA	70127
Current Resident	4333 Eames Ave	New Orleans	LA	70127
Current Resident	4333 Woodland Ave	New Orleans	LA	70127

Current Resident	4334 Woodland Ave	New Orleans	LA	70127
Jerreld Wilson	2015 Apt B 19th St	Huntsville	TX	77340
Current Resident	4336 Eames Ave	New Orleans	LA	70127
August Famularo	1619 Pine St	New Orleans	LA	70118
Current Resident	4340 Eames Ave	New Orleans	LA	70127
Current Resident	4343 Eames Ave	New Orleans	LA	70127
Tracy A Collins	18231 E Main St	Galliano	LA	70354
Current Resident	4346 Eames Ave	New Orleans	LA	70127
Kirby B Sr Collins	P O Box 83	Raceland	LA	70394
Current Resident	4350 Eames Ave	New Orleans	LA	70127
Kevin Graves	5000 Basin View Dr	New Orleans	LA	70126
Rhino Enterprisesinc	817 Hickory Ave	New Orleans	LA	70123
A B Williams	C/O City of New Orleans 7041 Way	New Orleans	LA	70128
Elizabeth O Bedikian	ET Als 53 Neron Pl	New Orleans	LA	70118

CITY PLANNING COMMISSION STAFF

cpcinfo@nola.gov

CITY COUNCIL MEMBER

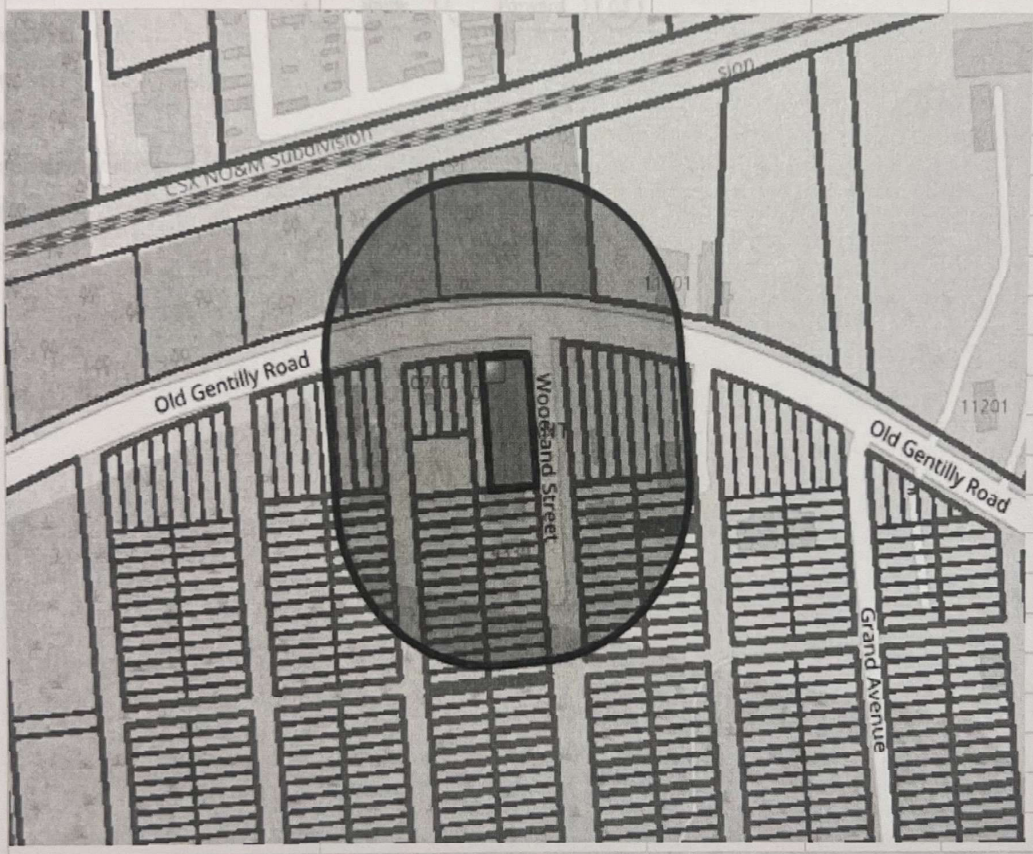
District E
Oliver Thomas
Oliver.Thomas@nola.gov
Phone: (504) 658-1050
Fax: (504) 658-1150
City Hall, Room 2W60
1300 Perdido Street
New Orleans, LA 70112

REGISTERED NEIGHBORHOOD ORGANIZATIONS

Organization Name: Eastern New Orleans Civic Association
Point of Contact: Calvin Lopes
Phone Number: 504-241-6697
Email: EnolaCivic@gMail.com
Street Address: PO Box 872051
City: New Orleans
Zip: 70187

Organization Name: East New Orleans Neighborhood Advisory Commission (ENONAC)
Point of Contact: Dawn Herbert
Phone Number: 504-218-5949
Email: secretary@enonac.org
Street Address: 7100 Read Road, Suite 201
City: New Orleans
Zip: 70127

Organization Name: New Orleans East Business Association
Point of Contact: Sherman Copelin
Phone Number: 504-915-6270
Email: sncopelin@aol.com
Street Address: 733 Louisiana Avenue
City: New Orleans
Zip: 70128
Organization Name: A'sani Heartbeat Foundation
Point of Contact: Andre Apparicio
Phone Number: (504) 251-0177
Email: andre@asanihf.org
Street Address: 9926 Grant St
City: New Orleans
Zip: 70127



NPP MEETING COMMENT CARD

DATE: 9-16-25

NAME/ADDRESS OF PROJECT: Meet the Connect 10760 Old Gentilly Outdoor Storage Yard 01

COMMENT/QUESTION:

N/A

CONTACT (OPTIONAL)

NAME: Daryl Robinson

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Sept 16th, 2025 9am - 11am

Meeting Location: 5641 Read Blvd

Project Name/Address: Meet the Connect towing & recovery 10760 Gentilly RD 70127

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Daryl Robinson	Demand Towing	7121 Salen Dr	Nid. LA 70127	504-515-7000	Daryl.Robinson@gmail.com

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
OLD LAND ORLEANS LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: OLD LAND ORLEANS LLC
Charter Number: 46096874K
Registration Date: 9/3/2024

Domicile Address

1532 S NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70125

Mailing Address

1532 S NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70125

Status

Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 9/3/2024
Last Report Filed: 9/2/2025
Type: Limited Liability Company

Registered Agent(s)

Agent: MARIA SALAZAR
Address 1: 1532 S NORMAN C FRANCIS PKWY
City, State, Zip: NEW ORLEANS, LA 70125
Appointment Date: 9/3/2024

Officer(s)

Additional Officers: No

Officer: MARIA SALAZAR
Title: Member
Address 1: 1532 S NORMAN C FRANCIS PKWY
City, State, Zip: NEW ORLEANS, LA 70125

Officer: DANIEL VALVERDE
Title: Member
Address 1: 1532 S NORMAN C FRANCIS PKWY
City, State, Zip: NEW ORLEANS, LA 70125

Officer: LOURDES VALVERDE

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NPP meeting for Conditional Use

Inbox ×

shaunquel dubose
Sent from my iPhone

Sarah C King <Sarah.King@nola.gov>
to me

Good morning, Shaunquell.

Your NPP letter has been received and added to the casefile for 10760 Old Gentilly Road.

Best Regards,

Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

RESOURCES:
Application Forms
Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance
One Stop App
Frequently Asked Questions
Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: shaunquel dubose <shaunquell9@gmail.com>
Sent: Wednesday, August 27, 2025 5:21 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: NPP meeting for Conditional Use

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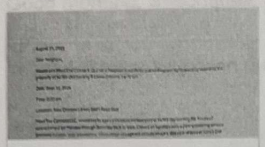
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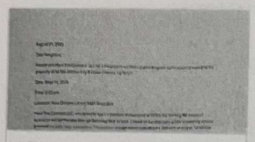
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Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section .5.B.5 and Table 4-2.

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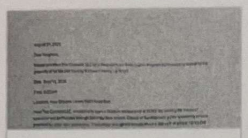
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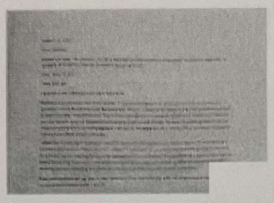
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to cpcinfo

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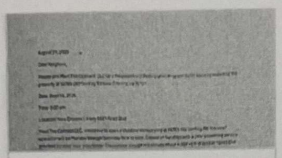
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shaunquel dubose <shaunquell9@gmail.com>
to oliver.thomas

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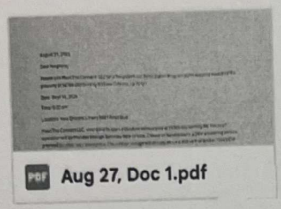
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Reply Forward

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided O Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ○ Zoning Change ✓ Conditional Use/Planned Development

Address of Property for which this application is being filed. 10760 Old Gentilly RD N.O. LA 70127

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ✓ Agent

Applicant Name Shaunguel Dubose

Applicant Address 2116 Bartholomew St

City New Orleans State LA Zip 70117

Applicant Contact Number 504-251-5108 Email SHAUNQUELL9@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Daniel Valverde

Property Owner Address 1532 S. Norman C. Francis Hwy

City New Orleans State Louisiana Zip 70125

Property Owner Contact Number 504-275-9456 Email cmecontractor@gmail.com

SPECIFIC ZONING REQUEST

Conditional Use - Outdoor Storage

PROPERTY LOCATION

Square Number(s) 151 Lot Number(s) 6/8/045

Bounding Streets Woodland St

Zoning GPD Municipal District 3

Tax Bill Number 39W817705 Planning District PD

DESCRIPTION OF PROJECT (Attachments are acceptable)

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by
Sign Provided O Date
Tracking Number

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date 9-25-2025

Agent Signature _____ Date 9-25-2025

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 25 day of September, 2025

My Commission expires Life

SUSAN W. BERGERON
Notary Public
State of Louisiana
Statewide Jurisdiction
Notary ID # 85448
My Commission is for Life

MOTION

NO. M-26-70

CITY HALL: February 12, 2026

BY: COUNCILMEMBER HUGHES

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** subject to four provisos, related to **ZONING DOCKET 060/25** for the property located at Square 151, Lots 6, 7, 8, Woodland Heights, in the Third Municipal District, bounded by Old Gentilly Road, Almonaster Avenue, and Read Boulevard, bearing municipal addresses 10760 Old Gentilly Road, initiated by Old Land Orleans, LLC, requesting a conditional use to permit an outdoor storage yard in an GPD General Planned Development District, is hereby received and the request is **APPROVED**.

BE IT FURTHER MOVED, That the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

CITY PLANNING COMMISSION

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY MASSEY
DEPUTY DIRECTOR

City Planning Commission Meeting
Tuesday, December 9th, 2025

CPC Deadline: 02/07/26
CC Deadline: 60 days from receipt
Council District: All

STAFF REPORT

Zoning Docket: 062/25

To: City Planning Commission

From: Robert Rivers, Executive Director
Stephen Kroll, Planning Administrator

Prepared by: Julia Nickle

Date: December 9, 2025

GENERAL INFORMATION

Applicant: City Council Motion No. M-25-534

Request:
Amendment to **Article 20, Section 20.3.SSS** of the Comprehensive Zoning Ordinance to codify the eligibility of for-sale small multi-family affordable (SMFA) developments as part of this use, to allow SMFA developments to be occupied by multiple owners on one lot of record, to set affordability requirements for for-sale SMFA developments, to amend the definition for "Dwelling, Small Multi-Family Affordable" in **Article 26.6** accordingly, and to amend any other section of the CZO required to accomplish these changes. This includes but is not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards.

Location:
The proposed text amendment would affect regulations that are applied to all zoning districts.

Description:
Zoning Docket 062/25 considers a text amendment to **Article 20, Section 20.3.SSS** of the

Comprehensive Zoning Ordinance to codify the eligibility of for-sale affordable developments as part of small multi-family affordable (SMFA) developments by setting affordability requirements for these dwellings and allowing SMFA developments to be occupied by multiple owners on one lot of record, and, if necessary, amend the definition for "Dwelling, Small Multi-Family Affordable" in **Article 26.6** to ensure consistency with any proposed changes to the use standards. This request follows recommendations laid out in the New Orleans Housing Trust Fund Advisory Committee's annual report released September 26, 2025.

The Motion requests that multiple owners on one lot of record are permitted in SMFA. However, this request has little relevance to the CZO as the subject of ownership falls outside of the scope of zoning permissions. Multiple owners may already be listed on any given lot of record, rendering the suggested amendment moot. Given that the requested amendment itself would simply either reiterate or potentially complicate established permissions, staff does not recommend any amendments be made addressing ownership.

Additionally, the Motion directs the City Planning Commission to consider affordability requirements for the for-sale unit(s). Currently, the zoning ordinance considers SMFA rental unit affordability requirements. The affordable rental unit shall be rented to a household earning no more than 80% of the Area Medium Income (AMI) for at least 15 years. There is not an affordability requirement for owner-occupants within the SMFA. The staff believes adding an affordability requirement for the for-sale units is not necessary and could complicate a housing typology that has proven successful in its current form.

Finally, the Motion requests amendments to the SMFA use standards to address multiple owners on a lot of record. While the zoning ordinance does not preclude multiple owners, there should be revised language in Article 20, Section 20.3.SSS that requires all owners named in the condominium association to sign the recorded deed restriction prior to the issuance of the Certificate of Occupancy.

Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** *Action by City Planning Commission* of the Comprehensive Zoning Ordinance.

ANALYSIS

What is the reason for the text amendment? What area would be affected by the text amendment?

Reason for text amendment
City Council Motion M-25-534 proposes to amend the Comprehensive Zoning Ordinance **Article 20, Section 20.3.SSS** of the Comprehensive Zoning Ordinance to codify the eligibility of for-sale affordable developments as part of small multi-family affordable (SMFA) developments by setting

affordability requirements for these dwellings and allowing SMFA developments to be occupied by multiple owners on one lot of record, as well as amending the definition for "Dwelling, Small Multi-Family Affordable" in **Article 26.6** if necessary to ensure consistency. The Motion also grants CPC staff the flexibility "to amend any other section of the CZO required to accomplish these changes, including but not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards." In this case, permissions for any given SMFA unit are already codified, so it is Staff's prerogative to explicitly name for-sale units as permitted under this ordinance (**Article 20.3.SSS)**, and to ensure the owner(s) sign the recorded deed restriction.

What is the existing language of the Comprehensive Zoning Ordinance?

The proposed text amendment is to amend **Article 20, Section 20.3.SSS.** The existing language is as follows:

Article 20 – Dwelling, Small Multi-Family Affordable

1. Small Multi-Family affordable developments shall contain no more than four dwelling units. At least one unit shall be rented to households earning no more than eighty percent (80%) of the Area Median Income (AMI) according to the Department of Housing and Urban Development's annual AMI guidelines.
   a. The affordable rental unit shall be priced to be affordable to households with incomes equal to or below seventy percent (70%) of AMI.
2. The affordable housing unit shall be maintained for a minimum term of fifteen (15) years.
3. The affordable unit shall not be less than 500 square feet in gross floor area.
4. The affordable unit shall be comparable to the market-rate dwelling unit in terms of floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.
5. All Small Multi-Family Affordable developments shall utilize the bulk and yard regulations for two-family structures unless explicitly stated otherwise in the lot size bulk and yard regulations for the respective zoning districts. Small Multi-Family Affordable developments are not subject to the minimum lot area per dwelling unit requirements of the underlying zoning district.
6. Small multi-family affordable developments must have a covenant or deed restriction to ensure the affordable housing unit remains affordable for the 15-year period. This covenant or deed restriction must be disclosed to prospective buyers. The deed restriction shall be recorded in the Office of Conveyances and a copy of the recorded document needs to be submitted to the Department of Safety and Permits, Inclusionary Zoning (IZ) office prior to the issuance of a Certificate of Occupancy.
7. The affordable housing unit in a small multi-family affordable structure shall not be used as a short-term rental. The affordable housing unit in a small multi-family affordable structure also shall not be used as the owner's residence.
8. No more than one (1) unit of the total units in a development shall be permitted

as a short-term rental. Any use of that one (1) unit of the small multi-family affordable development as a short-term rental shall be subject to all short-term rental requirements of the CZO and City Code. No new short-term rental permissions are associated with the use of small multi-family affordable development.

9. Small Multi-Family Affordable Developments may be comprised of one or more principal structures in accordance with Article 21.4.A. For those small multi-family affordable developments that are 1) located in the HU-RD1, HU-RD2, S-RD, S-LRD1, and S-LRD2 Two-Family Residential Districts, and 2) comprised of more than one principal structure, each additional dwelling unit exceeding the two-family dwellings currently allowed in each district and developed in an additional principal structure shall be limited to a maximum of two bedrooms. This two bedroom limitation shall not apply to the affordable rental unit.

Article 26.6 - Dwelling, Small Multi-Family Affordable

An Affordable Housing Development comprised of one or more structures designed for occupancy of no more than four (4) dwelling units in accordance with Section 20.3.SSS and where one affordable housing unit is included. For those small multi-family affordable developments that are 1) located in the HU-RD1, HU-RD2, S-RD, S-LRD1, and S-LRD2 Two-Family Residential Districts, and 2) comprised of more than one principal structure, each additional dwelling unit exceeding the two-family dwellings currently allowed in each district and developed in an additional principal structure shall be limited to a maximum of two bedrooms. This two bedroom limitation shall not apply to the affordable rental unit.

What is the proposed language for amendment?

The proposed text revision is shown below with language to be deleted shown with a ~~strikethrough~~ and new language shown in **<u>underlined, bold</u>** text.

Article 20 – Dwelling, Small Multi-Family Affordable

1. Small Multi-Family affordable developments shall contain no more than four dwelling units. At least one unit shall be rented to households earning no more than eighty percent (80%) of the Area Median Income (AMI) according to the Department of Housing and Urban Development's annual AMI guidelines.
   a. The affordable rental unit shall be priced to be affordable to households with incomes equal to or below seventy percent (70%) of AMI.
2. The affordable housing unit**<u>(s)</u>** shall be maintained for a minimum term of fifteen (15) years.
3. The affordable unit**<u>(s)</u>** shall not be less than 500 square feet in gross floor area.
4. The affordable unit**<u>(s)</u>** shall be comparable to the market-rate dwelling unit in terms of floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.
5. All Small Multi-Family Affordable developments shall utilize the bulk and yard

regulations for two-family structures unless explicitly stated otherwise in the lot size bulk and yard regulations for the respective zoning districts. Small Multi-Family Affordable developments are not subject to the minimum lot area per dwelling unit requirements of the underlying zoning district.

6. Small ~~m~~**M**ulti-~~f~~**F**amily ~~a~~**A**ffordable ~~d~~**D**evelopments must have a covenant or deed restriction to ensure the affordable housing unit remains affordable for the 15-year period. **In the case of multiple owners, all co-owners of the lot and dwelling units, including the owner-and renter occupied units shall sign the recorded deed restriction.** This covenant or deed restriction must be disclosed to prospective buyers. The deed restriction shall be recorded in the Office of Conveyances and a copy of the recorded document needs to be submitted to the Department of Safety and Permits, Inclusionary Zoning (IZ) office prior to the issuance of a Certificate of Occupancy.
7. The affordable housing unit**(s)** in a small multi-family affordable structure shall not be used as a short-term rental. The affordable housing unit in a small multi-family affordable structure also shall not be used as the owner's residence.
8. No more than one (1) unit of the total units in a development shall be permitted as a short-term rental. Any use of that one (1) unit of the small multi-family affordable development as a short-term rental shall be subject to all short-term rental requirements of the CZO and City Code. No new short-term rental permissions are associated with the use of small multi-family affordable development.
9. Small Multi-Family Affordable Developments may be comprised of one or more principal structures in accordance with Article 21.4.A. For those small multi-family affordable developments that are 1) located in the HU-RD1, HU-RD2, S-RD, S-LRD1, and S-LRD2 Two-Family Residential Districts, and 2) comprised of more than one principal structure, each additional dwelling unit exceeding the two-family dwellings currently allowed in each district and developed in an additional principal structure shall be limited to a maximum of two bedrooms. This two bedroom limitation shall not apply to the affordable rental unit**(s)**.

Article 26.6 - Dwelling, Small Multi-Family Affordable

An Affordable Housing Development comprised of one or more structures designed for occupancy of no more than four (4) dwelling units in accordance with Section 20.3.SSS and where **at least** one affordable housing unit is included. For those small multi-family affordable developments that are 1) located in the HU-RD1, HU-RD2, S-RD, S-LRD1, and S-LRD2 Two-Family Residential Districts, and 2) comprised of more than one principal structure, each additional dwelling unit exceeding the two-family dwellings currently allowed in each district and developed in an additional principal structure shall be limited to a maximum of two bedrooms. This two bedroom limitation shall not apply to the affordable rental unit**(s).**

Does the text amendment adequately answer the problem that is being addressed; if not, are other modifications necessary?

Problem to be addressed

The proposed considerations in the Motion direct the City Planning Commission to codify for-sale affordable developments as part of small multi-family affordable (SMFA) developments, setting affordability requirements for these dwellings, and permitting multiple owners on one lot of record.

Adding income restrictions to the for-sale units could complicate and stifle a successful housing typology. The staff does not recommend adding income restrictions for this type of tenure. Rather, the staff recommends adding language to address multiple owners on one lot of record.

The proposed amendment, as modified by staff, retains the original goals of the SMFA program but adds language to ensure all owners sign a deed restriction, maintaining affordability for the rental unit in the way the use is intended to. Further amendments proposed in the Motion would prove to be redundant in that both affordability standards in **Article 20.3.SSS** and the definition of "Dwelling, Small Multi-Family Affordable" in **Article 26.6** apply to all SMFA affordable units regardless of tenure type (for-sale or for rent) or lot configuration. Further, multiple owners on a single lot is already permitted and the rules and regulations of ownership fall outside of the permissions of the CZO.

The text amendments, as proposed by staff, ultimately answer the problem being addressed, which is that for-sale SMFA units are not explicitly contemplated in the CZO. The proposed text amendments to **Article 20.3.SSS** and **Article 26.6** explicitly permit sale units without conflicting with or negating existing affordable unit requirements. Staff included language to ensure all owners sign a deed restriction and made slight grammatical edits for better clarity and continuity overall for both use standards and the definition of "Dwelling, Small Multi-Family Affordable."

Recommendations

i. Consider amending **Article 20, Section 20.3.SSS.6** of the Comprehensive Zoning Ordinance to codify the requirement that all owners must sign a deed restriction.
ii. Consider amending the definition for "Dwelling, Small Multi-Family Affordable" in **Article 26.6** to reflect grammatical consistency with **Article 20, Section 20.3.SSS**.

COMPLIANCE WITH THE APPROVAL STANDARDS

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. The Master Plan emphasizes the promotion and preservation of affordable

housing, though it is limited insofar as contemplating the execution of said goals. The proposed text amendments create a more robust framework in which affordable housing developers can advocates can operate, consistent with the Master Plan goals of both bolstering new and supporting existing affordable housing supply.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The proposed amendment does not affect the place designations of this Ordinance.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The proposed amendment is intended to clarify regulations for the sale of Small Multi-Family Affordable (SMFA) developments within the City, which in turn will both promote and preserve affordable housing supply, which is inherently tied to public welfare.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. The Comprehensive Zoning Ordinance (CZO) is intended to implement the policy goals and recommendations of the Master Plan. Clarifying the requirements of for-sale SMFA developments will largely provide more clarification and legibility to the CZO. The further suggested grammatical edits in both use standards and the definition of "Dwelling, Small Multi-Family Affordable" also ensure consistency throughout the CZO.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met as this amendment adds clarifications in the CZO regulations by explicitly requiring any owners on the site of a SMFA to sign a deed restriction. The vision and goals of the Master Plan are generally intended to promote long-term affordability for the inhabitants of New Orleans. The amendment helps to achieve those goals.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. This series of amendments will benefit the City as a whole by allowing for more mechanisms to bring SMFA developments to market, thus increasing sustainable housing affordability opportunities for the City.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met. The proposed text amendment achieves the intent and purposes of the Comprehensive Zoning Ordinance and the Master Plan.

The proposed amendment does not create a significant number of nonconformities.

This standard is met. The proposed text amendments would not create nonconformities, as the recommendations made by staff are modified so that they are not reiterative or contradictory to existing regulations.

STAFF RECOMMENDATION

The staff recommends **MODIFIED APPROVAL** of Zoning Docket 062/25. The proposed text revision is shown below with language to be deleted shown with a ~~strikethrough~~ and new language shown in **underlined, bold** text:

Article 20 – Dwelling, Small Multi-Family Affordable

1. Small Multi-Family affordable developments shall contain no more than four dwelling units. At least one unit shall be rented to households earning no more than eighty percent (80%) of the Area Median Income (AMI) according to the Department of Housing and Urban Development's annual AMI guidelines.
   a. The affordable rental unit shall be priced to be affordable to households with incomes equal to or below seventy percent (70%) of AMI.
2. The affordable housing unit**(s)** shall be maintained for a minimum term of fifteen (15) years.
3. The affordable unit**(s)** shall not be less than 500 square feet in gross floor area.
4. The affordable unit**(s)** shall be comparable to the market-rate dwelling unit in terms of floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.
5. All Small Multi-Family Affordable developments shall utilize the bulk and yard regulations for two-family structures unless explicitly stated otherwise in the lot size bulk and yard regulations for the respective zoning districts. Small Multi-Family Affordable developments are not subject to the minimum lot area per dwelling unit requirements of the underlying zoning district.
6. Small ~~m~~**M**ulti-~~f~~**F**amily ~~a~~**A**ffordable ~~d~~**D**evelopments must have a covenant or deed restriction to ensure the affordable housing unit remains affordable for the 15-year period. **In the case of multiple owners, all co-owners of the lot and dwelling units, including the owner-and renter occupied units shall sign the recorded deed restriction.** This covenant or deed restriction must be disclosed to prospective buyers. The deed restriction shall be recorded in the Office of Conveyances and a copy of the recorded document needs to be submitted to the Department of Safety and Permits, Inclusionary Zoning (IZ) office prior to the issuance of a Certificate of Occupancy.
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affordable development as a short-term rental shall be subject to all short-term rental requirements of the CZO and City Code. No new short-term rental permissions are associated with the use of small multi-family affordable development.

9. Small Multi-Family Affordable Developments may be comprised of one or more principal structures in accordance with Article 21.4.A. For those small multi-family affordable developments that are 1) located in the HU-RD1, HU-RD2, S-RD, S-LRD1, and S-LRD2 Two-Family Residential Districts, and 2) comprised of more than one principal structure, each additional dwelling unit exceeding the two-family dwellings currently allowed in each district and developed in an additional principal structure shall be limited to a maximum of two bedrooms. This two bedroom limitation shall not apply to the affordable rental unit**(s)**.

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Article 26.6 - Dwelling, Small Multi-Family Affordable

An Affordable Housing Development comprised of one or more structures designed for occupancy of no more than four (4) dwelling units in accordance with Section 20.3.SSS and where **at least** one affordable housing unit is included. For those small multi-family affordable developments that are 1) located in the HU-RD1, HU-RD2, S-RD, S-LRD1, and S-LRD2 Two-Family Residential Districts, and 2) comprised of more than one principal structure, each additional dwelling unit exceeding the two-family dwellings currently allowed in each district and developed in an additional principal structure shall be limited to a maximum of two bedrooms. This two bedroom limitation shall not apply to the affordable rental unit**(s).**

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CITY PLANNING COMMISSION MEETING (December 9, 2025)

The staff summarized the amendment and presented its recommendation of modified approval. The Commission received public comment from a representative of the Greater New Orleans Housing Alliance, speaking in support of the request. Another comment was made by a representative of the Affordable Housing Trust Fund Committee, providing context for the text amendment, also speaking in support of staff's recommendation. Finally, a representative of the Town of Carrolton watch reported that the Small Multi-Family Affordable (SMFA) program had been abused in the University Area Design Overlay District's boundaries, and requested a prohibition of the SMFA program in said area. Commissioner Steeg asked staff whether such an area had been defined, to which staff responded positively. Staff also clarified that the proposed text amendment is of a technical nature and has been put forward to provide clarity on for-sale units only. Commissioner Steeg then confirmed that a prohibition would be outside of the scope of the current text amendment, to which staff responded positively. There was no further discussion or comment. Commissioner Jordan made a motion to approve the amendment as recommended by the staff. Commission Flick seconded the motion which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 062-25 IS HEREBY RECOMMENDED FOR MODIFIED APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poché, Steeg, Stewart, Witry

NAYS: None

ABSENT: None

MOTION

NO. M-25-534

CITY HALL: October 9, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MORRELL

WHEREAS, the City Council adopted Ordinance No. 28,911 M.C.S. on January 6, 2022, establishing and incorporating into the Comprehensive Zoning Ordinance the Small Multi-Family Affordable use standard to provide incentives and permissions for smaller-scale affordable housing developments citywide; and

WHEREAS, implementation of the Small Multi-Family Affordable use standard was adjusted due to certain requirements of the International Building Code for buildings with three or four dwelling units; and

WHEREAS, developers are interested in taking advantage of the Small Multi-Family Affordable use with for-sale affordable developments as well as mixed tenure developments that would provide affordable homeownership and affordable rental units on the same lot; and

WHEREAS, for-sale affordable developments and mixed tenure developments were not initially contemplated in the Comprehensive Zoning Ordinance changes, but they maintain the spirit of increasing affordability and eliminating barriers to housing; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider amending and reordaining Ordinance No. 4264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans (CZO), to change Section 20.3.SSS *Dwelling, Small Multi-Family Affordable* to codify the eligibility of for-sale affordable developments as a part of this use; to allow small multi-family affordable developments to be occupied by multiple owners on one lot of record; to set affordability requirements for for-sale dwelling, small multi-family affordable uses; to amend Article 26 to ensure the definition of *Dwelling, Small Multi-Family Affordable* is consistent with the foregoing; and to amend any other

section of the CZO required to accomplish these changes, including but not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards.

BE IT FURTHER MOVED, That the City Council is aware that changes outside of the Comprehensive Zoning Ordinance may be necessary to accomplish these changes, which would fall outside the purview of the City Planning Commission, however, the City Council directs the City Planning Commission to confer with the Department of Safety and Permits, the Department of Property Management, and the Orleans Parish Assessor's Office in considering these amendments in order to ensure that the changes recommended do not create or perpetuate conflicts with laws as enacted or as may be amended to achieve these changes.

BE IT FURTHER MOVED, That the City Council hereby waives the requirement of CZO Article 4.2 for a Project Neighborhood Participation Program for purposes of this text amendment.

BE IT FURTHER MOVED, That in the process of considering this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed amendment and any existing corresponding provisions in the CZO to establish consistency and continuity, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: **Green, Harris, King, Moreno, Morrell - 5**

NAYS: **0**

ABSENT: **Giarrusso, Thomas - 2**

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

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#4
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PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12-9-25

Presiding Officer:

I would like to speak regarding 062/25

Amendment to SMFA

☐ In Support ☒ In Opposition ☐ Info. Only

Name: Susan Johnson

Representing: Town of Carrollton Watch

Address:: 2822 Lepage St. NOLA 70119

Remarks: I request ~~SMFA~~ carveout for East Carrollton this is an ongoing issue: ~~across~~ there is no enforcement of abuses of SMFA dorms.

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding Agenda item #4 / Zoning docket 062/25

☑ In Support ☐ In Opposition ☐ Info. Only

Name: Carlos Lagos

Representing: Andreanecia Morris & GNOHA

Address:: 4640 S Carrollton

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 11/9/25

Presiding Officer:

I would like to speak regarding #4 ZR 062/25

☒ In Support ☐ In Opposition ☐ Info. Only

Name: MAXWELL CIARDULLO Chairado

Representing:

Address:: 3700 Block of St Claude Ave

NOLA, 70117

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12-9-2025

Presiding Officer:

I would like to speak regarding ZD062-25

SMFA

☐ In Support ☒ In Opposition ☐ Info. Only

Name: Susan Johnson

Representing: Town of Carrollton Watch

Address:: 2822 Lepage St

70115

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

City Planning Commission
Preliminary Staff Report
Tuesday, December 9, 2025

Zoning Docket 065-25
Prepared by: Mitchell S. Kogan
Date: December 2, 2025
Deadline for CPC action: February 7, 2026
CC Deadline: 60 days from receipt
City Council District: B

Applicant: Rami Enterprise 2020, LLC
Request: Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 382, Lot 1 or 19, in the Fourth Municipal District, bounded by Washington Avenue, Magnolia Street, Clara Street, and Fourth Street
Municipal address(es): 2701 Washington Avenue

Description

The subject property, located on Washington Avenue in an HU-MU Historic Urban Neighborhood Mixed-Use District is currently developed with a structure that was formerly utilized as an apartment building. The site consists of 2 lots of record and has a combined site area of approximately 3,068 square feet. The applicant is proposing to renovate the apartment building into a 6-unit hotel that would utilize the existing apartment units reimagined as suites. Current building plans do not indicate any off-street parking.

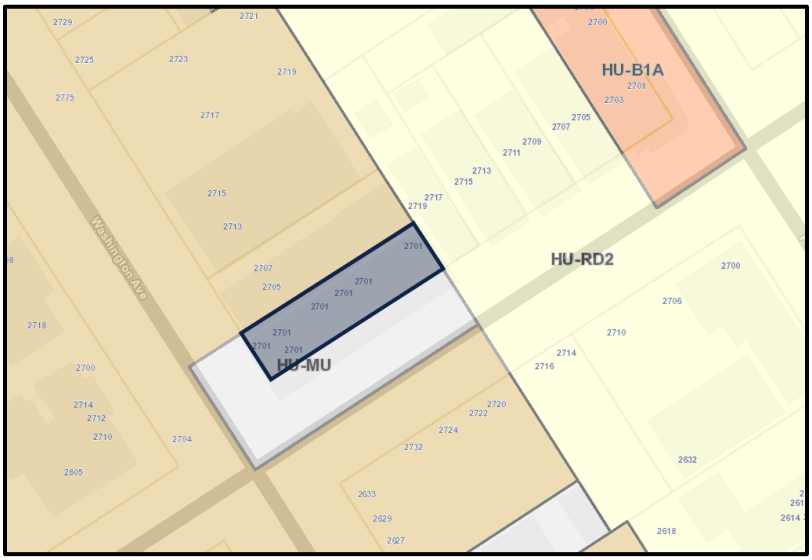
Figure 1: Property as of May 2025



Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses)** a Hotel is deemed a conditional use in the HU-MU Historic Urban Neighborhood Mixed-Use District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Figure 2: Zoning Map



Analysis

The bulk and yard regulations for the HU-MU District can be found in Article 12, Section 12.3.A.1 (Table 12-2). There are no minimum lot dimensions for non-residential uses in this district. The hotel use is permitted for up to 5,000 square feet of floor area; however, a conditional use approval is required for over 5,000 square feet, triggering the request. The proposal otherwise meets all of the bulk and yard requirements for the district. The square footage for the first floor of the hotel is 2,801sqft, while the second floor is 2,667sqft.

Parking Requirements				
	Requirement	**Exceptions**	**Total Required**	**Provided**
Vehicle Parking	1 space:500 sf	First 5,000sqft & if on-street parking is provided on front/side property lines	0 spaces	0 spaces
Bicycle Parking	1 space: 10 rooms	N/A	1 space	0 spaces
Loading	N/A	N/A	N/A	N/A

There are no standards associated with hotels over 5,000 square feet in the Comprehensive Zoning Ordinance with the exception of hotels/motels in the CBD-5 District. However, the main stipulation with the associated use is parking requirements. Per Table 22-2, parking requirements are exempt for the first 5,000sqft in the HU-B1 and HU-MU Districts, in which the subject property is in the latter zoning classification. However, per Section 22.5.A(7), when a commercial use's parking requirement is not based on square feet of floor area, the amount of exempt parking spaces shall be calculated based on the ratio of SF exemption to the GFA of the use, including all ancillary uses. For the purposes of this conditional use request, the combined square footage of both the first and second floor is 5,468sqft. With parking exemptions being allotted for the first 5,000sqft of the use, the ratio would be 5,000/5,468 which is equal to .91 parking spaces required.

However, per section 22.5.B, in the HU-MU, C-1, C-2, C-3, MU-1 and MU-2 Districts, on-street parking spaces located along the front or side property line may be counted toward required off-street parking spaces for commercial uses. The subject property does have parking areas located along both the front and side property lines as it is a corner lot. Therefore, the applicant is not required to provide parking for their requested hotel. However, the applicant must provide a minimum of 1 bicycle space, which rounds up to 2 spaces since a single rack can accommodate two bikes.

Anticipated impact on surrounding land uses

The renovation of the existing apartment building into a hotel is expected to alter the intensity and character of activity on the site while maintaining the existing building footprint and general scale of development. The change in use will result in different patterns of occupancy as it will be utilized to service a rotation of guests as opposed to servicing permanent families that would have previously utilized the apartments for their dwelling spaces. This hotel would be the only use of its kind within the area, as a majority of the sites in the surrounding neighborhood are developed with residential dwellings, whether they are single/two/or multi-family in nature.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. "Chapter 13: Land Use Plan" of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as "Residential Historic Core." The goal, range of uses, and development character for that designation are copied below.

RESIDENTIAL MEDIUM DENSITY PRE-WAR

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

Range of Uses: Single and two-family residences, townhomes, and multifamily dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores and mixed use developments may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. New two-family and town home developments may be allowed in planned communities. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will conform to the general character and scale of surrounding neighborhoods. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The site does have a history as a commercial building which suggests that the new use of hotel is permissible under the Master Plan.. According to the FLUM, "Businesses, traditional corner stores and mixed use developments may be allowed where current or former commercial use is verified" and "Conversion to multifamily, neighborhood-serving commercial, or mixed-use may be allowed for historical

institutional or other non-residential structures." While the staff cannot determine if the property was originally developed for commercial use, it has a history of commercial use before its most recent use for residential purposes. The 1983 Sanborn map indicates that the site was a restaurant and Google Streetview imagery indicates that the site was used as a medical office in or before 2007. Given this commercial history, the hotel use appears to at least not interfere with the FLUM designation.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. The site is located within an HU-MU Historic Urban Neighborhood Mixed-Use District. The purpose of the HU-MU District is to encourage mixed-use areas that are compatible with adjacent or nearby land uses. However, the subject site borders residential uses in an area that is deemed primarily for residential development. In the case of this conditional use, the request *does* meet the parameters of the zoning district, however the zoning of the property itself appears to be a spot-zone.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

This standard is met. There are no applicable uses to hotels within Article 20 of the Comprehensive Zoning Ordinance. The only instance of use requirements is parking allocations, which the property does meet.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The site is presently vacant would be converted into a hotel that would utilize the existing space that was formerly occupied with an apartment complex.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

No variances are required.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. The proposal would return a vacant site to use.

Staff Recommendation

Staff recommends **APPROVAL** of Zoning Docket 065/25.

Provisos

1. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 2 short-term bicycle parking spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

2. As required by the Customary Lodging Services definition in Section 26.6 of the Comprehensive Zoning Ordinance, the hotel shall provide at a minimum 1) dedicated lobby space to adequately enable check-in/check-out procedures, and 2) personnel/staffing to assist guests and check-in/check-out; and 3) at least one on-site, on-duty staff member that is physically present at all times and capable of immediately assisting guests, overseeing operations of the facility, addressing safety and security measures and responding to emergencies.

3. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission Meeting (December 9, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the property owner speaking in support of the request.

The Commission was in general agreement in regard to the use being appropriate for the area. Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Flick seconded the motion which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 065/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO THREE (3) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

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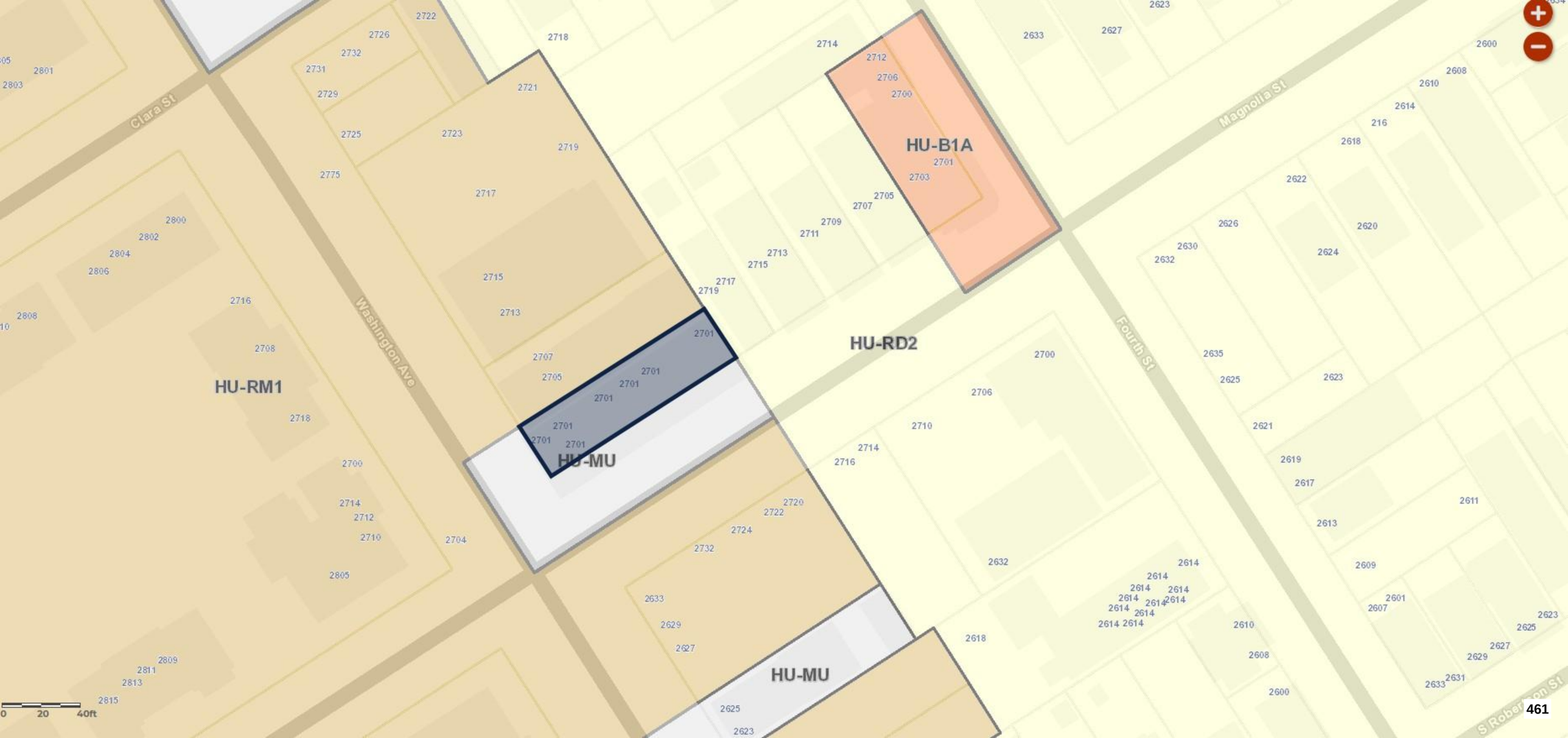
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YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS: N/A

ABSENT: N/A


HU-B1A
HU-RD2
HU-RM1
HU-MU
HU-MU
Clara St
Washington Ave
Magnolia St
Fourth St
0
20
40ft

S. CLAIBORNE AV.

PARK

VAC.

VETERINARY Dog & Cat HOSPITAL

CLAIBORNE ICE CO. DIV'N OF PAILET INDUSTRIES INC. ICE FACTY TOTAL CAP. 100 TONS CONC. FL. ICE MACHS. STEEL FRAMES CONC. FL. TOTAL CAP. 100 TONS

RUNS DAY & NIGHT HEAT: GAS CHEM. EXTRS

FURN'E

PLASTER WALLS

ANIMAL PENS

405

CLAIBORNE ICE CO. DIV'N OF PAILET INDUSTRIES INC.

PARK'G

WILLOW

PARK'G

GENERAL LONGSHORE WORKERS HALL LOCAL 1419 S. Noncomb. 1958 - 59

404

PARK'G

9-R. C.B. 1ST (V.END.)

DRY CLEANG CONC. FL.

SOLVENT TK

WASHINGTON AV.

386

STREET HOUSING PROJECT EXTENSION

680 FAMILY UNITS

CONSTRUCTION NOTE: ALL BLDGS ARE FIREPROOF CONSTN EXCEPT C.B. BR FACED CURTAIN WALLS BUILT 1953-54 CONC. FR., FLS & RF. SUSP'D CEILGS. 4" C.B. DIVN WALLS. ALL STAIR TOWERS ARE C.B., PORCHES ARE CONC. ON STEEL COLS.

PARK'G

CLARA PWY.

3-APTS

RECTORY (V.END.)

CHURCH & D

2ND MT. CALVARY BAPTIST CHURCH

HEAT: GAS RADIATORS

387

C.B. 1ST APTS

REST.

AUTO REP.

CLARA ST.

4TH ST.

413

PARK'G

383

APTS

APTS

382

WILLING WORKERS BAPTIST CHURCH -P- (V.END.)

PR'V. SCHOOL & D

COSMETIC MFG

C.B. 1ST PAINTS

REST.

MAGNOLIA

406

407

SQ. No. 382
FOURTH DISTRICT

CLARA ST. SIDE

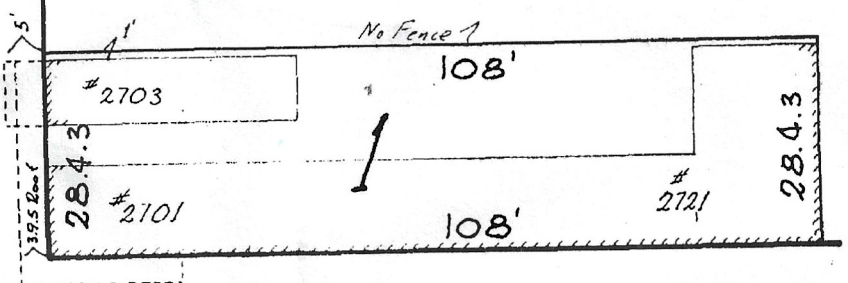
405163

FILED
NOTARIAL RECORDS
PARISH OF ORLEANS
MAR 24 '81

WASHINGTON AVE.

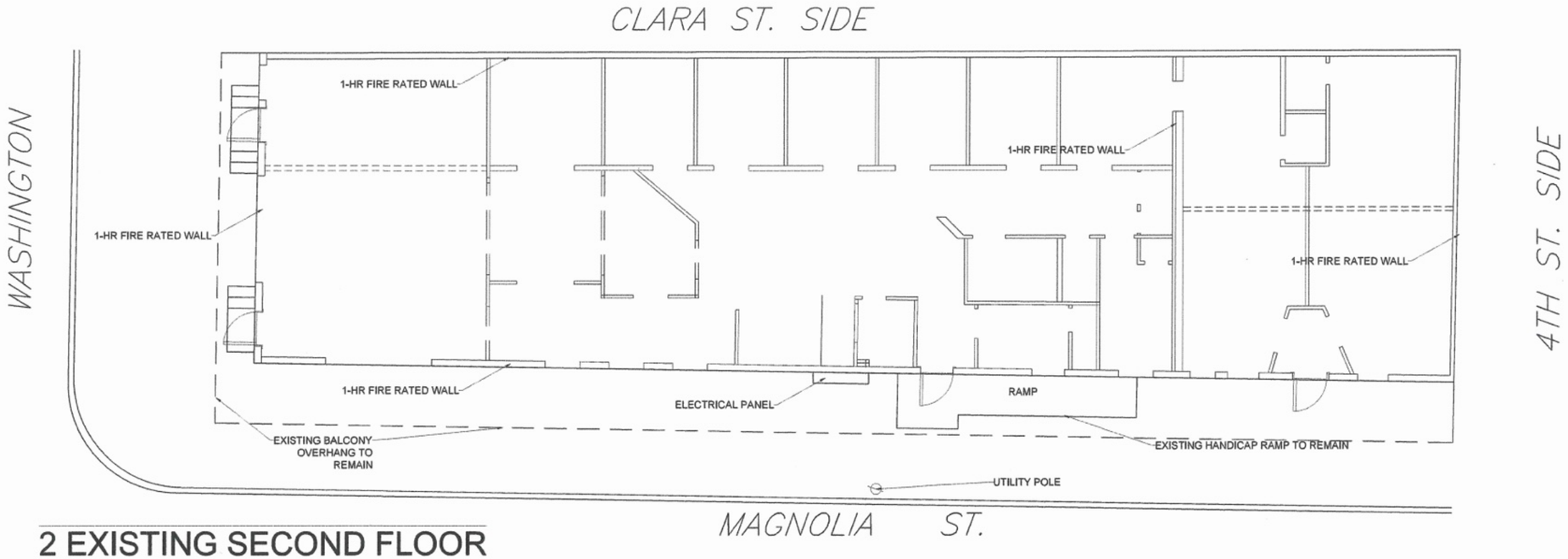
FOURTH ST. SIDE

STATE OF LOUISIANA
ERROL E. KELLY
REG. No. 91
REGISTERED
LAND SURVEYOR



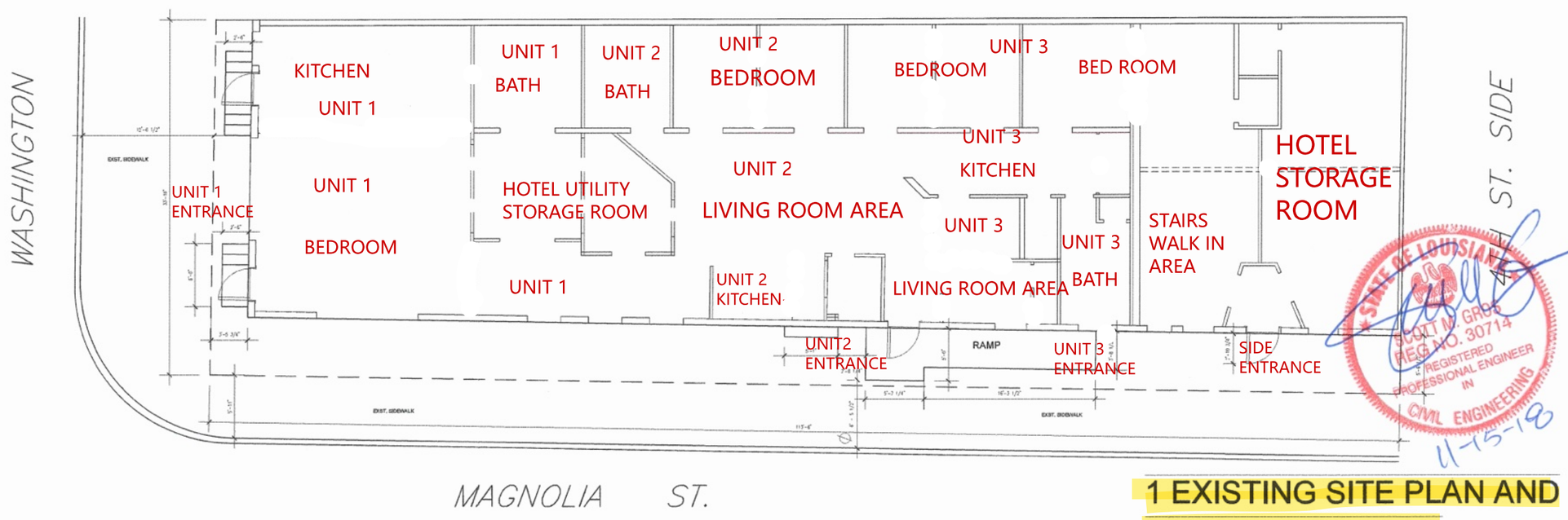
MAGNOLIA ST.

New Orleans, La.
June 23, 1979
Survey certified correct. Made at the request
of Gilbert Stompley
Gilbert, Kelly & Couturie', Inc., Surveying & Engineering



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

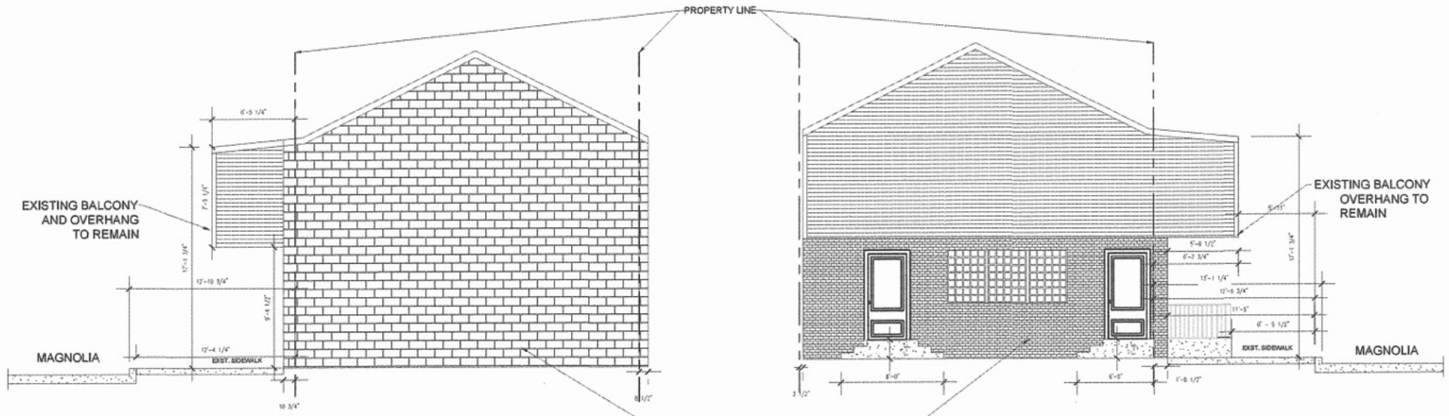
SCALE: 1/4" = 1'

STATE OF LOUISIANA
SCOTT M. GROS
REG. NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

MARK | DESCRIPTION

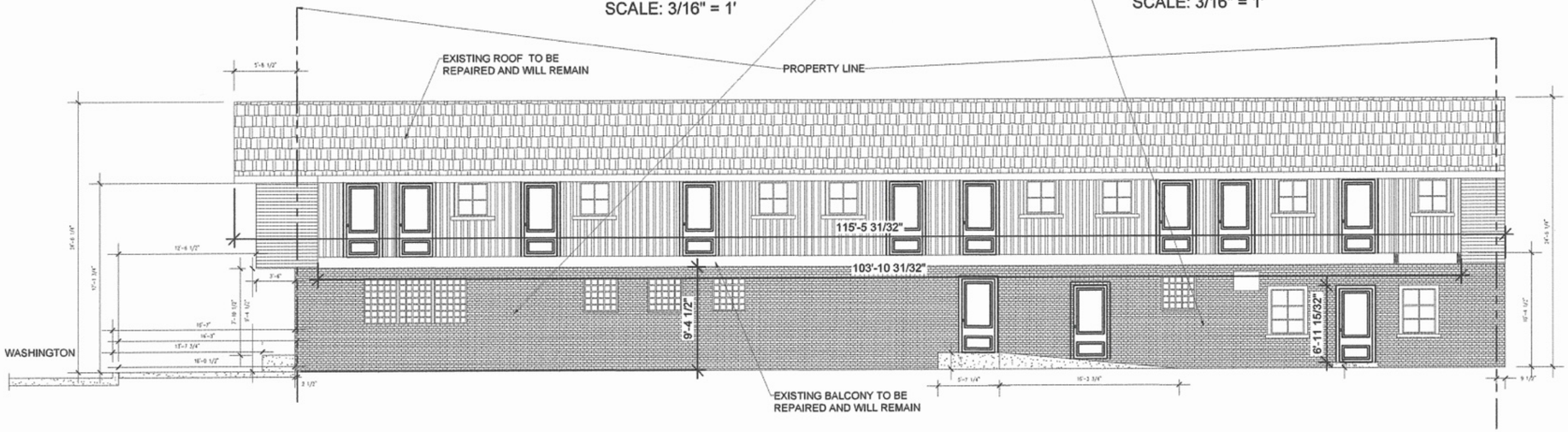
2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
08/23/17 DATE
SHEET A-2



3 SIDE ELEVATION
SCALE: 3/16" = 1'

2 SIDE ELEVATION
SCALE: 3/16" = 1'



1 MAGNOLIA STREET ELEVATION
SCALE: 3/16" = 1'

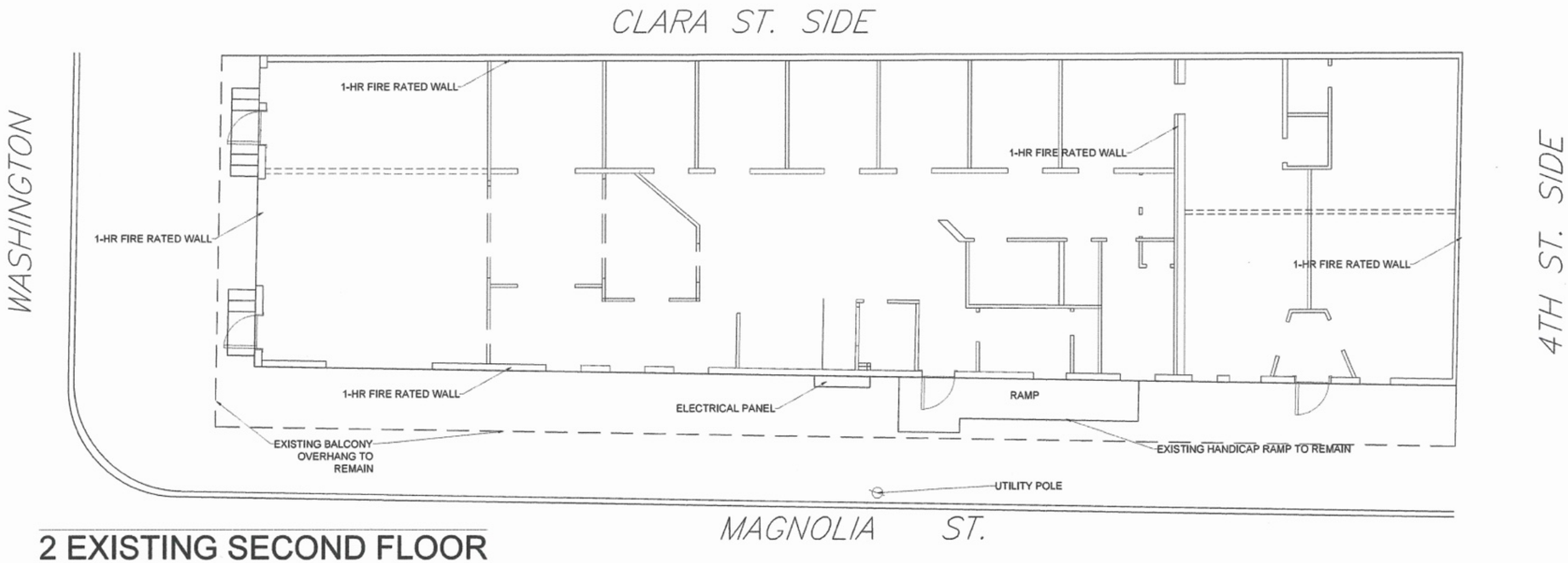
EXISTING ELEVATIONS

STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

MARK | DESCRIPTION

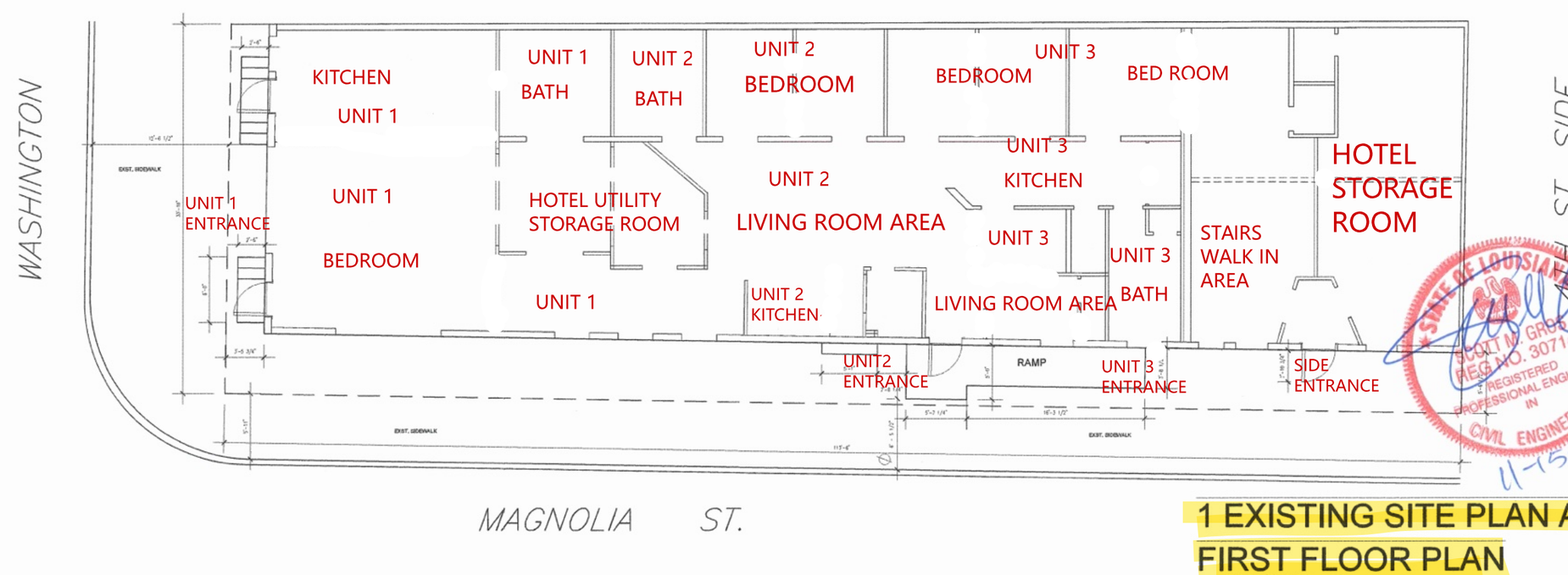
2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
08/22/17
DATE
SHEET
A-1



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

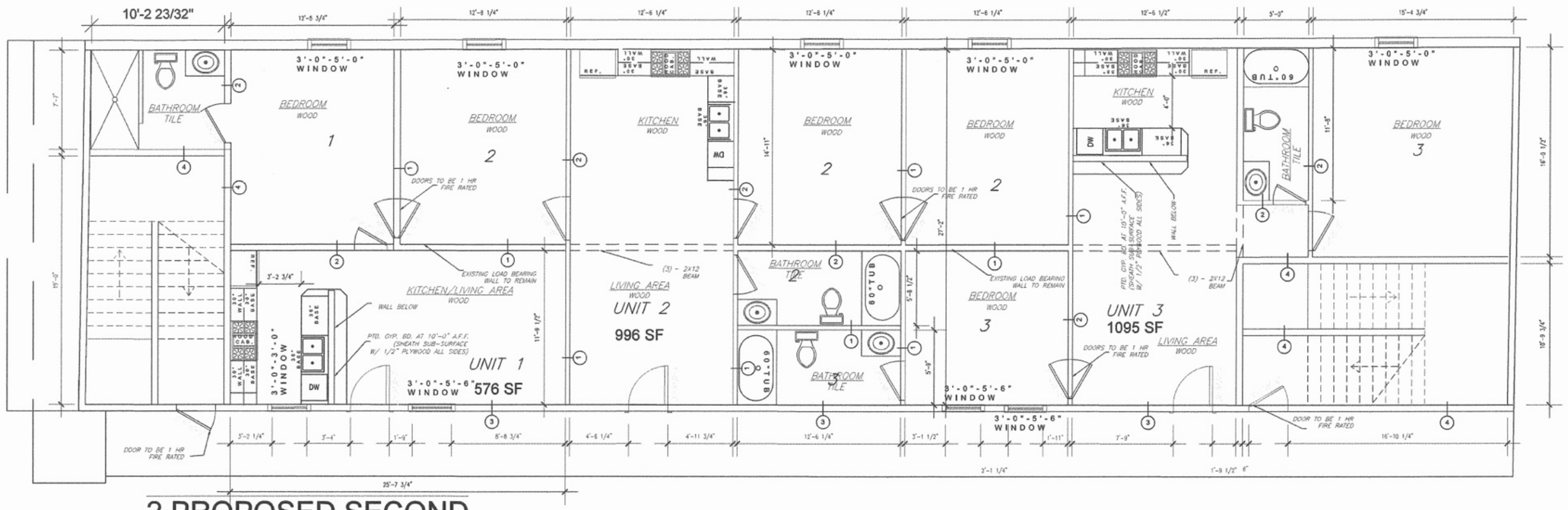
SCALE: 1/4" = 1'

STATE OF LOUISIANA
SCOTT M. GROS
REG. NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

MARK | DESCRIPTION

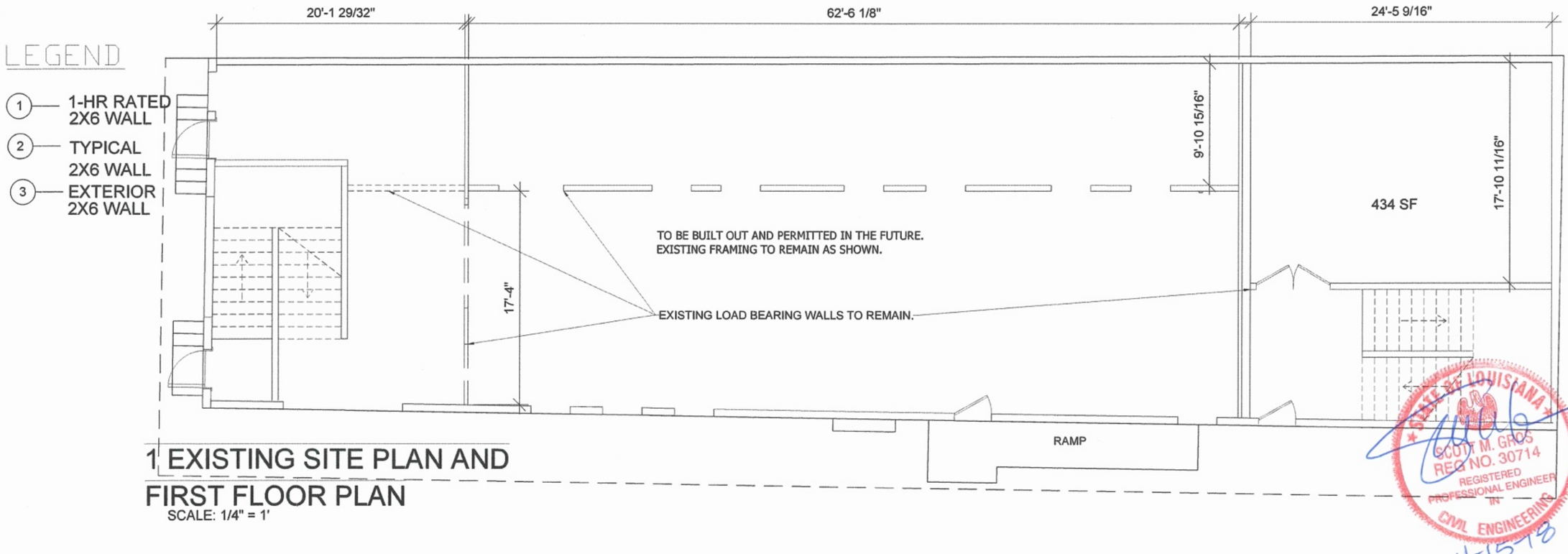
2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
08/23/17
DATE
SHEET
A-2



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

SCALE: 1/4" = 1'

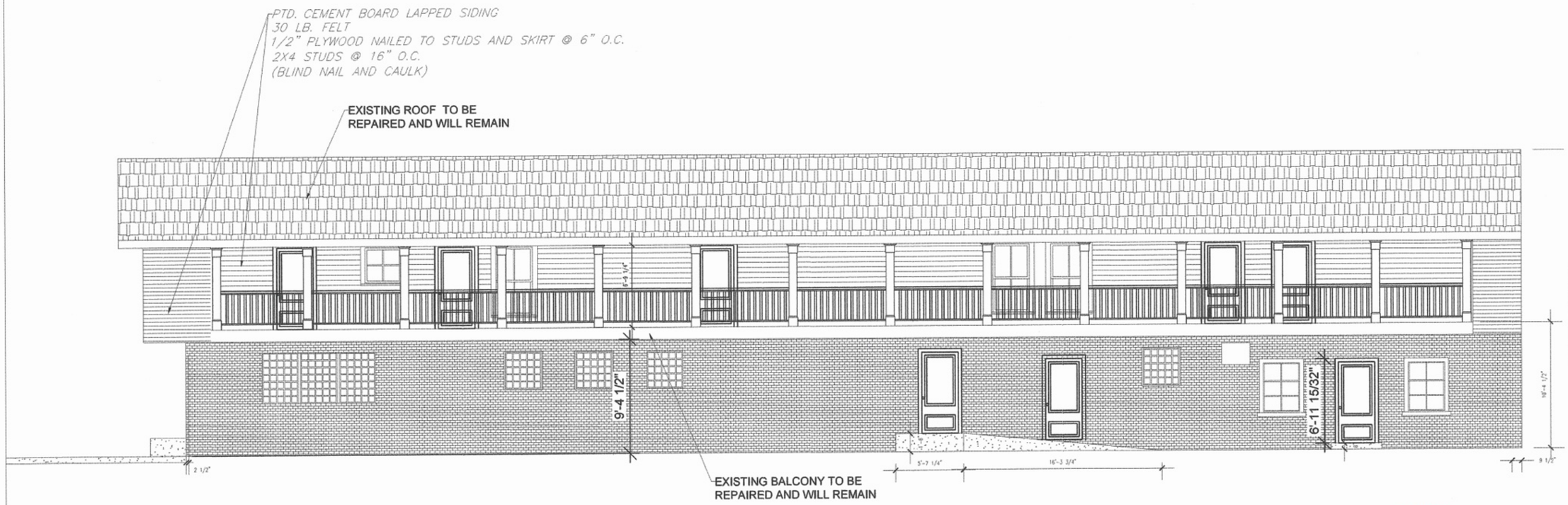
STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

11-15-18

2701 Washington
New Orleans, La

MARK	DESCRIPTION

Drawn by: KL
Reviewed by:
08/23/17 DATE
SHEET A-3



1 PROPOSED ELEVATION

SCALE: 1/4" = 1'

MARK	DESCRIPTION

2701 Washington
New Orleans, La

STATE OF LOUISIANA
SCOTT M. GROS
REG. NO. 30714
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

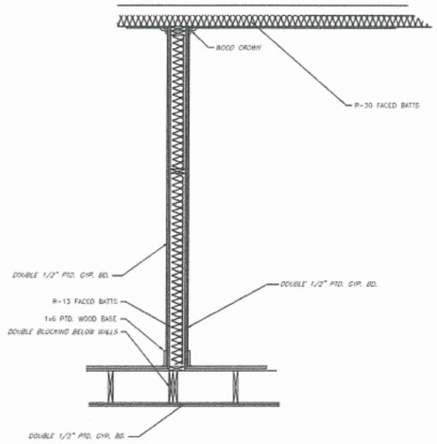
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Drawn by: KL

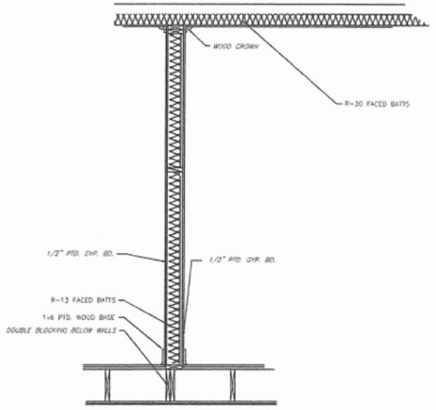
Reviewed by:

08/23/17
DATE

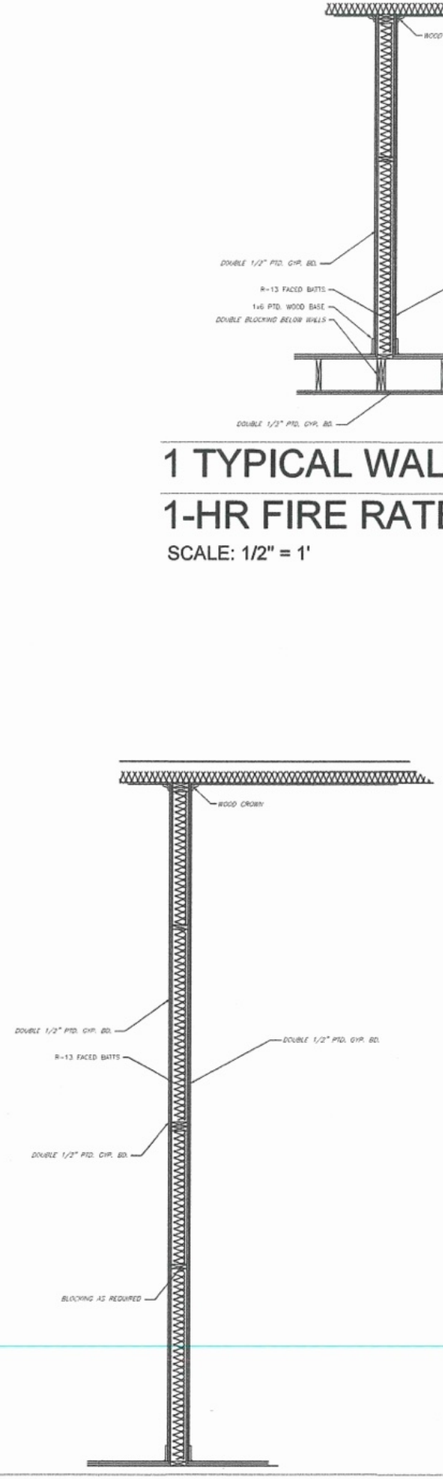
SHEET
A-4



1 TYPICAL WALL SECTION
1-HR FIRE RATED
SCALE: 1/2" = 1'



2 TYPICAL WALL SECTION
SCALE: 1/2" = 1'



4 FIRE RATED WALL IN STAIRWELL
SCALE: 1/2" = 1'

THE COMPLETED STRUCTURE IS DESIGNED TO WITHSTAND A BASIC WIND SPEED OF 130 MPH IN ACCORDANCE WITH "ASCE 7" AS REQUIRED BY BUILDING CODE

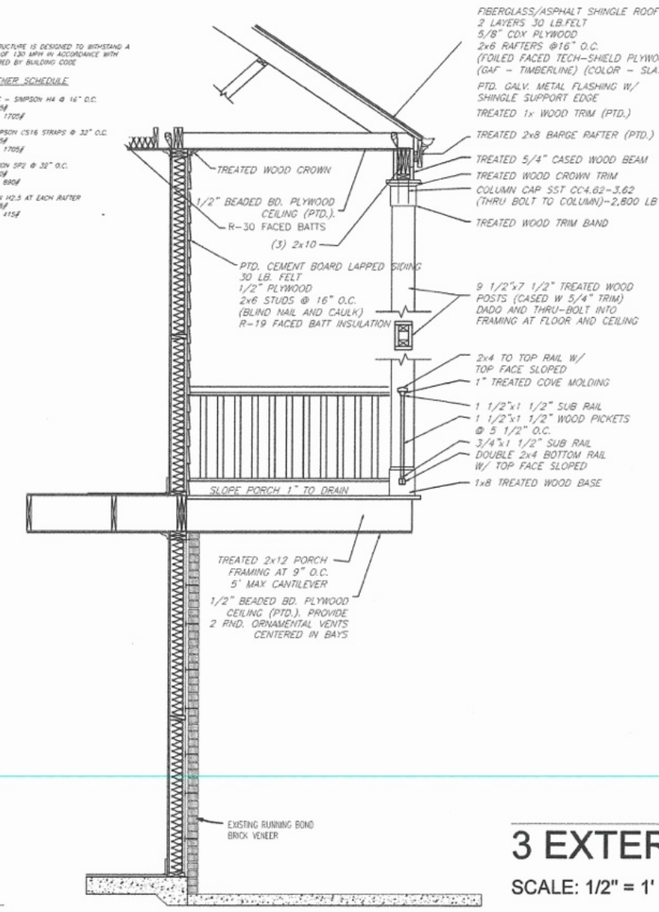
SIMPSON FASTENER SCHEDULE

FIRST FLOOR JOISTS – SIMPSON H4 @ 16" O.C.
ACTUAL LOAD = 675#
ALLOWABLE LOAD = 1705#

FIRST FLOOR – SIMPSON CS16 STRAPS @ 32" O.C.
ACTUAL LOAD = 675#
ALLOWABLE LOAD = 1705#

TOP PLATE – SIMPSON SP2 @ 32" O.C.
ACTUAL LOAD = 450#
ALLOWABLE LOAD = 890#

RAFTERS – SIMPSON H2.5 AT EACH RAFTER
ACTUAL LOAD = 325#
ALLOWABLE LOAD = 415#



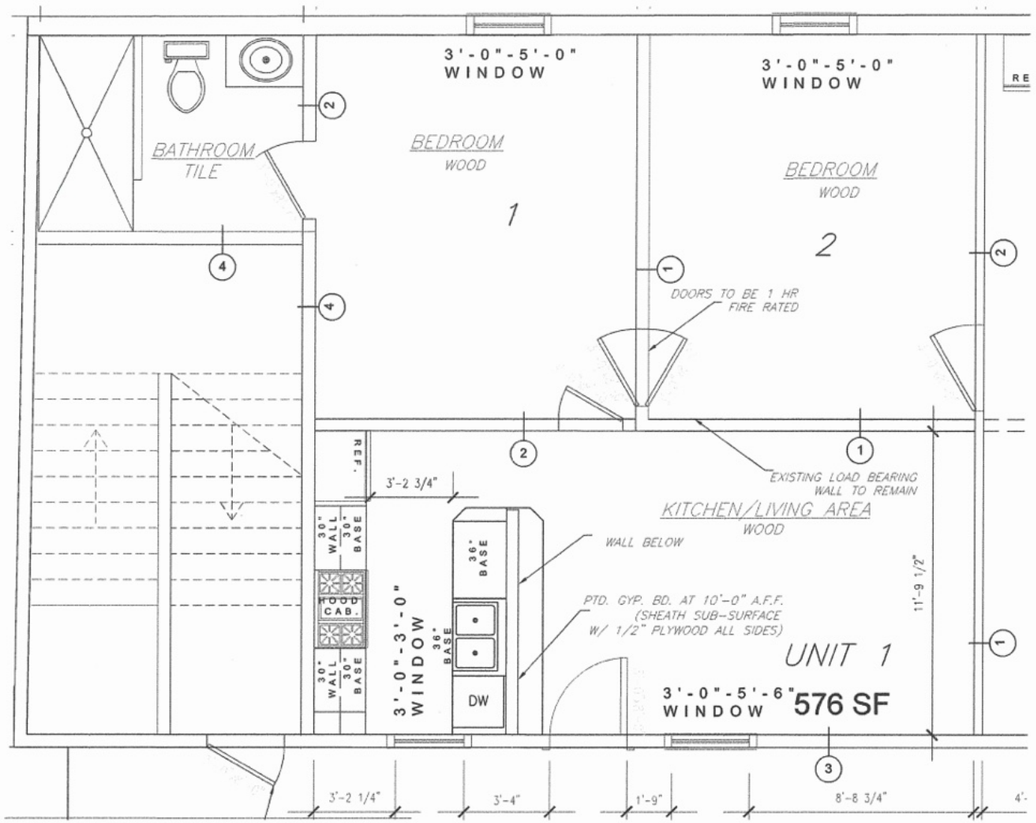
3 EXTERIOR WALL SECTION
SCALE: 1/2" = 1'

STATE OF LOUISIANA
SCOTT M. CROS
REG. NO. 30714
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
11-15-18

MARK	DESCRIPTION

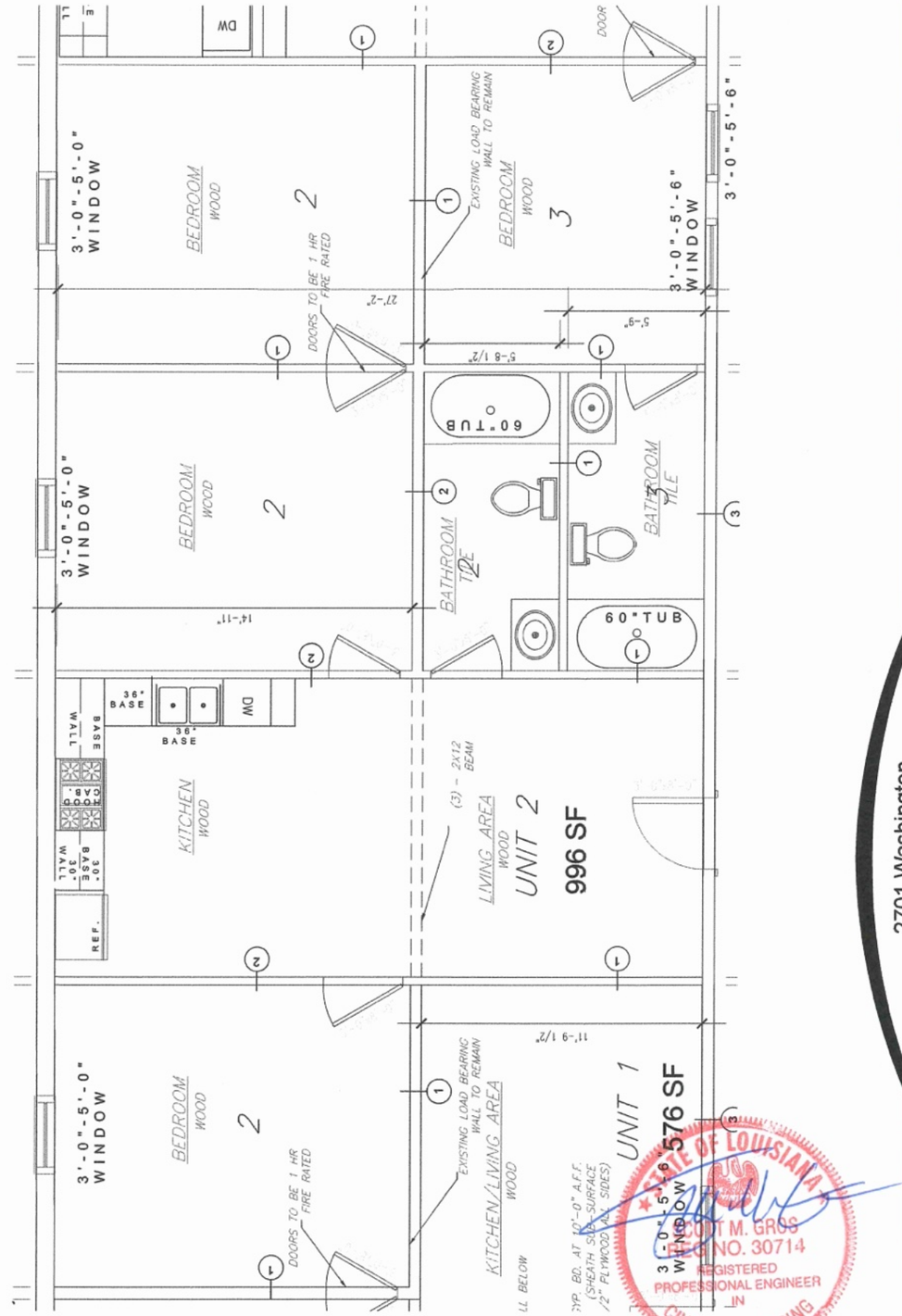
2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
08/23/17
DATE
SHEET
A-5



1 UNIT 1 FLOOR PLAN

SCALE: 3/8" = 1'



2 UNIT 2 FLOOR PLAN

SCALE: 3/8" = 1'

STATE OF LOUISIANA
SCOTT M. GROSS
REG. NO. 30714
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

11-1578

2701 Washington
New Orleans, La

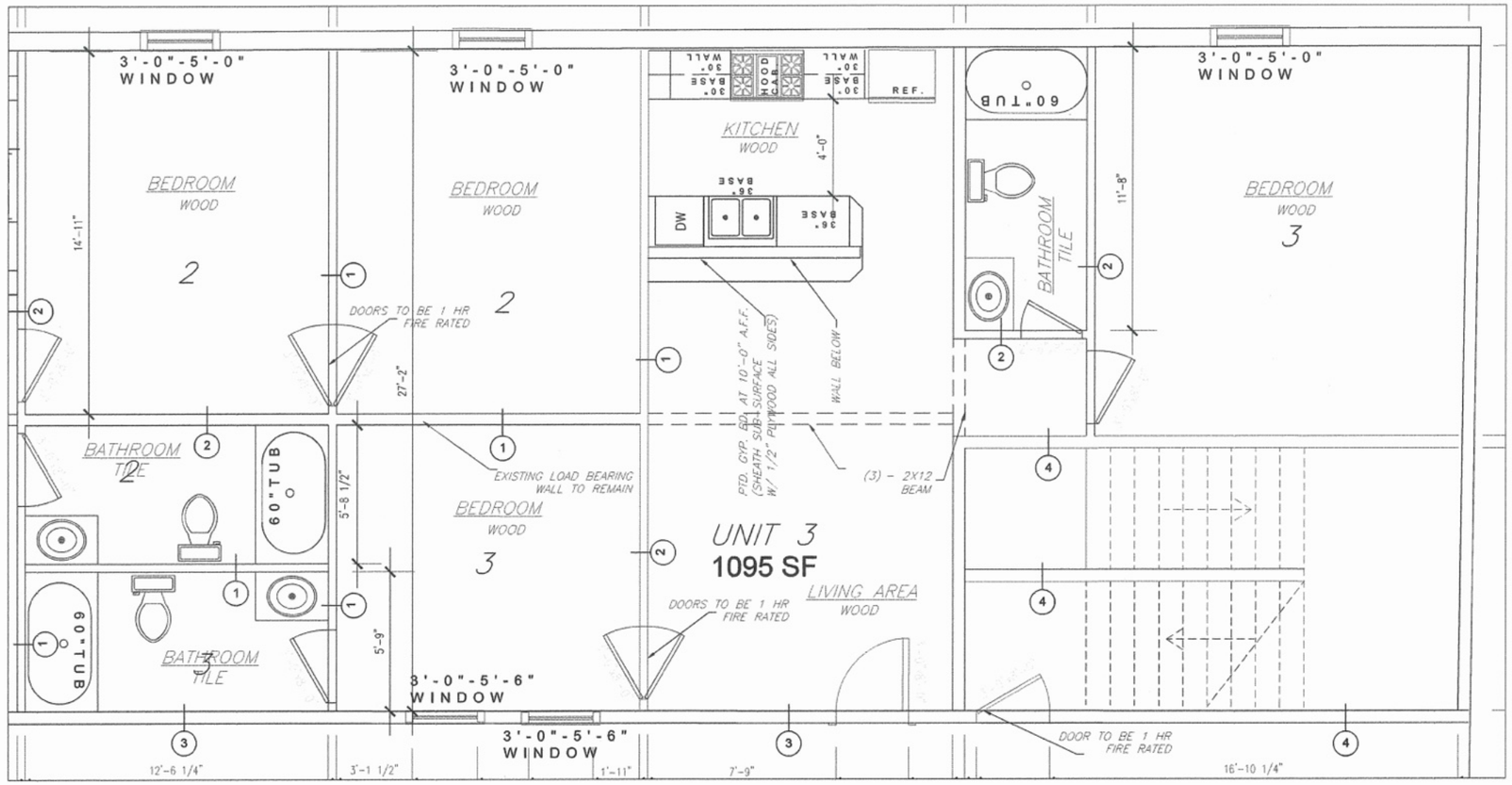
MARK	DESCRIPTION

Drawn by: KL

Reviewed by:

08/23/17
DATE

SHEET
A-6



1 UNIT 3 FLOOR PLAN

SCALE: 3/8" = 1'

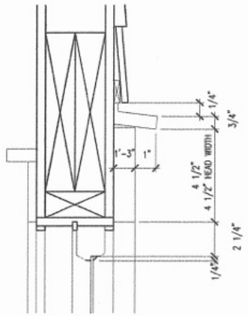
STATE OF LOUISIANA
SCOTT M. GROS
REG. NO. 30714
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

11-15-18

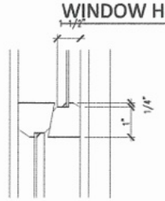
MARK	DESCRIPTION

2701 Washington
New Orleans, La

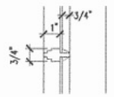
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Reviewed by:
08/23/17
DATE
SHEET
A-7



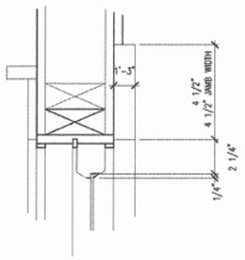
WINDOW HEAD



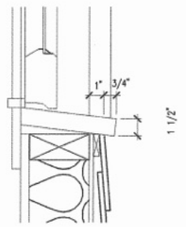
WINDOW SASH



WINDOW MUNTIN

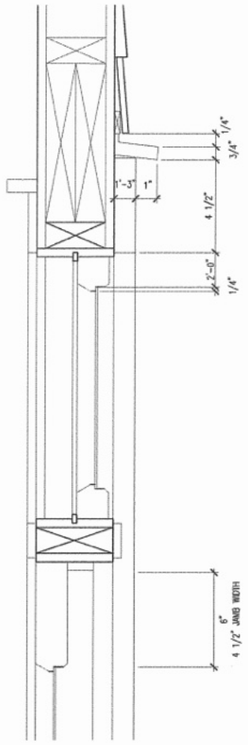


WINDOW JAMB

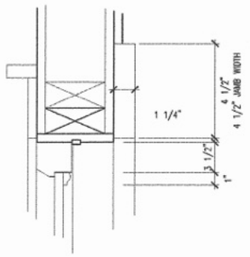


WINDOW SILL

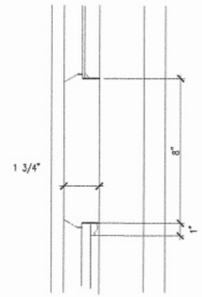
WINDOW



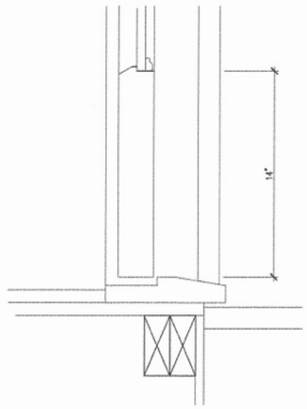
DOOR HEAD



DOOR JAMB/STILE



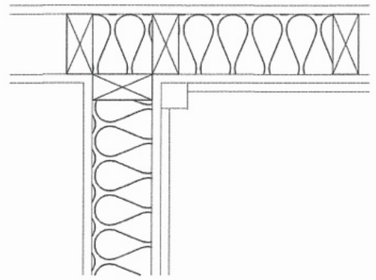
DOOR RAIL/PANEL



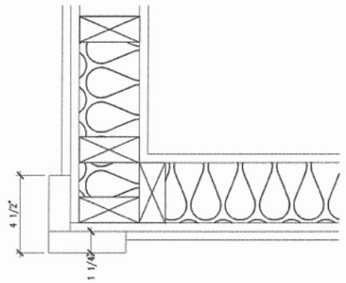
DOOR BOTTOM/THRESHOLD

DOOR

DETAILS

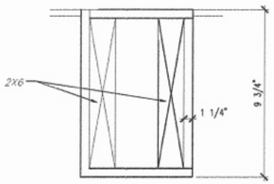


INSIDE CORNER

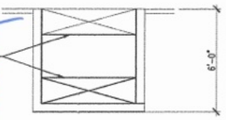


OUTSIDE CORNER

CORNERS



COLUMN RETURN BEAM



COLUMN RETURN POST

COLUMN RETURNS

STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
11-15-18

MARK	DESCRIPTION

2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
08/23/17
DATE
SHEET
A-8

R301 : DESIGN CRITERIA

R301.2.1.2 : WIND BORNE DEBRIS PROTECTION OF OPENINGS

All glazed openings must have wind borne debris protection that meets the requirements set forth by ASTM E 1996 & ASTM E 1886.

Exception : Protective wood members no less than 7/16 inch and no greater than 8 feet. See Table 301.2.1.2 = Fastening Schedule for Wood Structural Members.

Aforesaid protective wood members are not allowed when the mean roof height exceeds 33' and in regions with wind speeds greater than 130 mph.

(Refer to I.R.C. Text Pages 41-42)

R302 : EXTERIOR WALL LOCATION

R302.1 : EXTERIOR WALLS

Projections, openings, penetrations, and construction beyond the exterior wall shall not extend more than 12" into areas where openings are prohibited. These provisions do not apply to penetrations in walls that are perpendicular to the line used to determine the fire separation distance.

Exceptions : 1. Types of detached structures, i.e. sheds, playhouses, that need no permits to provide wall protection based on location in lot.

2. Detached garages within 2' of a property line with eaves not to exceed 4".

3. Foundation vents allowed by code. (IRC - R408)

*Fire resistant construction details. See pages 49-53.

(Refer to I.R.C. Text Page 49)

R303 : LIGHT, VENTILATION, & HEATING

R303.1 : HABITABLE ROOMS

All habitable rooms shall have an aggregate glazing area of 8 percent of the floor area. Approved openings shall provide natural ventilation and be readily accessible. Minimum openable area to outdoors is 4 percent of the floor area being ventilated.

Exceptions : 1. Where approved mechanical ventilation system compliant with R310 capable of 0.35 air exchange per hour is installed.

2. Glazed areas are not necessary in rooms with said mechanical ventilation systems installed including artificial light with an average of illumination 6 lux over the area of the room at the height of 30" above the floor.

3. Sun room and patio covers (R202) are permitted for natural ventilation, if an excess of 40 percent of the exterior walls are open or screened.

R303.3 : BATHROOM VENTILATION

Bathrooms, water closets, and similar must have aggregate glazing in windows no less than 3 square feet, half of which is openable.

Exception : Glazed area is not required where approved mechanical ventilation systems are provided. Minimum ventilation rate being 50 cubic feet per minute for intermittent and 20 cubic feet for continuous. All ventilation directed to outside.

(Refer to I.R.C. Text Page 53 - 54)

R308 : GLAZING

R308.4 : HAZARDOUS LOCATIONS

1. Glazing in swinging doors (except jalousies.)
2. Glazing in panels of sliding door assemblies and panels in sliding & bifold doors.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, pools, showers, and the like. Glazing in any part of the wall enclosing these where the bottom exposed edge is less than 60" vertical measurement.
6. Glazing adjacent to a door where the nearest vertical edge is 24" arc of the door in closed position & bottom edge no less that 60" above the floor.
7. Glazing in other locations such as, exposed individual pane larger than 9 square feet, bottom edge less than 18" above the floor, top edge more than 36" above floor, and on or more walking surfaces within 36" horizontally of the glazing.
8. Glazing in railings regardless of an area or height above walking surface. Structural balusters and nonstructural infill panels.
9. Glazing in walls and fences enclosing indoor and outdoor pools, hot tubs, and spas where bottom edge is less than 60" above surface and within 60" horizontally of waters edge. Applicable to single and multiple glazing.
10. Glazing within 36" adjacent to stairways, landings, or ramps & 60" above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60" horizontally to the bottom tread of a stairway when exposed glass surface is less than 60" above the nose.

(Refer to I.R.C. Text Pages 55-58)

R309 : GARAGES AND CARPORTS

R309.1: OPENING PROTECTION

Openings from a private garage directly into a room for sleeping purposes shall not be permitted. All openings between garage and residence shall be equipped with solid wood doors (1 3/8 inches) or honeycomb core steel doors not less than 1 3/8 inches or 20 minute fire rated.

R309.1.1 : Duct Penetration= All ducts from garage penetrating walls or ceilings to residence shall be constructed of no less than No. 26 gage sheet steel or other approved material and no openings into garage are allowed.

R309.1.2 : Other penetrations= R309.2 required penetrations shall be protected approved material to resist flame or combustible product passage.

R309.2: SEPARATION REQUIRED

Separation of garage and residence must be with 1/2" gypsum board. Garages beneath habitable rooms need separation with 5/8" Type X gypsum board. No less than 1/2" gypsum board shall be used for: structures supporting floor ceiling assembly and where garages are 3 feet from a dwelling unit.

R309.3: Flood Hazard Areas - see Table 301.2(1)
(At or above design flood elevation as determined in Section R322.)

R309.4: Automatic Door Openers

(Refer to I.R.C. Text Page 58)

R310 : EMERGENCY ESCAPE & RESCUE OPENINGS

R310.1: EMERGENCY ESCAPE & RESCUE REQUIRED

All sleeping areas shall have atleast one operable emergency opening directly to an outside area. These openings shall have a sill height of not more than 44" above the floor.

R310.1.1 : Minimum opening area= All emergency openings shall have a net opening of 5.7 sq.ft. minimum. (Exception : Grade floor openings shall have a net opening of 5 sq. ft.)

R310.1.2 : Minimum opening height= 24 inches

R310.1.3 : Minimum opening width= 20 inches.

R310.1.4 : Operational constraints= All emergency openings shall be operable from inside without keys, tools, or special knowledge.

(Refer to I.R.C. Text Pages 58 - 59)

R311 : MEANS OF EGRESS

R311.2: CONSTRUCTION

R311.2.1 : Attachment= Required exterior exit stairways and similar means of egress components shall be positively secured to the primary structure resisting both vertical and lateral forces.

R311.2.2 : Under stair protection= Enclosed accessible under stairs shall have walls, under stair surface & soffits protected with 1/2" gypsum board.

R311.4: DOORS

R311.4.1 : Exit Door Required= No less than one door with direct access to habitable portions of the dwelling ; not through a garage.

R311.4.3 : Landings at doors= All exterior doors to have adequate landings on either side. (36 inches in the direction of travel.) This landing shall not be more than 1.5 inches lower than the top of the threshold. Landings slope is not to exceed .25 units vertical per 12 units horizontal.

EXCEPTIONS: 1. No landing is required with 2 or fewer risers at the exterior side of the door, unless the door swings over the stairs. 2. This landing shall not be exceed 7 3/4" below top of threshold, with the door swinging inward. 3. Height of floors at exterior door landing can be no lower than 7 3/4" below the threshold.

R311.5: STAIRWAYS

R311.5.1 : Stairway width shall be no less than 36". Handrails shall not project more than 4.5" off wall. Stairway width : 31.5 " one handrail is installed, 27" when both sides are installed. (EXCEPTION Spiral Stairs R311.5.8)

R311.5.3.1 :Riser Height= Maximum is 7 3/4"

R311.5.3.2 :Tread Depth= Minimum 10" measured horizontally between furthermost vertical projections.

R311.5.6 : Handrails: On all flights of stairs with four or more risers. Height shall be no less than 34" and no more than 38". Handrails to be continuous excluding points for newel posts, columns, and the like.

(Refer to I.R.C. Text Pages 59 - 61)

R312 : GUARDRAILS

R312.1: GUARDS

All raised floor surfaces, i.e. ramps, porches, balconies, located 30" above grade require guardrails. Railing height maximum of 36" and minimum height of 34".

R312.2 : Required guards not to allow passage of a sphere 4" or greater

(Refer to I.R.C. Text Page 62)

R314 : SMOKE ALARMS

R313.1: SMOKE DETECTION & NOTIFICATION

Smoke alarms shall be listed UL 217 and installed in accordance with NFPA 72.

R313.2: LOCATION

1. Sleeping areas. 2. outside each sleeping areas in the vicinity of bedrooms. 3. On each additional story of the residence.

(Refer to I.R.C. Text Page 62)

R315 : CARBON MONOXIDE ALARMS

Located outside each sleeping area in the vicinity of bedrooms. Must be listed as complying with UL2034.

(Refer to I.R.C. Text Page 63)

R317 : PROTECTION AGAINST DECAY

R319.1: LOCATION REQUIRED

Protection from decay using naturally durable wood or wood that is preservative treated in accordance with AWPA U1 Section 4.

1. Any structural wood members closer than 18" or wood girders closer than 12" to exposed ground in crawl spaces located within the periphery of building location. 2. All wood framing members that sit in concrete or masonry exterior foundation walls & are less than 8" from ground. 3. Sills on a concrete or masonry slab that are in direct contact with natural ground & are separated from the slab with a moisture barrier. 4. Wood girder ends entering exterior masonry or concrete walls with less than 0.5 inches of clearance. 5. Wood siding, sheathing and wall framing within 6" from natural ground. 6. Wood structural members supporting moisture permeable floors or roofs exposed to weather unless separated by impervious moisture barrier. 7. Wood furring and such attached to exterior masonry or concrete below grade unless approved vapor retarder is used between the wall and framing member.

R319.1.1: Field Treatment= Drilling or cuts to treated wood on site shall be pressure preservative treated.

R319.1.3: Fasteners= Shall be hot dipped zinc coated, galvanized steel, stainless steel, silicon bronze, or copper. Zinc coated in accordance with ASTM A 153. Exceptions: 1. 1/2" diameter or larger steel bolts. 2. Other fasteners mechanically deposited zinc coated steel weighted according to ASTM B 695 Class 55, minimum.

(Refer to I.R.C. Text Pages 65 - 66)

R318 : PROTECTION AGAINST SUBTERRANEAN TERMITES

R320.1: TERMITE CONTROL METHODS

Following methods or combinations should be used in areas listed in Table 301.2(1):

1. Chemical termiticide treatment, as stated in R320.2. 2. Termite baiting system installed & maintained. 3. Pressure preservative treated wood in accordance with AWPA listed in R319.1. 4. Naturally termite resistant wood as said in R320.3. 5. Physical barriers provided in R320.4.

(Refer to I.R.C. Text Pages 66 - 67)

R324 : FLOOD RESISTANT CONSTRUCTION

R324.1.7: FLOOD RESISTANT MATERIALS

Building materials used below design flood elevation shall comply with:

1. All wood shall be pressure preservative treated according to AWPA U1
2. Materials & installation for flooring, interior, exterior walls, and wall coverings to conform with FEMA/FIA-TB.

R324.2.2: ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION

Enclosed areas below flood, including crawl spaces shall:

1. Be used for parking, access, or storage.
2. Provide floor openings which: 2.1 have a minimum of two openings on opposite sides of exterior walls. 2.2 Total net area of openings is 1 square inch per square foot. 2.3 Bottom of each opening is 1' or less above adjacent ground. 2.4 Openings shall be atleast 3" in diameter. 2.5 Any coverings shall allow water flow. 2.6 Openings in doors and windows are acceptable.

R324.4: WALLS BELOW DESIGN FLOOD

Walls & partitions below flood are allowed if not used as a structural member. Must be designed to break away with no electrical , plumbing, or the like attached. May be constructed out of screen or lattice. Must collapse under a water load of no less than 10 and no more than 20 lbs. per square foot.

R324.5: ENCLOSED AREAS BELOW FLOOD ELEVATION

Uses are limited to building access, parking, or storage only.

R408 : UNDER FLOOR SPACE

R408.1: VENTILATION

Any under floor space between building floor joists and natural ground must have ventilation to exterior having minimum net of 1 square foot per 150 square feet of area. Having one of said openings within 3' of each comer of the building.

R408.4: ACCESS

Access for all under floor spaces is necessary, being a minimum of 18"x24". Access through perimeter walls shall be no less than 16"x24". 16"x24" areaway shall be provided when through wall access is below grade. Through wall access is not allowed under a door to the residence.

(Refer to I.R.C. Text Pages 108 - 109)

R502 : WOOD FLOOR FRAMING

R502.12: DRAFT STOPPING REQUIRED

In areas of usable space both above and below concealed space of floor/ceiling assembly, draft stops are to be installed so the concealed area does not exceed 1000 square feet. Draft stopping must divide area into equal parts. When the area is enclosed by floor and ceiling assembly there shall be draft stopping in circumstances with: 1. suspended ceiling under floor framing. 2. Floor framing using open web, truss type members.

R512.12.1: Materials= No less than 1/2" gypsum board, 3/8" wood members, or 3/8" Type 2-M-W particle board. Installed parallel to the floor.

Wood floor framing details pages 111-122.

(Refer to I.R.C. Text Page 122)

R807 : ATTIC ACCESS

R807.1: ATTIC ACCESS

Building shall have attic access opening that exceeds 30 square feet and a vertical height of 30". The rough opening can be no less than 22"x30". 30" unobstructed headroom at some point of opening. See M1305.1.3

(Refer to I.R.C. Text Page 431)

R1001 : MASONRY FIREPLACE

R1001.1 - 1001.12: MASONRY FIREPLACES

(R1001.2)Footings shall be atleast 12" thick & 6" beyond face. Ash dump clean outs constructed to remain closed tightly & be accessible. (R1001.5)All firebrick shall conform to ASTM C 27 or C 1261. (R1001.6) Firebox shall be 20" deep, throat (ferrous metal damper) no less than 8" above opening & 4" deep. Fireplace lintel must be constructed of noncombustible material. (R1001.8) Smoke chamber walls can be no less than 6" of masonry. (R1001.9) Hearth Thickness= 4", Hearth Extension Thickness= minimum 2". Hearth Extension atleast 16" in front of & 8" on either side of opening, 6 square feet opening requires hearth of 20" in front & 12" on either side. All surrounding combustible materials shall have clearance no less than 2" from front & 4" from back. Fire blocking according to R602.8.

See Table & Figure R1001.1.1 Page 302 & 303.

(Refer to I.R.C. Text Pages 445 - 448)

R1003 : MASONRY CHIMNEYS

R1003.9: TERMINATION

Chimneys shall extend at least 2 feet higher than any part of the building within 10' & not less than 3' from the chimney exit point in the roof.

(Refer to I.R.C. Text Pages 449 - 453)

R1005 : FACTORY BUILT CHIMNEYS

R1001.5: FACTORY BUILT CHIMNEYS

All factory built chimneys shall be listed & installed according to manufacturer. Solid fuel burning appliances shall comply with Type HT requirements of UL 103. Chimneys with open combustion chamber appliances to comply with UL103. Chimneys to comply with UL127. All surrounding structural members shall be designed to support additional chimney load as needed. Medium heat appliances shall comply with UL959.

(Refer to I.R.C. Text Page 454)

STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

11-15-18

DESCRIPTION | MARK

2701 Washington
New Orleans, La

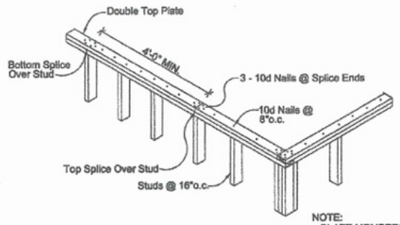
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Reviewed by:

08/23/17
DATE

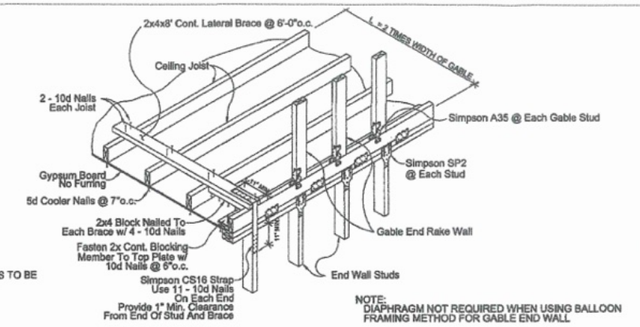
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CONSTRUCTION NOTES (N01)



NOTE: PLATE MEMBERS TO BE MIN. 8'-0" LONG

E TOP PLATE SPLICE DETAIL
NTS



NOTE: DIAPHRAGM NOT REQUIRED WHEN USING BALLOON FRAMING METHOD FOR GABLE END WALL

F CEILING DIAPHRAGM @ GABLE END WALL
NTS

GENERAL NOTES

Contractor and/or subcontractors shall use measures to insure that only workmanship of the highest quality is performed and that only the best materials and practices of construction are used for a quality and sound building.

Purchaser and/or Contractor is responsible for compliance with all local building codes and ordinances.

Although every effort has been made in preparing these drawings the contractor and/or all subcontractors must check all conditions and dimensions of this plan prior to construction and be responsible for same.

All plumbing stacks and A/C stacks to be located on the rear or sides of the roof.

SITEWORK

Remove surface organic soil and/or organic areas.

All trees, stumps, shrubs, sod, and other obstructions should be removed throughout the area of the building.

Fill dirt, if required shall be free of all organic material, large rocks, and foreign objects.

All back fill to be compacted to 90% proctor. To be verified by others.

Beds for all foundations and footings must be chemically treated for termites.

Termite treatment tubes owner/treatment company option.

FINISHES

All interior faces of walls and ceilings shall be covered with 1/2" plain gypsum board installed with 1" type S drywall screws having external and internal corner beads.

All joints shall be taped and 3 coats of spackle applied.

Around all tubs and showers shall be cement, fiber cement, or glass mat gypsum shall be used as backers.

All decorating, including paint and wallpaper, to be specified by owner.

MOISTURE AND THERMAL PROTECTION

Batt insulation shall be as follows:
R-13 for all 4" exterior walls R-19 for all 6" exterior walls.
R-30 for attic and floor.

Roofs shall have asphalt shingles applied over 15# asphalt saturated felt with 4" overlap. Shingles shall be fungus free warranted for 15 years 6 nails per roof shingle and meet code and manufacturer specifications.

Perimeters of exterior windows and doors, penetrations through exterior walls and joints of abutting dissimilar materials should be sealed with an appropriate caulk per ASTM C-962.

FOUNDATION

BY OTHERS

FRAMING

All exterior walls shall be constructed of 2"x 6" studs and all interior walls 2x4 studs unless otherwise noted.

All framing lumber, including studs, plates, joist, and rafters, shall be surface dry No. 2 Southern pine or similar species of equal strength and quality.

All framing members shall be spaced 16" o.c., unless otherwise noted.

All beams shall be supported with a minimum of 3 studs at both ends unless otherwise noted.

Minimum header size shall be 2 - 2"x 8", unless otherwise noted.

Plates and sills shall be halved together at all corners.

Studs in walls and partitions shall be doubled at all corners and openings.

Joists over 12' in span shall be bridged at center with one row of 1x3 cross bridging or solid blocking.

Wall sheathing shall be OSB wall sheathing ("Windstorm" or equal OSB wall panels) installed and nailed as required by code and per manufacturer specifications
Hurricane straps shall be provided between concrete footing, wall framing and base plates and between wall framing top plates and roof framing as required by code and manufacturer specifications. (continuous load path connection)

Roof sheathing shall be minimum 5/8" plywood (CDX) anchored with 8 penny common nails 6" on center spacing.
15 pound asphalt saturated felt paper shall be applied to exterior sheathing.
Refer to Roof Diaphragm & Typical Nailing Pattern Details.

Soffits and siding shall be made of 'HARDIE PROD' OR HDLC APRVD and installed per the manufacturer's specifications. (ck wt owner)

Exterior decks, porches, and balconies, including structural and non-structural components, shall be constructed with pressure treated wood products.

All walls exceeding one (1) floor require horizontal floor joist blocking @ floor lines.

MASONRY

Mortar used for laying concrete block shall be ASTM C-270 type S, cement-lime mortar.

Common Brick shall be hard burned and uniform in size.

Standard load bearing concrete masonry units (CMU) shall conform to ASTM C-90.

Joints for brick and masonry units shall be approximately 3/8" high with a concave or rodded finish.

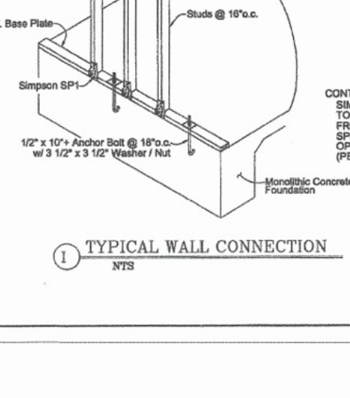
Running bond shall be used for brick and masonry units unless otherwise noted.

Masonry ties 16" o.c. vertically and horizontally shall be used to tie brick to stud frame.

A 1" air space must be maintained between masonry and wood framed walls unless noted.

Construction to comply with the
2009 International Residential Code (IRC) and the high wind standards listed in Chapter 3 which states:
R301.2.1.1 Design Criteria.
Southern Building Code Congress International Standard for Hurricane Resistant Residential Construction (SSTD 10)
130 mph wind speed

Note the following:
1- All exterior wall sheathing shall be and OSB wall sheathing ("Windstorm" or equal OSB wall panels)
2- All base plates shall be anchored at 18" on center with minimum 1/2"x10"+ anchor bolts using 3 1/2"x 3 1/2" washer / nut. (or Simpson metal straps per manufacturer specification to meet wind design)
3- Hurricane straps shall be provided between wall framing and base plates and between wall framing top plates and roof framing as required by code. (continuous load path connection) and OSB wall sheathing ("Windstorm" or equal OSB wall panels) installed and nailed as required by code and per manufacturer specifications
4- Roof sheathing shall be minimum 5/8" plywood anchored with 8 penny common nails. Refer to Roof Diaphragm & Typical Roof Nailing Pattern Details.
5- All windows/openings shall be provided with one of the following: operable shutters, anchorable, precut minimum 5/8" thick plywood, installable corrugated steel panels or impact resistant windows.
6- 6 nails per roof shingle.
7- Gable end construction built similar to and connected with wall studs below.
8- Brace gable end against lateral loads.
9- Hold down anchors at the ends of all sheer panels/walls.



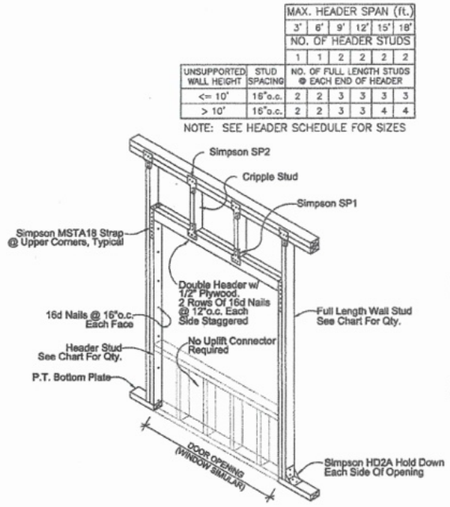
PLYWOOD SHEATHING PANELS SHALL OVERLAP THE TOP MEMBER AND THE BOTTOM PLATE BY 1 1/2" AND A SINGLE ROW OF FASTENERS SHALL BE PLACED 3/4" FROM PANEL EDGE.

G WALL SHEATHING ATTACHMENT
NTS

LOAD TABLE

MODEL #	QTY. REQ.	ALLOWABLE LOADS		
		FASTENERS	UPLIFT	
			133	160
MTS20	1	14 - 10d	1000	1000
SP2	1	Plate= 6 - 10d Stud= 6 - 10d	890	1065
HD2A	1	2 - 5/8 MB	2775	2775
LTP4	1	12 - 8d X 1-1/2	670	670
LSTA30	1	16 -10d X 1-1/2	1300	1570
LSTA36	1	14 - 10d	1140	1365
SP1	1	Plate= 4 - 10d Stud= 6 - 10d	585	585
CS16	1	18 - 10d	1475	1705
A35	1	12 - 8d X 1-1/2	670	670
MSTA18	1	Beam= 14 - 10d Post= 14 - 10d	1140	1365
EPB44T-U	1	6 - 16 d	1130	1140

SIMPSON STRONG-TIE OR EQUAL
PER MANF SPECS
CONTINUOUS LOAD PATH
TRANSFER SYSTEM

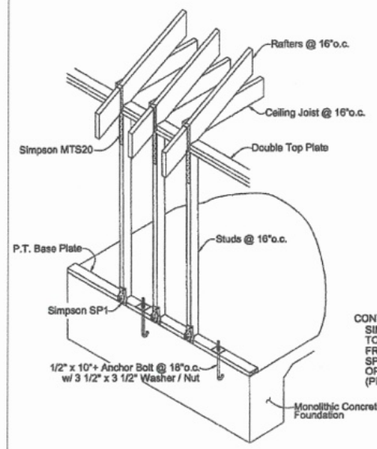


MAX. HEADER SPAN (ft.)	3'	6'	9'	12'	15'	18'
NO. OF HEADER STUDS	1	1	2	2	2	2

UNSUPPORTED WALL HEIGHT	STUD SPACING	NO. OF FULL LENGTH STUDS @ EACH END OF HEADER					
<= 10'	16"o.c.	2	2	3	3	3	
> 10'	16"o.c.	2	2	3	3	4	4

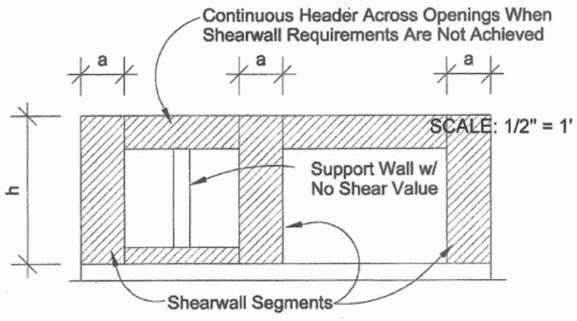
NOTE: SEE HEADER SCHEDULE FOR SIZES

H TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR EXTERIOR OPENINGS
NTS



CONTRACTOR TO INSTALL
SIMPSON METAL CONNECTORS
TO PROVIDE CONTINUOUS CONECTIONS
FROM CONCRETE FOOTINGS TO ROOF RAFTERS
SPECIAL ATTENTION TO SPACING- CORNERS, OPENINGS, NAIL SIZE AND PATTERN.
(PER MANUFACURER SPECIFICATIONS)

I TYPICAL WALL CONNECTION
NTS



WALL HEIGHT (h)	MIN. SHEARWALL LENGTH (a) (1)	PRE-FAB SHEARWALLS BY SIMPSON MAY BE USED WHEN (a) IS LESS THAN MIN. (2)			
		a >= 24"	a >= 18"	a >= 15"	a >= 12"
8 FEET	27 INCHES	SW24x8	SW18x8	SSW15x8	SSW12x8
9 FEET	32 INCHES	SW24x9	SW18x9	SSW15x9	SSW12x9
10 FEET	34 INCHES	SW24x10	SSW18x10	SSW15x10	SSW12x10
11 FEET	39 INCHES	SSW24x11	SSW18x11	SSW15x11	N/A
12 FEET	43 INCHES	SW24x12	SSW18x12	SSW15x12	N/A

1. REFER TO DETAIL G FOR STRUCTURAL PANEL INSTALLATION.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.

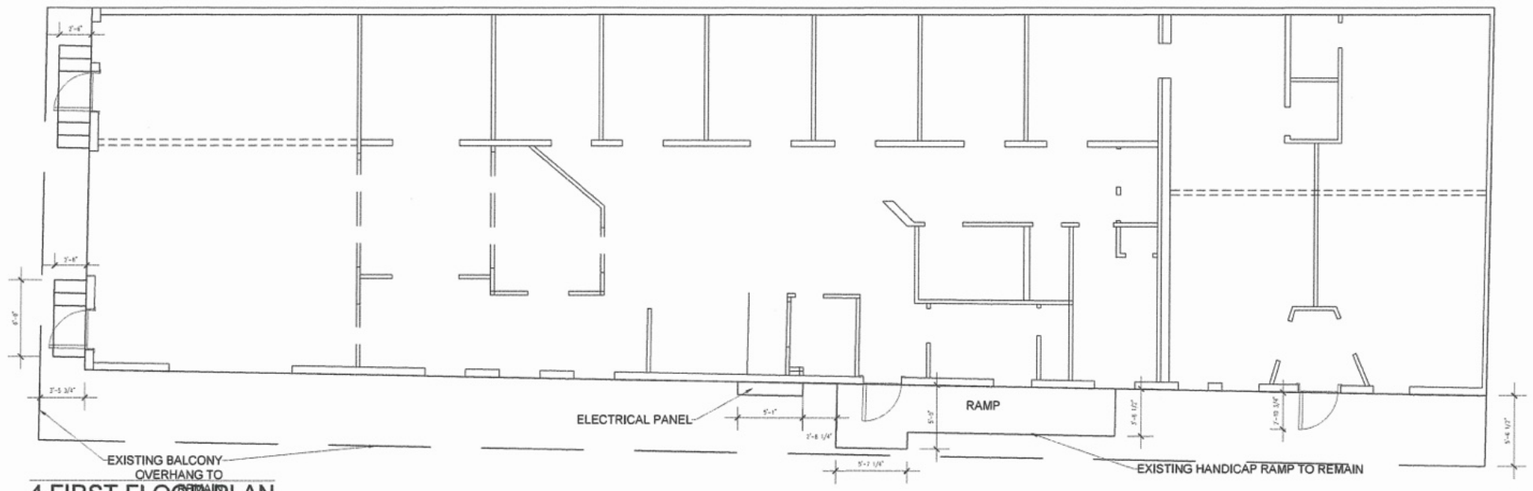
J MIN. SHEARWALL REQUIRED
NTS

STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

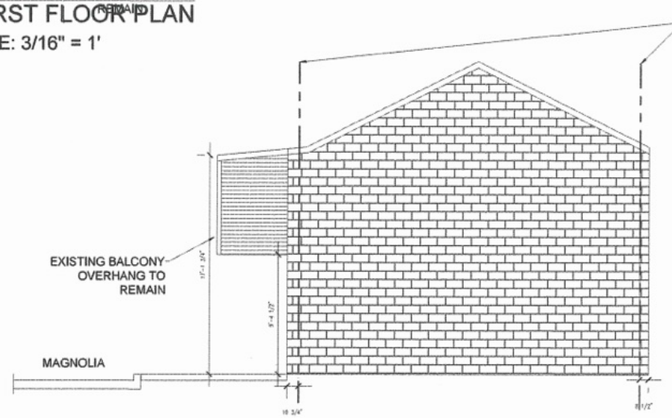
MARK	DESCRIPTION

2701 Washington
New Orleans, La

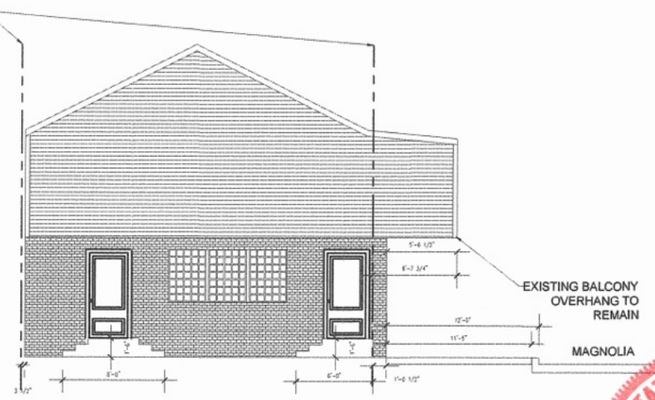
Drawn by: KL
Reviewed by:
07/09/18
DATE
SHEET
A-10



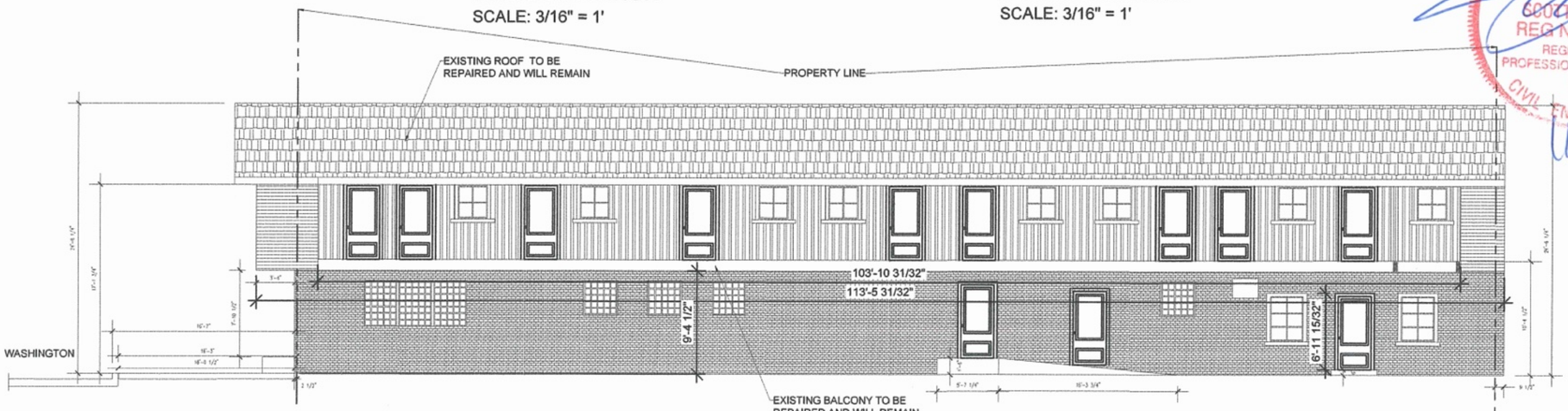
4 FIRST FLOOR PLAN
SCALE: 3/16" = 1'



3 SIDE ELEVATION
SCALE: 3/16" = 1'



2 SIDE ELEVATION
SCALE: 3/16" = 1'



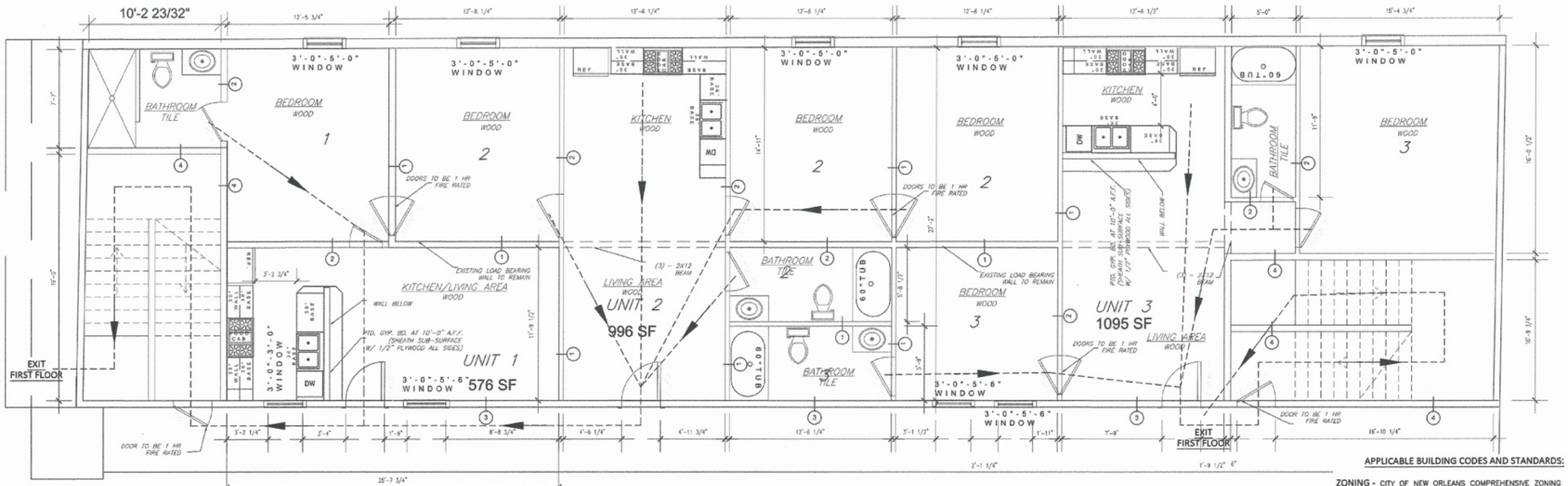
1 MAGNOLIA STREET ELEVATION
SCALE: 3/16" = 1'

STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

MARK	DESCRIPTION

2701 Washington
New Orleans, La

Drawn by: KL
Reviewed by:
06/13/17
DATE
SHEET
A-R



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'

UNIT 1

BEDROOM
TRAVEL DISTANCE 72'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

BATH
TRAVEL DISTANCE 87'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

KITCHEN/LIVING
TRAVEL DISTANCE 60'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

UNIT 2

BEDROOM
TRAVEL DISTANCE 99'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

BEDROOM
TRAVEL DISTANCE 99'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

BEDROOM
TRAVEL DISTANCE 112'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

BATH
TRAVEL DISTANCE 95'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

KITCHEN
TRAVEL DISTANCE 107'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

LIVING AREA
TRAVEL DISTANCE 84'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

UNIT 3

BEDROOM
TRAVEL DISTANCE 67'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

BEDROOM
TRAVEL DISTANCE 77'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

BATH
TRAVEL DISTANCE 80'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

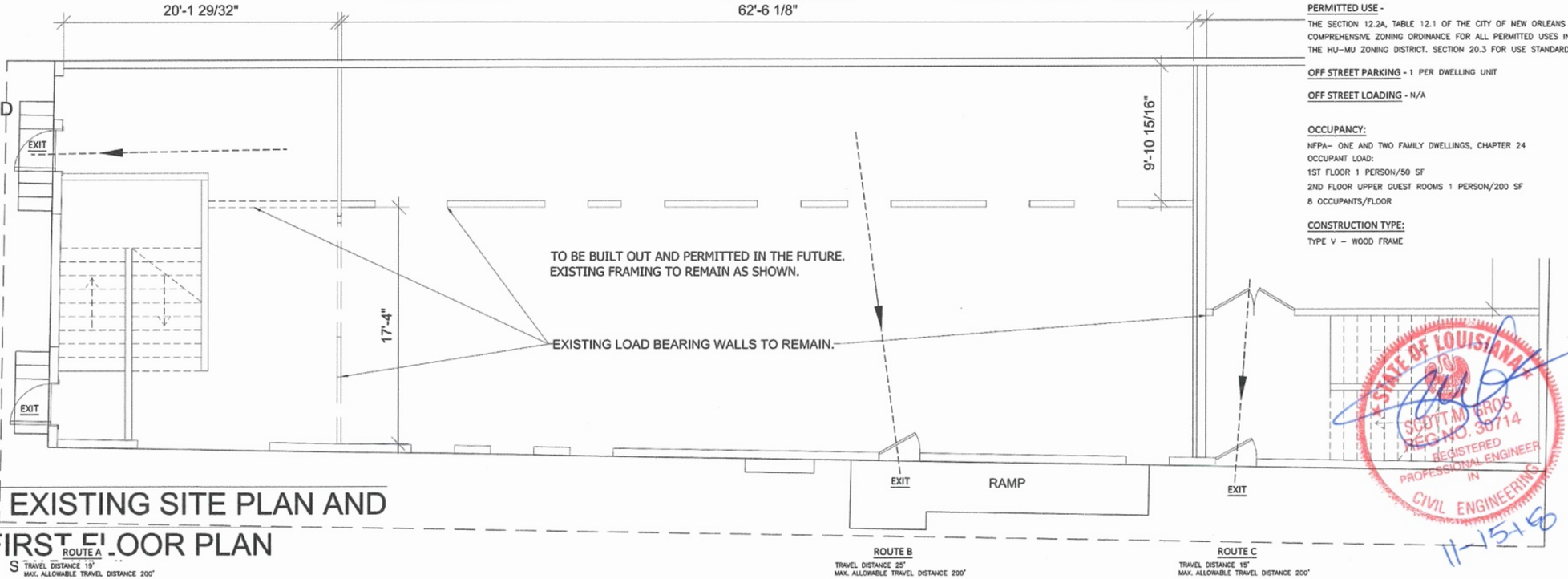
BATH
TRAVEL DISTANCE 77'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

KITCHEN
TRAVEL DISTANCE 79'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

LIVING AREA
TRAVEL DISTANCE 57'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

LEGEND

1. 1-HR RATED 2X6 WALL
2. TYPICAL 2X6 WALL
3. EXTERIOR 2X6 WALL



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

ROUTE A
TRAVEL DISTANCE 19'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

ROUTE B
TRAVEL DISTANCE 25'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

ROUTE C
TRAVEL DISTANCE 15'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

APPLICABLE BUILDING CODES AND STANDARDS:

ZONING - CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

LIFE SAFETY CODE - NFPA 101, 2012

BUILDING CODE - INTERNATIONAL RESIDENTIAL CODE, 2015 WITH CITY OF NEW ORLEANS AMMENDMENTS.

ZONING:
ZONE – HU-MU (NEIGHBORHOOD MIXED USE)

PERMITTED USE -
THE SECTION 12.2A, TABLE 12.1 OF THE CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE FOR ALL PERMITTED USES IN THE HU-MU ZONING DISTRICT. SECTION 20.3 FOR USE STANDARDS.

OFF STREET PARKING - 1 PER DWELLING UNIT

OFF STREET LOADING - N/A

OCCUPANCY:
NFPA– ONE AND TWO FAMILY DWELLINGS, CHAPTER 24
OCCUPANT LOAD:
1ST FLOOR 1 PERSON/50 SF
2ND FLOOR UPPER GUEST ROOMS 1 PERSON/200 SF
8 OCCUPANTS/FLOOR

CONSTRUCTION TYPE:
TYPE V – WOOD FRAME

STATE OF LOUISIANA
SCOTT M. BROS
REG. NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-16

MARK | DESCRIPTION

2701 Washington
New Orleans, La

LIFE SAFETY

Drawn by: KL
Reviewed by:
08/23/17
DATE

SHEET
A-3




2701
201 - 206
FDC


2701
WASHINGTON AVE
2701
WASHINGTON AVE


F STORE
RENT
WNER
365173
2701
WASHINGTON AVE
2701
WASHINGTON AVE



Gmail

SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

2 messages

SAFE KIT <safekitonline@gmail.com> Wed, Sep 17, 2025 at 7:45 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>

Dear City Planning Commission,

I am writing to inform you that Rami Enterprises is seeking conditional use approval for the property located at 2701 Washington Avenue to permit the establishment of a hotel within the HU-MU Neighborhood Mixed-Use District, in accordance with Table 12-1 of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

The meeting is scheduled for:

Monday, October 6, 2025, at 5:30 PM

Location: 2701 Washington Avenue, New Orleans, LA 70113

As our City Planning Commission, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

Contact: (504)274-8707

2 attachments



PROPERTY PHOTO -2701 WASHINGTON AVE.jfif
288K

FINAL -NPP LETTER FOR HOTEL USE.pdf
120K

Sabine E. Lebailleux <selebailleux@nola.gov> Wed, Sep 17, 2025 at 10:39 AM
To: SAFE KIT <safekitonline@gmail.com>

Received. Please make sure you email Council member and registered neighborhood organizations as well.

Thanks

Sabine Lebailleux (she/her/hers)

Assistant Planning Administrator | New Orleans City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112

Office: (504) 658-7008
selebailleux@nola.gov

RESOURCES:
Application forms

Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance

One Stop App

https://nola.gov/city-planning/frequently-asked-questions/

From: CPCINFO <CPCINFO@nola.gov>
Sent: Wednesday, September 17, 2025 9:18 AM
To: Sabine E. Lebailleux <selebailleux@nola.gov>
Subject: Fw: INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

From: SAFE KIT <safekitonline@gmail.com>
Sent: Wednesday, September 17, 2025 7:45 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>
Subject: INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

[Quoted text hidden]

Gmail

SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2701 WASHINGTON AVE

1 message

SAFE KIT <safekitonline@gmail.com> Wed, Sep 17, 2025 at 7:48 AM
To: Lesli Harris <Lesli.Harris@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>, Elizabeth D Holman <elizabeth.holman@nola.gov>

Dear Council Member Lesli Harris,

I am writing to inform you that Rami Enterprises is seeking conditional use approval for the property located at 2701 Washington Avenue to permit the establishment of a hotel within the HU-MU Neighborhood Mixed-Use District, in accordance with Table 12-1 of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

The meeting is scheduled for:

Monday, October 6, 2025, at 5:30 PM

Location: 2701 Washington Avenue, New Orleans, LA 70113

As our Council Member, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

Contact: (504)274-8707

2 attachments



PROPERTY PHOTO -2701 WASHINGTON AVE.jfif
288K

FINAL -NPP LETTER FOR HOTEL USE.pdf
120K

Gmail

SAFE KIT <safekitonline@gmail.com>

2701 WASHINGTON AVE- Request for Neighborhood Association Email Addresses

Haley M. Delery <hdelery@nola.gov> Wed, Sep 17, 2025 at 10:36 AM
To: SAFE KIT <safekitonline@gmail.com>, CPCINFO <CPCINFO@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>

I searched the neighborhood associations and found none.

From: SAFE KIT <safekitonline@gmail.com>
Sent: Wednesday, September 17, 2025 10:04 AM
To: Haley M. Delery <hdelery@nola.gov>; CPCINFO <CPCINFO@nola.gov>
Cc: rami jabber <ramienterprise2020@hotmail.com>
Subject: 2701 WASHINGTON AVE- Request for Neighborhood Association Email Addresses

[Quoted text hidden]

September 17, 2025

Dear Neighbor,

I am writing to inform you that Rami Enterprises is seeking conditional use approval for the property located at 2701 Washington Avenue to permit the establishment of a hotel within the HU-MU Neighborhood Mixed-Use District, in accordance with Table 12-1 of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

Currently, the property is situated in an HU-MU Historic Urban Neighborhood Mixed Use District, which does not allow for the establishment of a hotel without city council approval. Therefore, we are pursuing a conditional use approval for 2701 Washington Avenue. This change aligns with the permitted uses outlined in Table 12-1 of the Comprehensive Zoning Ordinance. The total square footage of the property is 6,600 sq ft.

As our neighbor, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

The meeting is scheduled for:

Monday, October 6, 2025, at 5:30 PM

Location: 2701 Washington Avenue, New Orleans, LA 70113

This letter is being delivered via U.S. Mail, hand delivery, and email. At the meeting, I will provide a sign-in sheet to collect email addresses for ongoing updates. I have enclosed our site plans for your review. If we receive approval, we envision transforming our community with a charming boutique hotel featuring 7 cozy rooms, designed to offer a welcoming retreat for both locals and visitors alike.

If you are unable to attend but would like to receive information from the meeting, or if you have any questions or comments beforehand, please feel free to reach out to me using the contact information below. I hope to see you at the meeting on October 6, 2025.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

E-mail: safekitonline@gmail.com Contact: (504)274-8707

RE: Conditional Use Request for Hotel at 2701 Washington Avenue

Dear City Planning Commission,

My name is Rami Abdeljabar, and I am the owner of Rami Enterprises LLC. I am writing to formally request conditional use approval for the establishment of a hotel at 2701 Washington Avenue, located within the HU-MU Neighborhood Mixed-Use District, as per Table 12-1 of the Comprehensive Zoning Ordinance. Given that this request requires consideration from both the City Planning Commission and City Council, your attention to this matter is greatly appreciated.

The property at 2701 Washington Avenue is situated in an HU-MU Historic Urban Neighborhood Mixed-Use District, where the establishment of a hotel necessitates city council approval. We are seeking this conditional use approval in alignment with the permitted uses outlined in the Comprehensive Zoning Ordinance.

The total area of the property is 6,600 sq ft. Our vision for the hotel is to create a welcoming environment that serves the community while offering a unique atmosphere for visitors. We plan to transform the site into a charming boutique hotel featuring 7 cozy rooms, designed to provide a warm retreat for both locals and visitors.

To engage with the community, we participated in the Neighborhood Participation Program and held a meeting on Monday, October 6, 2025, at 5:30 PM. Unfortunately, no neighborhood residents attended, and we received no objections from neighboring properties. We remain open to feedback and are committed to addressing any community needs.

Thank you for considering our request for the hotel. We look forward to your support in this endeavor.

Sincerely,

Rami Abdeljabar

Rami Abdeljabar

2701 Washington Avenue

New Orleans, LA 70113

Contact List for NPP Invitations (all letters must be sent out at least 14 days (and no more than 30 days) prior to the NPP meeting)

Property Owners & Occupants Within 300 Feet

Delivery Method: Mail and/or hand delivery

Name	Mailing Address	City	State
7612 Forum LLC	3212 Tulane Ave	New Orleans	LA
Aaliyah Suhair U Shareef	2707 Magnolia St	New Orleans	LA
Abualia Shadi S	9 Normandy Dr	Kenner	LA
Brittany M Dupre	2707 S Robertson St	New Orleans	LA
Cain Linda	Et-Als C/O Julius & Clorece Cain 4710 Lancelot Drive	New Orleans	LA
CGH New Orleans II LP	C/O Multifamily Management Inc PO Box 16506	Mobile	AL
Chung Group D/B/A Assisting Hand Org	Adjudicated to Cno 13043 Mountain Crest Circle	Draper	UT
CJG Property Management Group LLC	P O Box 8872	New Orleans	LA
Crescent City Collections LLC	C/O City of New Orleans 7801 Allison Way Apt 207	Arvada	CO
Crystal G Alexander	2622 Magnolia St	New Orleans	LA
Current Resident	2600 Washington Ave	New Orleans	LA
Current Resident	2602 Washington Ave	New Orleans	LA
Current Resident	2604 Washington Ave	New Orleans	LA
Current Resident	2605 Sixth St	New Orleans	LA
Current Resident	2606 Washington Ave	New Orleans	LA
Current Resident	2608 Fourth St	New Orleans	LA
Current Resident	2608 Washington Ave	New Orleans	LA
Current Resident	2609 Sixth St	New Orleans	LA
Current Resident	2609 Washington Ave	New Orleans	LA
Current Resident	2610 Fourth St	New Orleans	LA
Current Resident	2610 Washington Ave	New Orleans	LA
Current Resident	2611 Sixth St	New Orleans	LA
Current Resident	2611 Washington Ave	New Orleans	LA
Current Resident	2612 Washington Ave	New Orleans	LA
Current Resident	2613 Washington Ave	New Orleans	LA

Current Resident	2614 Fourth St	New Orleans	LA
Current Resident	2614 Fourth St Apt 1	New Orleans	LA
Current Resident	2614 Fourth St Apt 10	New Orleans	LA
Current Resident	2614 Fourth St Apt 2	New Orleans	LA
Current Resident	2614 Fourth St Apt 3	New Orleans	LA
Current Resident	2614 Fourth St Apt 4	New Orleans	LA
Current Resident	2614 Fourth St Apt 5	New Orleans	LA
Current Resident	2614 Fourth St Apt 6	New Orleans	LA
Current Resident	2614 Fourth St Apt 7	New Orleans	LA
Current Resident	2614 Fourth St Apt 8	New Orleans	LA
Current Resident	2614 Fourth St Apt 9	New Orleans	LA
Current Resident	2614 Fourth St Apt HM	New Orleans	LA
Current Resident	2614 Washington Ave	New Orleans	LA
Current Resident	2615 Sixth St	New Orleans	LA
Current Resident	2615 Washington Ave	New Orleans	LA
Current Resident	2617 Fourth St	New Orleans	LA
Current Resident	2617 Magnolia St	New Orleans	LA
Current Resident	2617 Sixth St	New Orleans	LA
Current Resident	2617 Washington Ave	New Orleans	LA
Current Resident	2619 Fourth St	New Orleans	LA
Current Resident	2619 Magnolia St	New Orleans	LA
Current Resident	2619 Washington Ave	New Orleans	LA
Current Resident	2621 Fourth St	New Orleans	LA
Current Resident	2621 Washington Ave	New Orleans	LA
Current Resident	2623 Washington Ave	New Orleans	LA
Current Resident	2624 Clara St	New Orleans	LA
Current Resident	2624 Magnolia St	New Orleans	LA
Current Resident	2625 Fourth St	New Orleans	LA
Current Resident	2625 Washington Ave	New Orleans	LA
Current Resident	2627 Washington Ave	New Orleans	LA
Current Resident	2629 Washington Ave	New Orleans	LA

Current Resident	2630 Magnolia St	New Orleans	LA
Current Resident	2632 Clara St	New Orleans	LA
Current Resident	2632 Magnolia St	New Orleans	LA
Current Resident	2633 Washington Ave	New Orleans	LA
Current Resident	2635 Fourth St	New Orleans	LA
Current Resident	2700 Fourth St	New Orleans	LA
Current Resident	2700 Washington Ave	New Orleans	LA
Current Resident	2701 Magnolia St	New Orleans	LA
Current Resident	2701 Washington Ave	New Orleans	LA
Current Resident	2701 Washington Ave Apt 201	New Orleans	LA
Current Resident	2701 Washington Ave Apt 202	New Orleans	LA
Current Resident	2701 Washington Ave Apt 203	New Orleans	LA
Current Resident	2701 Washington Ave HM	New Orleans	LA
Current Resident	2701 Washington Ave Ste 101	New Orleans	LA
Current Resident	2703 Magnolia St	New Orleans	LA
Current Resident	2705 Magnolia St	New Orleans	LA
Current Resident	2705 Sixth St	New Orleans	LA
Current Resident	2705 Washington Ave	New Orleans	LA
Current Resident	2706 Fourth St	New Orleans	LA
Current Resident	2706 Magnolia St	New Orleans	LA
Current Resident	2707 Washington Ave	New Orleans	LA
Current Resident	2708 Washington Ave	New Orleans	LA
Current Resident	2709 S Robertson St	New Orleans	LA
Current Resident	2709 Sixth St	New Orleans	LA
Current Resident	2710 Magnolia St	New Orleans	LA
Current Resident	2710 Washington Ave	New Orleans	LA
Current Resident	2711 Clara St	New Orleans	LA
Current Resident	2711 Magnolia St	New Orleans	LA
Current Resident	2711 Sixth St	New Orleans	LA
Current Resident	2712 Clara St	New Orleans	LA
Current Resident	2712 Fourth St	New Orleans	LA
Current Resident	2712 Washington Ave	New Orleans	LA
Current Resident	2713 Clara St	New Orleans	LA
Current Resident	2713 Magnolia St	New Orleans	LA
Current Resident	2713 S Robertson St	New Orleans	LA
Current Resident	2713 Sixth St	New Orleans	LA

Current Resident	2713 Washington Ave	New Orleans	LA
Current Resident	2714 Clara St	New Orleans	LA
Current Resident	2714 Magnolia St	New Orleans	LA
Current Resident	2714 Washington Ave	New Orleans	LA
Current Resident	2715 Clara St	New Orleans	LA
Current Resident	2715 Magnolia St	New Orleans	LA
Current Resident	2715 Washington Ave	New Orleans	LA
Current Resident	2716 Fourth St	New Orleans	LA
Current Resident	2716 Magnolia St	New Orleans	LA
Current Resident	2716 Washington Ave	New Orleans	LA
Current Resident	2717 S Robertson St	New Orleans	LA
Current Resident	2717 Sixth St	New Orleans	LA
Current Resident	2717 Washington Ave	New Orleans	LA
Current Resident	2718 Clara St	New Orleans	LA
Current Resident	2718 Washington Ave	New Orleans	LA
Current Resident	2719 Clara St	New Orleans	LA
Current Resident	2719 Magnolia St	New Orleans	LA
Current Resident	2720 Clara St	New Orleans	LA
Current Resident	2720 Fourth St	New Orleans	LA
Current Resident	2720 Magnolia St	New Orleans	LA
Current Resident	2721 Clara St	New Orleans	LA
Current Resident	2721 S Robertson St	New Orleans	LA
Current Resident	2722 Clara St	New Orleans	LA
Current Resident	2722 Fourth St	New Orleans	LA
Current Resident	2722 Magnolia St	New Orleans	LA
Current Resident	2723 Washington Ave	New Orleans	LA
Current Resident	2724 Fourth St	New Orleans	LA
Current Resident	2724 Magnolia St	New Orleans	LA
Current Resident	2725 Washington Ave	New Orleans	LA
Current Resident	2726 Clara St	New Orleans	LA
Current Resident	2726 Fourth St	New Orleans	LA
Current Resident	2728 Fourth St	New Orleans	LA
Current Resident	2729 Washington Ave	New Orleans	LA
Current Resident	2731 Washington Ave	New Orleans	LA
Current Resident	2732 Clara St	New Orleans	LA
Current Resident	2732 Magnolia St	New Orleans	LA
Current Resident	2733 Clara St	New Orleans	LA
Current Resident	2800 Clara St	New Orleans	LA
Current Resident	2800 Fourth St	New Orleans	LA
Current Resident	2800 Magnolia St	New Orleans	LA

Current Resident	2801 Clara St	New Orleans	LA
Current Resident	2801 Washington Ave	New Orleans	LA
Current Resident	2802 Clara St	New Orleans	LA
Current Resident	2802 Fourth St	New Orleans	LA
Current Resident	2802 Magnolia St	New Orleans	LA
Current Resident	2803 Clara St	New Orleans	LA
Current Resident	2803 S Robertson St	New Orleans	LA
Current Resident	2804 Clara St	New Orleans	LA
Current Resident	2805 Clara St	New Orleans	LA
Current Resident	2805 Magnolia St	New Orleans	LA
Current Resident	2805 S Robertson St	New Orleans	LA
Current Resident	2805 Washington Ave	New Orleans	LA
Current Resident	2806 Clara St	New Orleans	LA
Current Resident	2806 Fourth St	New Orleans	LA
Current Resident	2807 Clara St	New Orleans	LA
Current Resident	2807 S Robertson St	New Orleans	LA
Current Resident	2807 Washington Ave	New Orleans	LA
Current Resident	2808 Clara St	New Orleans	LA
Current Resident	2808 Magnolia St	New Orleans	LA
Current Resident	2809 Clara St	New Orleans	LA
Current Resident	2809 Magnolia St	New Orleans	LA
Current Resident	2809 S Robertson St	New Orleans	LA
Current Resident	2810 Clara St	New Orleans	LA
Current Resident	2810 Magnolia St	New Orleans	LA
Current Resident	2811 Clara St	New Orleans	LA
Current Resident	2811 Magnolia St	New Orleans	LA
Current Resident	2811 S Robertson St	New Orleans	LA
Current Resident	2812 Clara St	New Orleans	LA
Current Resident	2812 Magnolia St	New Orleans	LA
Current Resident	2813 Clara St	New Orleans	LA
Current Resident	2813 Magnolia St	New Orleans	LA
Current Resident	2813 S Robertson St	New Orleans	LA
Current Resident	2814 Clara St	New Orleans	LA
Current Resident	2814 Magnolia St	New Orleans	LA
Current Resident	2815 Clara St	New Orleans	LA
Current Resident	2815 Magnolia St	New Orleans	LA
Current Resident	2815 S Robertson St	New Orleans	LA
Current Resident	2816 Clara St	New Orleans	LA
Current Resident	2816 Magnolia St	New Orleans	LA
Current Resident	2817 Clara St	New Orleans	LA

Current Resident	2817 S Robertson St	New Orleans	LA
Current Resident	2818 Clara St	New Orleans	LA
Current Resident	2818 Magnolia St	New Orleans	LA
Current Resident	2819 Clara St	New Orleans	LA
Current Resident	2819 Magnolia St	New Orleans	LA
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Current Resident	2820 Clara St	New Orleans	LA
Current Resident	2820 Magnolia St	New Orleans	LA
Current Resident	2821 Clara St	New Orleans	LA
Current Resident	2821 Magnolia St	New Orleans	LA
Current Resident	2821 S Robertson St	New Orleans	LA
Current Resident	2822 Clara St	New Orleans	LA
Current Resident	2822 Magnolia St	New Orleans	LA
Current Resident	2823 Clara St	New Orleans	LA
Current Resident	2823 Magnolia St	New Orleans	LA
Current Resident	2823 S Robertson St	New Orleans	LA
Current Resident	2824 Clara St	New Orleans	LA
Current Resident	2824 Magnolia St	New Orleans	LA
Current Resident	2825 Clara St	New Orleans	LA
Current Resident	2825 S Robertson St	New Orleans	LA
Current Resident	2826 Clara St	New Orleans	LA
Current Resident	2826 Magnolia St	New Orleans	LA
Current Resident	2827 Clara St	New Orleans	LA
Current Resident	2828 Clara St	New Orleans	LA
Current Resident	2829 Clara St B	New Orleans	LA
Current Resident	2830 Magnolia St	New Orleans	LA
Cynthia L Maples	2714 Fourth St	New Orleans	LA
Delores I Carter	Lawhorn Mateal GC 3705 La AV Pkwy	New Orleans	LA
Devinn K Rolland	2709 Magnolia St	New Orleans	LA
Dewitt T Perkins	2620 Clara St	New Orleans	LA
Don R Dorsey	Et-Al Vergiania D White 2806 4th St	New Orleans	LA
Draughter Matthew	ET Al 2617 Magnolia Street	New Orleans	LA
Easter Lynn Young Merriman	2803 Washington Ave	New Orleans	LA
Hall1 Estate LLC	2605 Washington Ave	New Orleans	LA
Happy Lyons LLC	6121 Dorothea St	New Orleans	LA
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA
Industrial Development Board-Cj Peete I	1340 Poydras St Suite 1114	New Orleans	LA
Isabell H Butler	2720 4th St	New Orleans	LA
Isreal III Nero	2715 S Robertson St	New Orleans	LA
Jehu Johnson	2613 Fourth St	New Orleans	LA

JZ LLC	13544 Granville St	New Orleans	LA
Kevnbri LLC	13849 Wild Canary Dr	Baton Rouge	LA
Leroy Tate	2623 Magnolia St	New Orleans	LA
Lior Karpati	2630 Clara St	New Orleans	LA
Louis Hickerson Jr	2716 Clara St	New Orleans	LA
Mae Frances M Anderson	2633 Magnolia St	New Orleans	LA
Mahogany Morgan	3737 Tall Pines Dr	New Orleans	LA
Makia Nichelle Smith	2621 4th St	New Orleans	LA
Mark Marchand	2626 Magnolia St	New Orleans	LA
Mary M Daniels	Etal 3722 S Roman St	New Orleans	LA
McDonald John M Jr	PO Box 7824	Metairie	LA
Mia D Ford	2719 S Robertson St	New Orleans	LA
Muhammad's Temple #46 Inc	2700 Magnolia St	New Orleans	LA
N O Masjid of Al-Islam Inc	2700 Magnolia St	New Orleans	LA
Naw Investments LLC	5500 Prytania St	New Orleans	LA
Naw LLC	5500 Prytania St	New Orleans	LA
New Orleans Redevelopment Authority	1409 Oretha Castle Haley Blvd	New Orleans	LA
Perrilloux Properties LLC	PO Box 1142	Destrehan	LA
Pierce A Moore	2627 Magnolia St	New Orleans	LA
Rami Enterprise 2020 LLC	3617 Lake Michel Ct	Gretna	LA
Roger's Investment Properties LLC	5588 Woodlawn Pl	New Orleans	LA
Sylvia Andrews	2711 S Robertson St	New Orleans	LA
Taylor Park Lofts LLC	147 Carondelet St #1137	New Orleans	LA
Thomas John SR	2802 4th St	New Orleans	LA
Vernell Williams	2717 Magnolia St	New Orleans	LA
Willing Workers Baptist Church	5714 Eads St	New Orleans	LA
Yousef Askar	220 Wall Blvd	Gretna	LA

City Planning Commission

Delivery Method: Email or mail (email preferred)

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
cpcinfo@nola.gov

Neighborhood Associations

Delivery Method: Email AND Mail

City Councilmember

Delivery Method: Email

Council District B, Lesli Harris
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1020
Email: Lesli.Harris@nola.gov

Buffer Radius Map




Missiona
Baptist
Church

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Monday, October 6, 2025, at 5:30 PM

Meeting Location: 2701 Washington Avenue New Orleans LA 701130

Project Name/Address: Rami Enterprises 2037 Broad Street, New Orleans, LA 70119

Name	Organization	Address	City/State/Zip	Phone Number	Email Address

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided O Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
●	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
●	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
●	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
●	**Photographs** of the subject site(s) and building(s).		Required	Required
●	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
●	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
●	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
●	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
●	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
O	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
O	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

***If no site plan or title restriction** is required, submit your application for permitting.*
***If title restrictions are required**, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

● Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

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Sign Provided ○ Date
Tracking Number

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ○ Zoning Change ● Conditional Use/Planned Development

Address of Property for which this application is being filed.

APPLICANT INFORMATION

Applicant Identity: ● Property Owner ○ Agent

Applicant Name Rami Abdeljabar

Applicant Address 2701 Washington Avenue-

City New Orleans State Louisiana Zip 70113

Applicant Contact Number (504)638-1494 Email safekitonline@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Rami Enterprises LLC 2020

Property Owner Address 3617 LAKE MICHEL CT

City Gretna State Louisiana Zip 70056

Property Owner Contact Number (504)638-1494 Email ramienterprise2020@hotmail.com

SPECIFIC ZONING REQUEST

The property is situated in an HU-MU Historic Urban Neighborhood Mixed Use District, which does not allow for the establishment of a hotel without city council approval. Therefore, we are pursuing a conditional use approval for 2701 Washington Avenue. This change aligns with the permitted uses outlined in Table 12-1 of the Comprehensive Zoning Ordinance.

PROPERTY LOCATION

Square Number(s) 382 Lot Number(s) 1

Bounding Streets Washington Avenue Magnolia Street Fourth Street

Zoning HU-MU Historic Urban Neighborhood Mixed Use District Municipal District B

Tax Bill Number 412305001 Planning District UPTOWN (3)

DESCRIPTION OF PROJECT (Attachments are acceptable)

We are seeking to consolidate our multiple addresses and electrical meters converting the apartments into a hotel. We envision transforming our community with a charming boutique hotel featuring 7 cozy rooms, designed to offer a welcoming retreat for both locals and visitors alike.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date 10/6/2025

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 6th day of October, 2025

My Commission expires Life

NOTARY PUBLIC

AHMAD R. SHAKIR NOTARY PUBLIC STATE OF LOUISIANA

R. Kyle Ardoin
SECRETARY OF STATE

01/08/2020

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ONLINE FILING
katiereso@mkabs.net

RAMI ENTERPRISE 2020 LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through geauxBIZ: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB

UNITED STATES OF AMERICA

State of Louisiana

R. Kyle Ardoin

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

RAMI ENTERPRISE 2020 LLC

Domiciled at GRETNA, LOUISIANA,

Was filed and recorded in this Office on January 08, 2020,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

January 8, 2020

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Secretary of State

WEB 43728771K

Certificate ID: 11155747#JUL73

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

January 8, 2020

The attached document of RAMI ENTERPRISE 2020 LLC was received and filed on January 08, 2020.

WEB 43728771K

STATE OF LOUISIANA

ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:
RAMI ENTERPRISE 2020 LLC

2. This company is formed for the purpose of:
ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED

3. The duration of this limited liability company is: (may be perpetual):
PERPETUAL

4. The company is:
MEMBER-MANAGED

Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.
ELECTRONIC SIGNATURE: RAMI ABDELJABAR (1/7/2020)
TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:
RAMI ENTERPRISE 2020 LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:
3617 LAKE MICHEL CT
GRETNA, LA, 70056

Mailing Address:
3917 LAKE MICHEL CT
GRETNA, LA, 70056

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:
RAMI ABDELJABAR
3617 LAKE MICHEL CT
GRETNA, LA, 70056

The name and municipal address (not a P.O. Box only) of the managers or members:
RAMI ABDELJABAR (MEMBER)
3617 LAKE MICHEL CT
GRETNA, LA, 70056

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.
ELECTRONIC SIGNATURE: RAMI ABDELJABAR (1/7/2020)
TITLE: MEMBER

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 43728771K

Charter Name: RAMI ENTERPRISE 2020 LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
01/08/2020	RAMI ABDELJABAR	RAMI ABDELJABAR

City Planning Commission Speaker Card

Date: 12/9/25

I would like to speak regarding CPC Docket: 065/25

INFORMATION ONLY

Name: Jimmie Brown / Rami Enterprises

Address: 2701 Washington Ave

◉ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☒ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

21
20

510

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

2026 JAN 27 10:41 AM

Date: 01 27 26

Presiding Officer:

I would like to speak regarding 5030 FREret DAT DOC

☑ In Support ☐ In Opposition ☐ Info. Only

Name: GUNNER GUIDRY

Representing: VERGES ROME ARCHITECTS

Address:: 320 N CARROLLTON AVE

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission
Staff Report
Tuesday, December 9, 2025

Zoning Docket 066-25
Prepared by: Bria Dixon
Date: December 11, 2025
Deadline for CPC action: 02/07/2026
CC Deadline: 60 Days From Receipt
City Council District: B - Harris

Applicant: Dat Dogs Enterprises, LLC
Request: Conditional use to permit a standard restaurant over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 579, Lot A, in the Sixth Municipal District, bounded by Freret Street, Soniat Street, La Salle Street, and Robert Street
Municipal address(es): 5030 Freret Steet and 2239 Soniat Street

Description

Zoning Docket 066/25 is a request for a conditional use to permit a standard restaurant with over 5,000 square feet in HU-MU Historic Urban Neighborhood Mixed-Use District. Located on the corner of Freret Steet and Soniat Street, Lot A totals approximately 6,870 square feet of lot area and is currently developed with a standard restaurant known as Dat Dog. The applicant proposes to expand the site's interior space to occupy a greater portion of the parcel. Currently proposed plans show no off-street parking with a building that meets all property lines. Additions to the site's existing footprint include the removal of outdoor seating in lieu of a renovated kitchen, bar, office, covered storage and additional indoor seating nearest Freret Street, totaling approximately 1,730 square feet. In total, the restaurant, which measures approximately 4,896 square feet, will be expanded to measure approximately 6,806 square feet in total floor area where the interior restaurant space will increase from 2,365 square feet to 4,095 square feet. Conditional use approval is required due to the commercial property exceeding 5,000 square feet in the HU-MU Historic Urban Neighborhood Mixed-Use District.

Adjacent to other restaurants, bars, and neighborhood residences, the subject site is located within a narrow HU-MU Historic Urban Neighborhood Mixed-Use District that runs an eight square stretch of

Freret Street. A standard restaurant is allowed by right in the HU-MU Historic Urban Neighborhood Mixed-Use District base zoning; however, larger commercial uses over 5,000 square feet require conditional use approval. The site will continue to be owned and operated by Dat Dog as a standard restaurant.

Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses),** standard restaurants are a permitted use in the HU-MU Historic Urban Neighborhood Mixed-Use District. However, the restaurant requires conditional use approval subject to **Article 12, Section 12.2.B.1**, which requires conditional use approval for commercial uses over 5,000 square feet in floor area. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Bulk and Yard Requirements			
	Requirement	**Provided**	**Notes**
Lot Area	None	6,870 sf	Compliant
Floor Area	≤ 5,000 sf	6,806 sf	-
Building Height	40 ft or 3 stories	20 ft	Compliant
Permeable Open Space	10% lot area	2%	Non-Compliant
Front Yard	0 ft to 10 ft	0 ft	Compliant
Corner Side Yard	0 ft to 10 ft	0ft to 4 ft	Compliant
Interior Side Yard	None	None	Compliant
Rear Yard	None	None	Compliant

While the site is virtually impervious, the limited scope of the addition does not appear to trigger compliance with the permeable open space requirement as the proposal is presumably not a substantial renovation.

Building Design Standards	
Requirement	**Notes**
All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.	Compliant
Structures on a corner lot shall be built to the corner.	Compliant. The proposal reflects the infill of an existing standard restaurant.
Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23.7 provided that a designated pedestrian access way between the sidewalk and main entrance is provided. This access way shall be separated from parking areas by a landscaped area no less than five (5) feet wide.	N/A (No parking is proposed)
The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty	Compliant

percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.	
For new construction, ADA accessible ramps and lifts shall compliment the building and be visually unobtrusive, preferably through internalized ramps or sloped walkways.	N/A (Single level development)
The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.	Compliant
Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.	N/A
The following restrictions apply to building materials: i. The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material. (1) Exterior insulating finish systems (EIFS, "Dryvit") (2) Stuccato Board (3) Vinyl	Compliant
Windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, shall be incorporated to provide dimensional elements on a façade. Windows shall be set back into or projected out from the façade to provide façade depth and shadow and a consistent style.	Compliant
Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.	Compliant

Use Standards for Standard Restaurant	
Requirement	**Notes**
A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added: a. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises. b. A security and operation plan. The security plan shall include the provision of exterior security cameras.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.	N/A
Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers. These limitations do not apply to restaurants that serve alcoholic beverages in the Vieux Carré Districts, the CBD Districts, and in the C-1, C-2, C-3, LI, HI, MI, BIP, MU-2, EC, MC, and LS Districts. a. Sunday thru Wednesday: from 6:00 am to 10:00 pm. b. Thursday thru Saturday: from 6:00 am to 12:00 am (midnight).	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.

Use Standards for Standard Restaurant	
c. Other hours may be approved through the conditional use process.	
Hours of operation shall be posted on or near the restaurant entrance visible to the public.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
Live entertainment-secondary use and outdoor live entertainment-secondary use are separate uses and subject to separate approval. Additionally, the restaurant must remain open while any live entertainment takes place.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
If the restaurant use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plans shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
Restaurants with drive-through facilities are subject to the standards of this Article. Standard restaurants with live entertainment – secondary uses are also subject to the standards of this Article. Drive-through facilities and live entertainment – secondary uses are considered separate principal uses and subject to separate approval.	N/A
A holding bar is permitted only for a standard restaurant. The holding bar is an accessory use to the principal use of a standard restaurant. The holding bar is an area of a restaurant where alcoholic beverages are prepared and served at the bar. Holding bars are subject to the following: a. A holding bar cannot exceed fifteen percent (15%) of the floor area of the public seating area of the restaurant, up to a maximum area of three-hundred (300) square feet, including the service area behind the bar. The calculation of the total public seating area shall include the holding bar area in the calculation. If a portion of the holding bar is used to serve non-alcoholic beverages, such as coffee, that area is included as part of the holding bar area. The holding bar area shall be calculated from the back wall to the front of the bar. . (See Figure 20-1:	Standard shall be met through the inclusion of a proviso subject to approval by Department of Safety and Permits.

Use Standards for Standard Restaurant	
Restaurant Holding Bar.) If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.	

- In accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
    a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
    b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
    c. A restaurant shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
    d. The plans submitted to the City Planning Commission for final approval shall indicate a holding bar not to exceed fifteen percent (15%) of the floor area of the public seating area of the restaurant, up to a maximum area of three-hundred (300) square feet, including the service area behind the bar. The calculation of the total public seating area shall include the holding bar area in the calculation. If a portion of the holding bar is used to serve non-alcoholic beverages, such as coffee, that area is included as part of the holding bar area. The holding bar area shall be calculated from the back wall to the front of the bar. If the holding bar is not set against a wall, the area shall be calculated from one bar front to another.
    e. The holding bar should be only open to the public while food is being served in the restaurant dining room.

Parking Requirements				
	Requirement	**Exceptions**	**Total Required**	**Provided**
Vehicle Parking	1per 500sf GFA	**Sec. 22.5.A.6**: Square Footage **Sec. 22.5.B.1**: On-Street Spaces Counted	0	0
Bicycle Parking	1 per 2,500sf GFA	None	3	0
Loading	None	**Sec. 22.7.C:** The Historic Core and Historic Urban Neighborhoods are exempt from all off-street loading requirements.	0	0

- Plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 3 short-term bicycle parking spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for

final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

Landscape Requirements		
	Requirement	**Notes**
Building foundation landscape	Does not apply	Site conditions are grandfathered.
Front yard landscape	Does not apply	Site conditions are grandfathered.
Parking lot landscape – Perimeter landscape	Does not apply	Site conditions are grandfathered.
Parking lot landscape – Interior landscape	Does not apply	Site conditions are grandfathered.
Parking lot landscape – Buffer yard	Does not apply	Site conditions are grandfathered.
Parkway Trees	Does not apply	Site conditions are grandfathered.

Anticipated impact on surrounding land uses

The proposed use is compatible with the mixed-use character of the surrounding area, in that the standard restaurant is pre-existing and has been operational for over ten years along a major commercial corridor with similar uses. The applicant's proposal to infill a portion of the site's outdoor seating with additional indoor seating is not expected or anticipated to disrupt or significantly alter the character of the neighborhood, and the proposed renovations should have little impact overall.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. "Chapter 13: Land Use Plan" of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as "Mixed-Use Low Density." The goal, range of uses, and development character for that designation are copied below.

MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and

neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufactures, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character. Allow the adaptive reuse of historic and non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

This standard is met. The proposed use is a neighborhood commercial establishment and is in line with the range of uses in the neighborhood. The proposed scale of the restaurant in an existing mixed-use district is conducive to the walkability of Freret Street and the adjacent residential areas. The subject site has been a restaurant for over ten years, and this proposal will continue its use with a minor increase in interior space. This minor increase in size is not inconsistent with the goals of the Mixed-Use Low-Density FLUM designation.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. The site is located within an HU-MU Historic Urban Neighborhood Mixed-Use District. The purpose of the HU-MU District is to encourage mixed-use areas that are compatible with adjacent or nearby land uses. As an existing restaurant, the subject site borders a mix of commercial uses with neighboring residential uses in the adjacent HU-RD2 Historic Urban Two-Family Residential District. The proposal to increase the standard restaurant's square footage is considered consistent with the surrounding area and would achieve the goals of the current zoning district.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

This standard is met. The restaurant is subject to the standard restaurant use standards contained within **Article 20** of the Comprehensive Zoning Ordinance. Staff therefore recommend a standard proviso which would require compliance with these use standards. The proposed conditional use meets all other environmental performance standards listed in **Article 21, Section 21.3,** where vibration, dust and air pollution, regulated materials, fire and explosion hazards, noise standards do not apply to the nature of the proposed use.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The aesthetic character of the area would not be negatively impacted, despite an increase in the site's footprint and façade. The most significant impact which is expected is an increase in

demand for street parking and normal operational impacts associated with restaurants generally [trash, noise, etc.], all of which would be at levels that would be appropriate for this commercial corridor.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This is not applicable. As currently designed, the applicant has not stated an intent to request any variances, and the proposal generally complies with the HU-MU District's minimum bulk and yard regulations.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. With the implementation of the recommended provisos, staff believe that the proposed use would not result in inappropriate impacts on other properties in the vicinity. The restaurant, which is existing, would continue to blend in with the existing mix of restaurants, bars, and small retail uses that characterize much of the Freret Street corridor and the surrounding neighborhood.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 066/25 subject to three (3) provisos:

Provisos

1. In accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
    a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
    b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
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    e. The holding bar should be only open to the public while food is being served in the restaurant dining room.

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3. The Department of Safety and Permits shall issue no building permits or licenses specifically related to the proposed commercial use that is to be over 5,000 square feet in floor area until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.

City Planning Commission Meeting (December 9, 2025)

Staff summarized the application and presented its recommendation for approval. The applicant and a member of the public spoke in support of the request. Commissioner Steeg made a motion for approval in accordance with staff's recommendation. Commissioner Flick seconded. The motion passed unanimously.

APPROVAL SUBJECT TO THREE (3) PROVISOS.

Provisos

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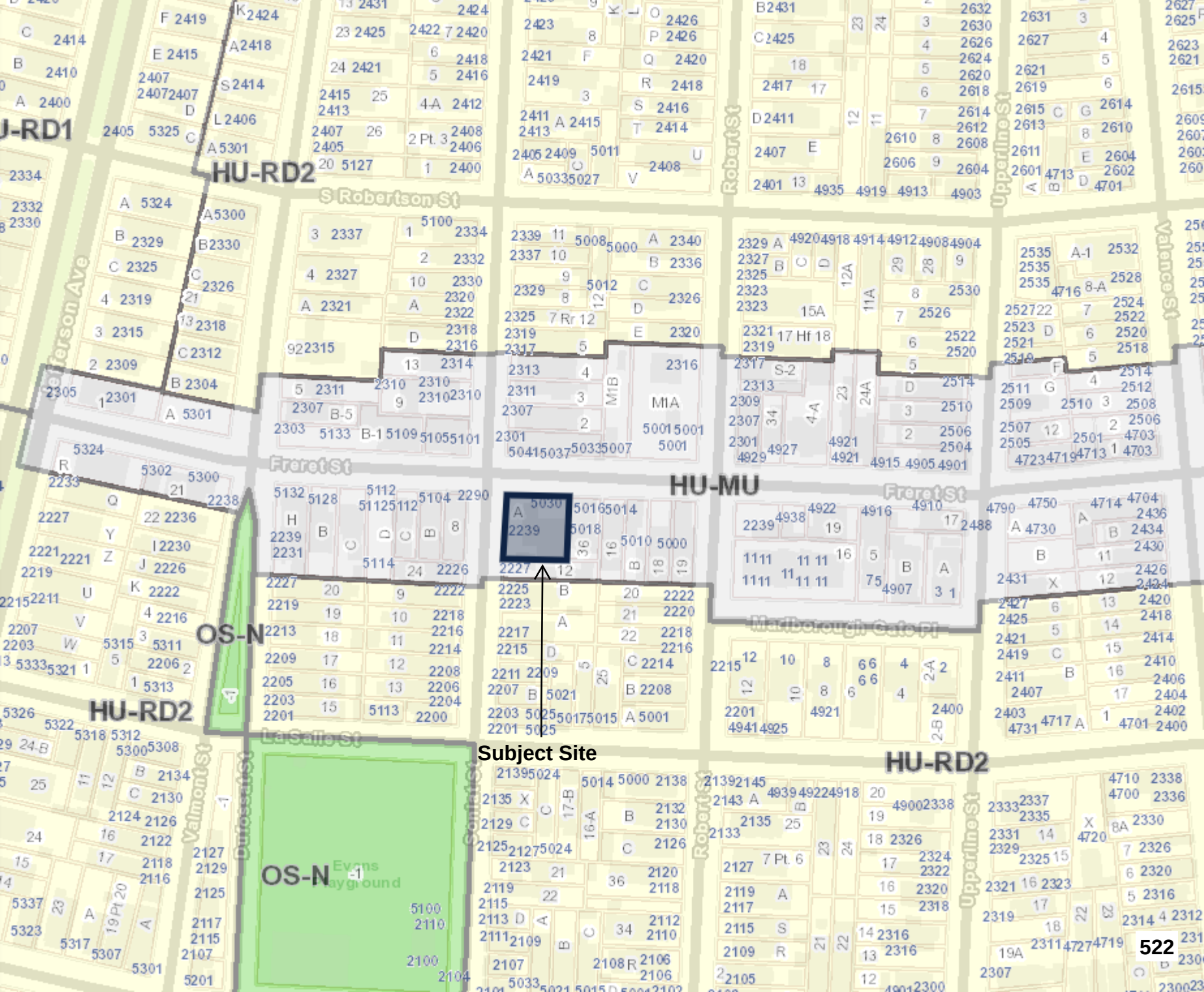
MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 066/25 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS: N/A

ABSENT: N/A


HU-RD2
S Robertson St
HU-MU
Freret St
OS-N
HU-RD2
LaSalle St
Subject Site
HU-RD2
OS-N
Evans Playground
Madeborough Gate Pl
Jefferson Ave
Valmont St
Dufossat St
Soniat St
Robert St
Upperline St
Valence St
522

New Orleans, Vol. 6

511

509

572

VALMONT

571

DUFOSSAT Not Paved

506

St. Vincent Cemetery

570

Not Paved

SONIAT

S. Liberty

569

ROBERT

503

UPPERLINE

Peters Av.

510

Not Paved.

577

Terming.

Not Paved

VALMONT

578

Not Paved

Subject Site

Not Paved.

HOWARD

579

Scale of Feet.

50 40 30 20 10 0 50 100 150

580

513

Not Paved.

FRERET

512

523

NEW ORLEANS, VOL. 5

511

509

510

JEFFERSON (PETERS AV.) AV.

572

577

VALMONT

DUFOSSAT NOT PAVED

SOLID ROCK B.C. CHURCH (COLORED)

571

506

ST. VINCENT CEMETERY

570

578

SONIAT

Subject Site

S. LIBERTY

LASALLE

FRERET

569

579

ROBERT

512

503

580

MARLBOROUGH GATE

513

UPPERLINE

Scale of Feet.

Fire Insurance Map Collection
Geography and Map Division
Library of Congress

511

506

S. LIBERTY

503

UPPERLINE

ROBERT

569

570

SONIAT

DUFOSSAT

VALMONT

572

509

LASALLE

513

MARLBOROUGH GATE

580

579

578

577

510

JEFFERSON AV.

FREERET

Subject Site

512

SIXTH DISTRICT
SQUARE 579

LASALLE STREET (SIDE)

LOT 12 & 13
NOT A PART

LOT PT 1–2
NOT A PART

LOT A
6,870 Sq. Ft.

MUN. # 5030

ROBERT STREET (SIDE)

SONIAT DRIVE

FRERET STREET

COVERED PATIO AREA

SHED

SHED

SHED

SHED

6' WOOD FENCE ON LINE

6' WOOD FENCE

CONC. BLOCK WALL

OVERHANG

CONC. WALK

CONC. CURB

6" CONC. CURB

DRIVE RAMP

PLANTER

COLUMN TYP.

GREASE TRAPS

WATER HEATER

GATE

24.9'

83'

82.77'

36.75'

9.43'

6" PINE

6" TREE

BIKE RACK

CROSS SET

CROSS FD

AT&T PAINT MARK

GAS

OVERHEAD CATV

10" DRAIN

15" DRAIN

18" DRAIN

8" SEWER

4" WATER

6" WATER

TC 19.43

TC 19.66

BOTTOM INV 12.7

TC 19.55

TC 19.61

TC 19.14

TC 19.20

TC 19.40

INV 16.7

INV 15.4

INV 15.1

INV 15.0

INV 16.8

INV 16.4

ALL ANGLES ARE 90.°

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 22071C0236 F SEPTEMBER 30, 2016

CERTAIN FEATURES I.E. FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.

THE SERVITUDES SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE RECORD DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE SURVEY BY F.C. GANDOLFO JR. DATED AUGUST 26, 1955.

SMALL SLANT FIGURES DENOTE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS AND ARE REPORTED IN CAIRO DATUM. SUBTRACT 20.43 FROM VALUES SHOWN HEREON TO CONVERT ELEVATIONS TO NAVD'88 GEOID 18.

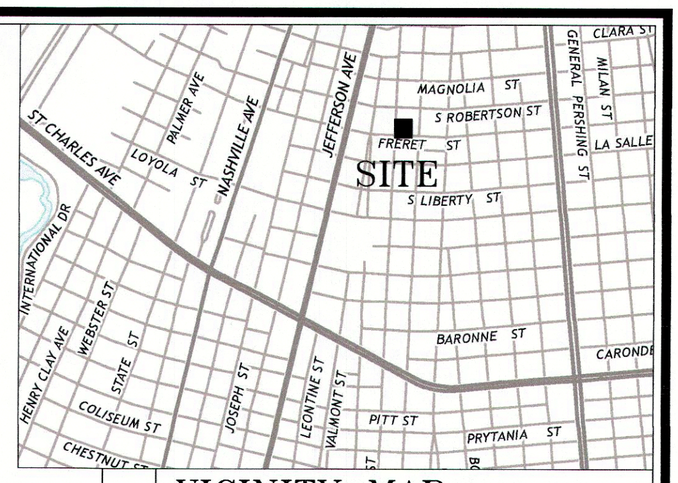
LEGEND

- DRAIN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- GAS MANHOLE
- UNDERGROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC & POLE
- OVERHEAD TELEPHONE & POLE
- UNDERGROUND TELEPHONE & MANHOLE
- CATV BOX
- WESTERN UNION MH
- WOOD PLANTER
- CATCH BASIN, OPEN GRATE DRAINS, HYDRANT, PARKING METER, TRAFFIC LIGHT
- DCO DRAIN CLEANOUT, SCO SEWER CLEANOUT, WV WATER VALVE, LIGHT STANDARD
- WM WATER METER, GV GAS VALVE, Ø SIGN, POWER POLE AND GUY ANCHOR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



VICINITY MAP
(N.T.S.)



Boundary & Topographic Survey of Lot A made for Dat Dogs Enterprises L.L.C at the request of Mr Steven Rome, Architect New Orleans, La. May 4, 2022.

I certify that this plat is a delineation of a survey made on the ground, under my supervision, and meets the requirements of a Class B survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana." New Orleans, La. May 4, 2022.

STATE OF LOUISIANA
WALTER J. STONE
LICENSE No. 4698
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Walter J. Stone, PLS
La. License No. 4698

GANDOLFO KUHN, L.L.C.
PROFESSIONAL LAND SURVEYORS
2329 SEVERN AVE.
METAIRIE, LA. 70001
surveys@gandolfokuhn.com
504.818.2810

Z\DRAWINGS\6TH DIST\SQ 579\5030 FRERET ST

703–11;BB–67

DAT DOG
5030 FRERET STREET
NEW ORLEANS, LOUISIANA
ADDITIONS AND RENOVATIONS

CONDITIONAL USE

STRUCTURAL ENGINEER:
JOHN C. BOSE CONSULTING ENGINEER
2113 OCTAVIA STREET
NEW ORLEANS, LA 70115

ARCHITECT:
VERGESROME ARCHITECTS
320 N. CARROLLTON AVENUE, SUITE 100
NEW ORLEANS, LA. 70119

CONTRACTOR:

FUTURE LOCATION OF PROVISOS AND WAIVERS

BUILDING INFORMATION

PROJECT LOCATION:	5030 FRERET STREET NEW ORLEANS, LOUISIANA
ZONING:	B1-A (NEIGHBORHOOD BUSINESS DISTRICT MUNICIPAL CODE 5.5)
SQUARE:	579
LOT:	A
LOT AREA:	6,808 SF
NUMBER OF STORIES:	1 STORIES
BUILDING HEIGHT:	20' - 0"
CONSTRUCTION TYPE (IBC 2015):	TYPE VB
OCCUPANCY:	ASSEMBLY: A-2
ORIGINAL CONSTRUCTION DATE: 1950	

BUILDING AREAS

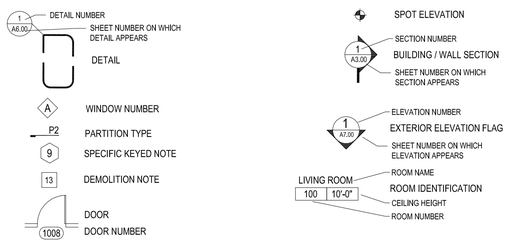
EXISTING BUILDING:	2365 SF
NEW CONSTRUCTION:	1457 SF
TOTAL AREA:	3822 SF
EXISTING CANOPY:	432 SF

PLUMBING FIXTURE CALCULATIONS

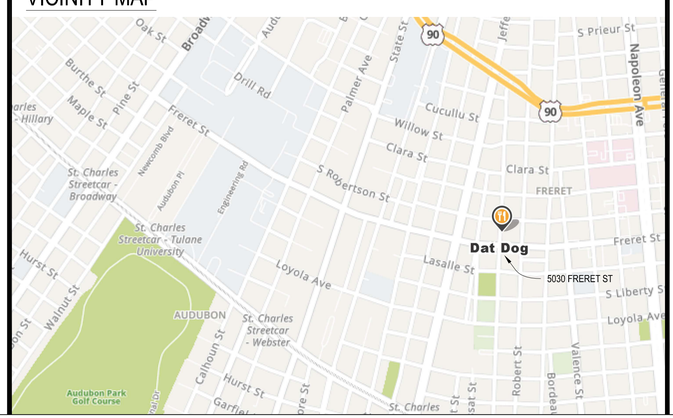
OCCUPANCY: STATE HERE, XX FIXED SEATS
XX REMOVABLE SEATS

	REQUIRED:	PROVIDED:
TOILETS:	(X) MALE (X) FEMALE	(X) MALE (X) FEMALE
LAVATORIES:	(X) MALE (X) FEMALE	(X) MALE (X) FEMALE

GRAPHIC SYMBOL LEGEND



VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

A0.00 COVER SHEET - PROJECT INFO & DRAWING INDEX
A0.01 LANDSCAPE PLAN
A1.00 FLOOR PLAN
A1.01 SITE PLAN
A2.01 SKETCHED ELEVATIONS
A2.02 BUILDING ELEVATIONS
A5.00 PHOTOS

ABBREVIATIONS

ABV	ABOVE	EA	EACH	*, IN	INCHES	REQ'D	REQUIRED
A.F.F., AFF	ABOVE FINISHED FLOOR	EB	EDGE BANDED	IC	IN CONTRACT	R/A	RETURN AIR
ACOUS.	ACOUSTICAL	ELEC	ELECTRIC (AL)	INCL	INCLUDED (D), (ING)	RM	ROOM
ADJ	ADJUSTABLE	EL, ELEV	ELEVATION	INSUL	INSULATE (D), (ING)	RT	RESILIENT TILE
A/C	AIR CONDITIONING	ELEV	ELEVATOR	INT	INTERIOR	SHT	SHEET
ALT	ALTERNATE	EMER	EMERGENCY	JAN	JANITOR	SL.	SLOPE
ALUM	ALUMINUM	EQ	EQUAL	JT	JOINT	SIM	SIMILAR
ARCH	ARCHITECT	EQUIP	EQUIPMENT	JTS	JOISTS	S.C.	SOLID CORE
BLK	BLOCK	EXH	EXHAUST	LBL	LABEL	SPEC	SPECIFICATION (S)
BLKG	BLOCKING	EXIST, EX	EXISTING	LAM	LAMINATE (D)	SQ	SQUARE
BD	BOARD	E.J, E.J.	EXPANSION JOINT	LAV	LAVATORY	S.F.	SQUARE FEET
BOT	BOTTOM	F/	FACE OF	MFR	MANUFACTURER	STD	STANDARD
BRK	BRICK	', FT	FEET	M.E.	MATCH EXISTING	STL	STEEL
BLDG	BUILDING	FIN	FINISH (ED)	MAT'L	MATERIAL (S)	STOR	STORAGE
CB	CATCH BASIN	F.C.	FIRE CABINET	MAX	MAXIMUM	STRUCT	STRUCTURAL
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	F.E.C.	FIRE EXTINGUISHER CABINET	MECH	MECHANICAL	SURF	SURFACE
		FLR	FLOOR	MTL	METAL	SUSP	SUSPENDED
CJ, C.J.	CONSTRUCTION JOINT	FL.	FLUSH	MEZZ	MEZZANINE	SYST	SYSTEM
CPT	CARPET	F.A.	FLOOR DRAIN	MIN	MINIMUM	TEL	TELEPHONE
CLG	CEILING	FOEF	FACE OF EXISTING FINISH	MISC	MISCELLANEOUS	T.V.	TELEVISION
C.T.	CERAMIC TILE	FOF	FACE OF FINISH	MLD	MOLDING, MOULDING	TEMP	TEMPORARY
CLR	CLEAR	FP	FIRE PROOFING	MTD	MOUNT (ED), (ING)	THK	THICK (NESS)
CLO	CLOSET	FR	FRAME	N.I.C.	NOT IN CONTRACT	TOIL	TOILET
COL	COLUMN	GA	GAGE, GAUGE	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF STEEL
COMB	COMBINATION	GALV	GALVANIZED	NO., #	NUMBER	TYP	TYPICAL
CONC	CONCRETE	G.I.	GALVANIZED IRON	OFOI	OWNER FURNISHED, OWNER INSTALLED	U.L.	UNDERWRITER'S LABORATORY
CONTR.	CONTRACTOR	GEN	GENERAL	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	V.O.J.	VERIFY ON JOB
C.M.U., CMU	CONCRETE MASONRY UNIT	G.C.	GENERAL CONTRACTOR			V.O.J.A.	VERIFY ON JOB W/ ARCHITECT
COND	CONDITION	GL	GLASS	O.C.	ON CENTER	VERT	VERTICAL
CONST	CONSTRUCTION	GFRC	GLASS FIBER REINFORCED CONCRETE	OPG	OPENING	V.F.T.	VINYL FLOOR TILE
CONT	CONTINUOUS			PNT	PAINT	V.W.F.	VINYL WALL FABRIC
C.G.	CORNER GUARD	G.B.	GRAB BAR	PNL	PANEL	WSCT	WAINSCOT
DEMO	DEMOLITION	GYP.	GYPSUM	PART	PARTITION	W.H.	WALL HUNG
DTL	DETAIL	GYP. BD.	GYPSUM BOARD	PLAS	PLASTIC	W.C.	WATER CLOSET
DIAG	DIAGONAL	GWB	GYPSUM WALL BOARD	PLY	PLYWOOD	WT	WEIGHT
DIA	DIAMETER	H/C	HANDICAPPED	PROP	PROPERTY	W	WIDTH, WIDE
DR	DOOR	HD	HARDWARE	RAD	RADIUS	W/	WITH
DBL	DOUBLE	HVAC	HEATING, VENTILATION, AIR CONDITIONING	REF	REFERENCE	W/O	WITHOUT
DN	DOWN			REFR	REFRIGERATOR	WD	WOOD
D.I.	DRAIN INLET	HT	HEIGHT	REINF	REINFORCE (D), (ING)		
DWR	DRAWER	HORIZ	HORIZONTAL	REM	REMOVE		
D.F.	DRINKING FOUNTAIN	H.W.H.	HOT WATER HEATER				
		HR	HOUR				

FOR CONDITIONAL USE
PERMIT ONLY

VergesRome Architects

© copyright 2025

DAT DOG
Put a SMILE on your FACE!

DAT DOG
RENOVATION

NEW ORLEANS, LOUISIANA 70115

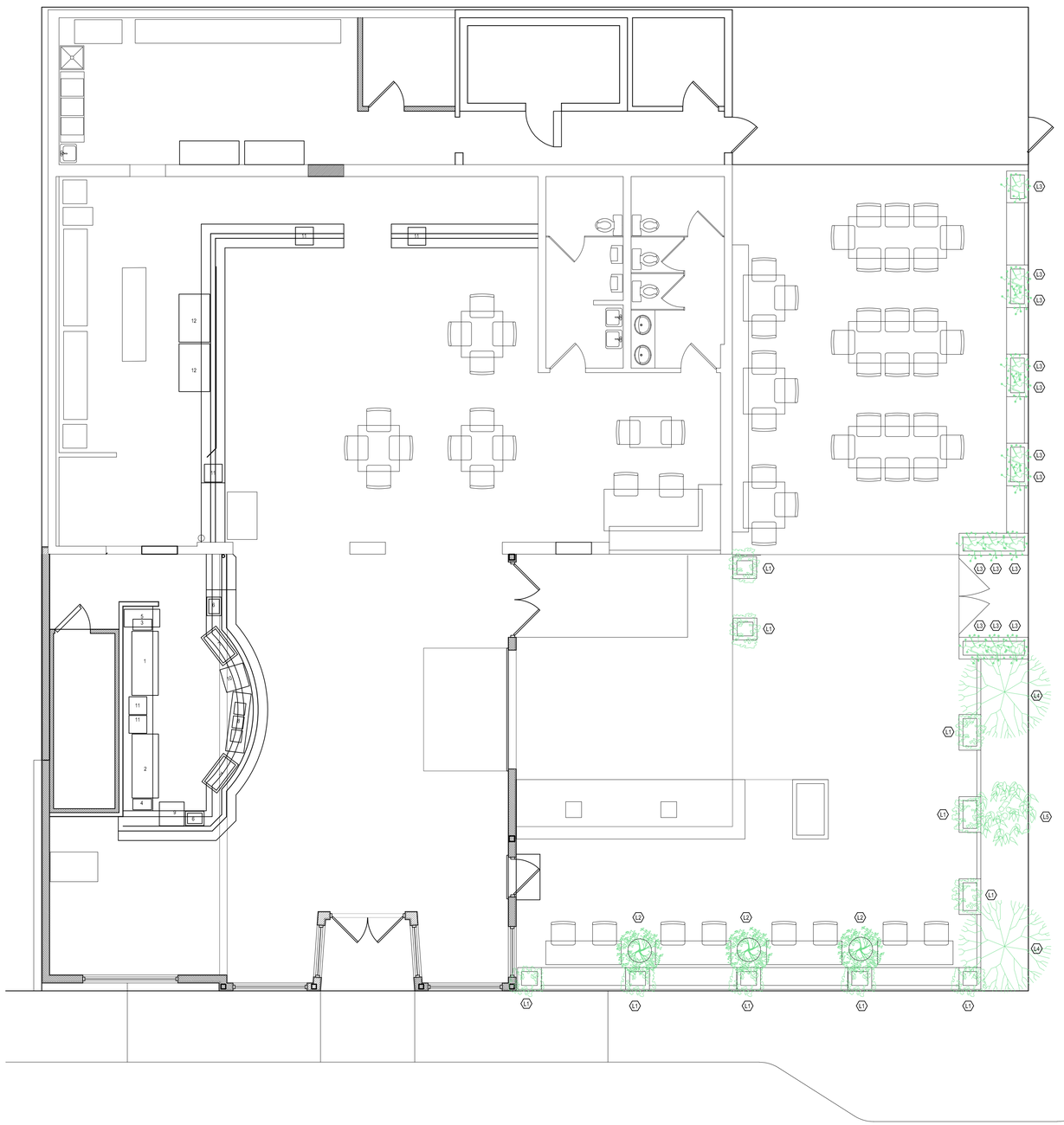
5030 FRERET ST.

DATE ISSUED: 20 OCTOBER 2025
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: GG WSA
CHECKED BY:
PHASE:
CONDITIONAL USE
PERMIT DRAWINGS

22003

TITLE:
COVER SHEET

SHEET:
A0.00



LANDSCAPE SCHEDULE

	TREE / PLANT / BUSH NAME	QUANTITY	SIZE	NEW OR EXISTING	CONDITION	REMARKS
L1	ASPARAGUS DENSIFLORUS (FERN)	10	2'-0" T	EXISTING	HEALTHY	IN ELEVATED PLANTER
L2	OLIVE TREE	3	6'-0" T	EXISTING	HEALTHY	IN ELEVATED PLANTED
L3	STAR JASMINE	13	2 GAL	EXISTING	HEALTHY	IN ELEVATED PLANTER
L4	LOBLOLLY PINE	2	10" DIA	EXISTING	HEALTHY	IN GROUND
L5	WEEPING BOTTLEBRUSH	1	8" DIA	EXISTING	HEALTHY	IN GROUND

VergesRome
Architects

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743

www.VergesRome.com

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DAT DOG
RENOVATIONS / ADDITIONS

5030 FRERET ST.

NEW ORLEANS, LOUISIANA 70115

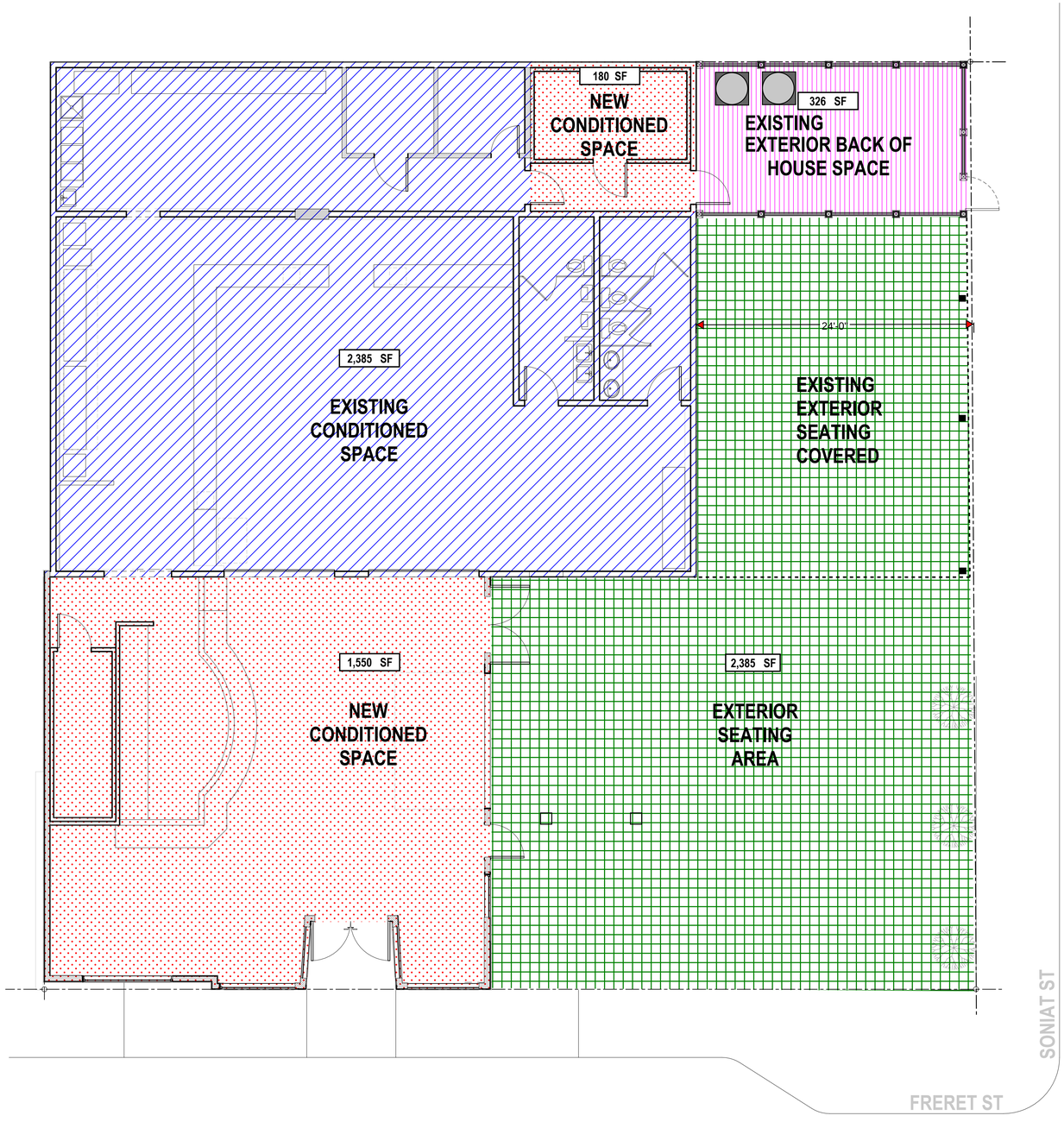
DATE ISSUED: 20 OCTOBER 2025
REVISED:
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DRAWN BY: GG
CHECKED BY:

PHASE:
CONDITIONAL USE APPLICATION

22003

TITLE:
LANDSCAPE PLAN

SHEET:
A0.01



1 A1.00 FLOOR PLAN
SCALE: NTS

AREA LEGEND

EXISTING CONDITIONED SPACE	2,365	SF
NEW CONDITIONED SPACE	1,730	SF
EXTERIOR SEATING	2,385	SF
EXTERIOR BACK OF HOUSE SPACE	326	SF
TOTAL SF	**6,806**	**SF**

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DAT DOG
Put a SMILE on your FACE!

NEW ORLEANS, LA 70115

DAT DOG - FRERET RENOVATION

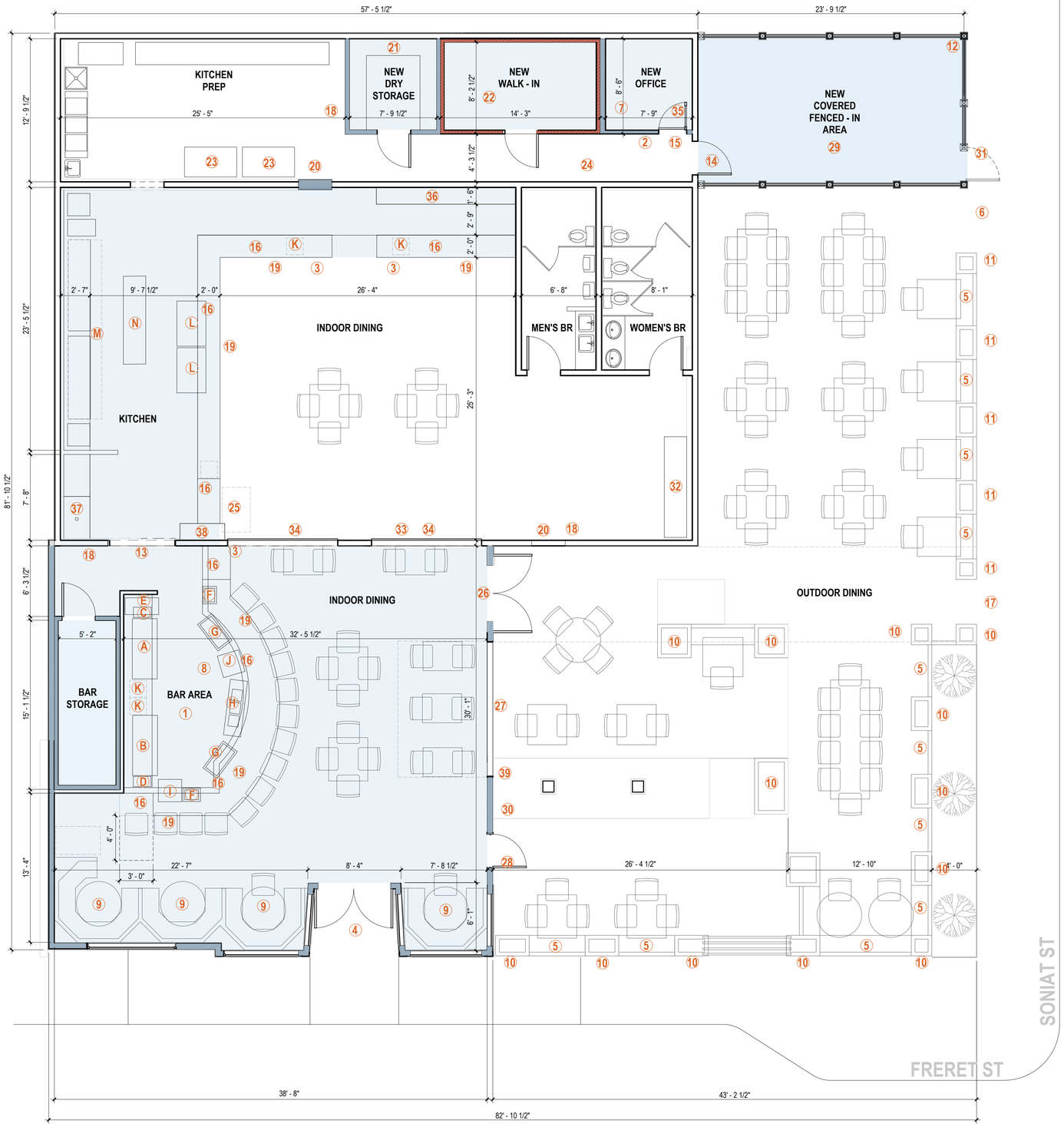
5030 FRERET ST

DATE ISSUED: 20 OCTOBER 2025
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DRAWN BY: GG WSA
CHECKED BY:
PHASE:
CONDITIONAL USE PERMIT DRAWINGS

22003 - A

TITLE:
FLOOR PLAN

SHEET:
A1.00



1 A1.01 SITE PLAN
SCALE: 3/16" = 1'-0"

KEY NOTES

1. NEW BAR CONFIGURATION SHOWN - FRONT OF BAR TO BE FACED WITH CORRUGATED METAL PANELS TO MATCH EXISTING BAR FINISH
2. 3 5/8" MTL. STUD WALL WITH 5/8" GYP. BD. AT FACE OF COOLER WALL
3. ADA ACCESSIBLE BAR SECTION: 2' 10" A.F.F.
4. NEW RECESSED ENTRY FROM FRERET ST.
5. NEW 3' HIGH WOOD FENCE
6. NEW 3' HIGH WOOD GATE
7. NEW WALK-IN COOLER AT LOCATION, AT THE SIZE OF 94" X 163" AS PER OWNER
8. NEW BAR-BACK EQUIPMENT AS PER OWNER
9. NEW BUILT-IN BOOTH IN CONFIGURATION AND LOCATION SHOWN
10. REPAIR / REFINISH / REPAINT BUILT-INS / REMOVE BUILT-IN AT LOCATION INDICATED
11. NEW BUILT-IN PLANTER AND / OR BENCH - MATCH EXISITNG IN CONSTRUCTION, MATERIALS AND FINISH
12. NEW FENCE WITH ROOF ABOVE
13. ENLARGED OPENING - PROVIDE NEW STEEL LINTEL AS PER STRUC.
14. HALLOW METAL EXTERIOR DOOR
15. PROVIDE ACCESS PANELS TO ACCESS COOLER MECHANICAL COMPONENTS AS NEEDED
16. 3" CONC/ CURB AT BAR BASE - TO BE POURED INTEGRAL WITH CONC. SLAB
17. ENTRANCE FROM SONIAT ST.
18. WALLMOUNTED FIRE EXTINGUISHER
19. NEW COUNTER / BAR
20. ENCLOSE EXISTING DOOR OPENING WITH METAL STUD AND GYP. BD. CONSTRUCTION.
21. NEW BUILT-IN DRY STORAGE WITH SHELVING
22. NEW OFFICE
23. NEW REACH-IN FREEZER
24. CONDITIONED SPACE
25. RUNNER PICK UP
26. NEW DOUBLE DOOR
27. 12' WIDE GARAGE DOOR
28. NEW WINDOW W/ SILL HEIGHT AT 36" A.F.F.
29. NEW STEEL FENCED-IN AREA WITH LOCK
30. NEW 36" GLASS DOOR
31. KEYED GATE
32. CONDIMENT STATION
33. EXISTING BOOTHS
34. EXISTING GARAGE DOOR
35. GLASS DOOR TO SEE FROM OFFICE TO BACK OF HOUSE
36. FUTURE ICE CREAM / COFFEE MACHINE LOCATION(S), ENSURE NECESSARY ROUGH-IN AS REQ.
37. DRINK MACHINE DRAIN
38. CABINET FOR LIQUOR STORAGE
39. ELECTRIC SHADES

GRAPHIC LEGEND

- NEW WALL CONSTRUCTION
- NEW WALK - IN COOLER
- EXISTING ITEM / WALL TO REMAIN
- NEWLY RENOVATED SPACE

BACKBAR EQUIPMENT LEGEND

- A GLASS AND PLATE CHILLER
- B HORIZONTAL BOTTLE COOLER
- C DAIQUIRI MACHINE
- D DAIQUIRI MACHINE
- E BAG IN BIN
- F HANDSINK
- G ICE BIN
- H 3 - COMPARTMENT UNDER BAR SINK
- I DISHWASHER / SANITIZER
- J GLASS STORAGE BIN
- K CASHIER POS
- L DRESS LINE COOLER
- M EXISTING HOOD
- N EXISTING SHELVING

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DAT DOG
Put a SMILE on your FACE!

NEW ORLEANS, LA 70115

DAT DOG - FRERET RENOVATION

5030 FRERET ST

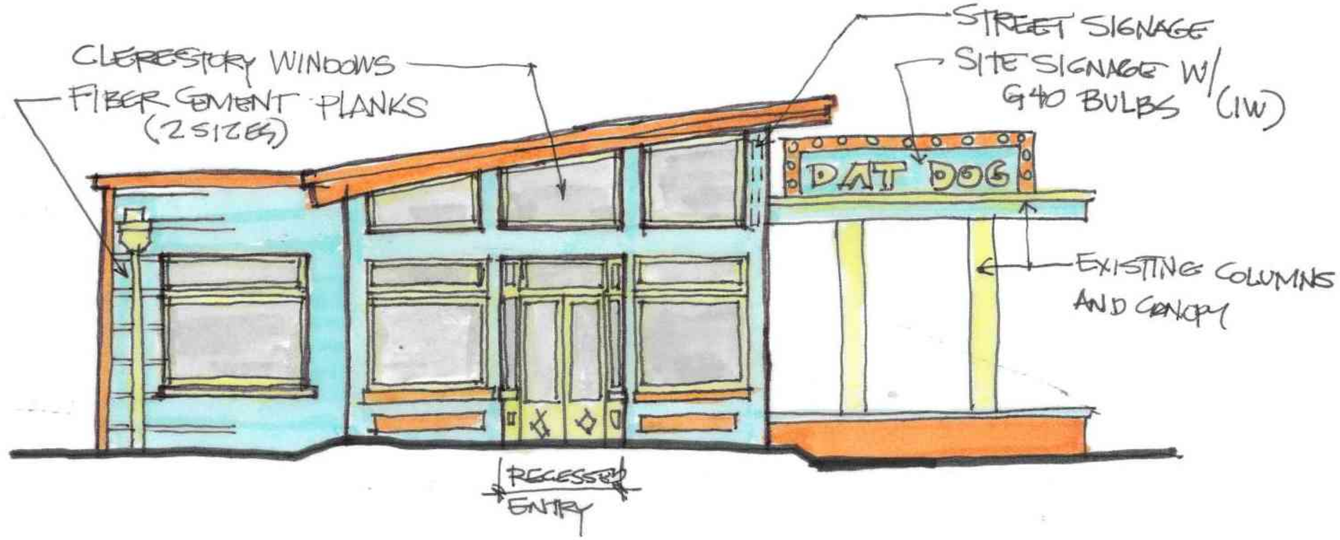
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CONDITIONAL USE PERMIT DRAWINGS

22003 - A

TITLE:
REVISED PLAN

SHEET:
A1.01



FRERET ST. ELEVATION



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DAT DOG - FRERET RENOVATION

NEW ORLEANS, LA 70115

5030 FRERET ST

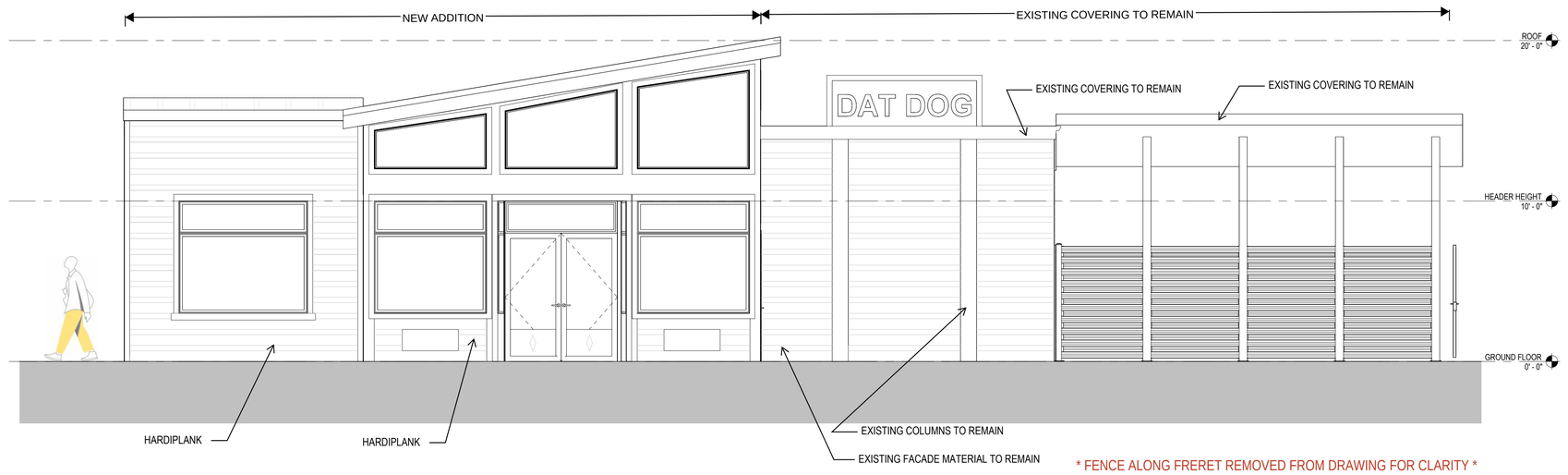
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CONDITIONAL USE PERMIT DRAWINGS

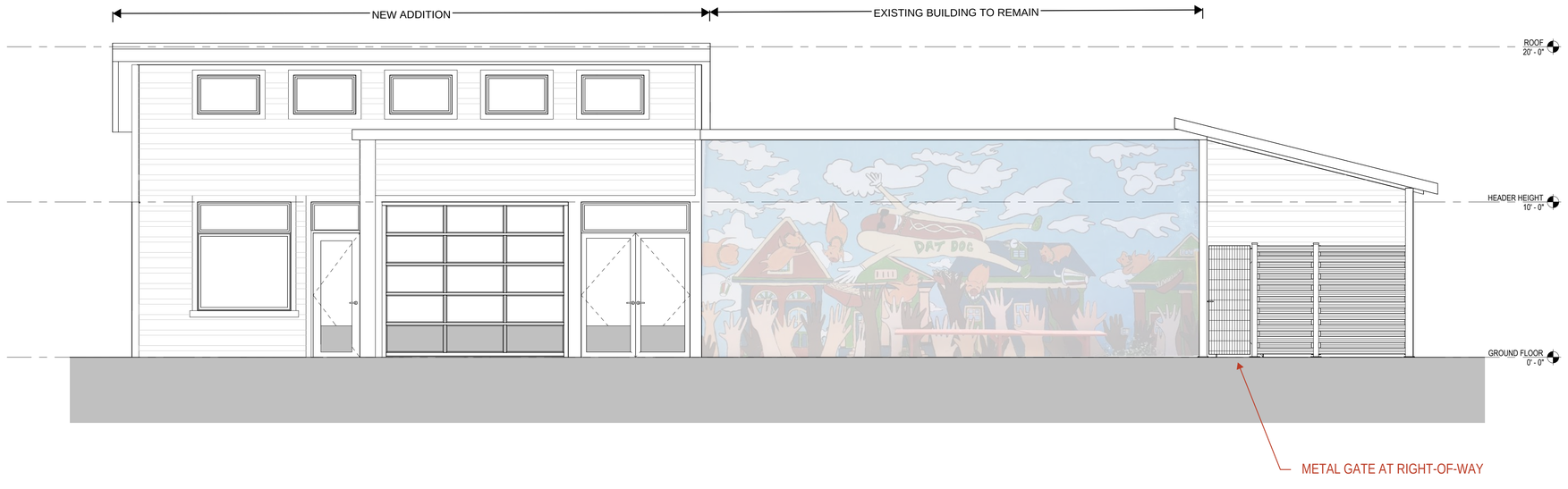
22003 - A

TITLE:
SKETCHED ELEVATIONS

SHEET:
A2.01



1 A2.02 FRERET ELEVATION
1/4" = 1'-0"



2 A2.02 SONIAT ELEVATION
1/4" = 1'-0"

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DAT DOG - "Put a SMILE on your FACE!"

NEW ORLEANS, LA 70115

DAT DOG - FRERET RENOVATION

5030 FRERET ST

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PHASE:
CONDITIONAL USE PERMIT DRAWINGS

22003 - A

TITLE:
ELEVATIONS

SHEET:
A2.02



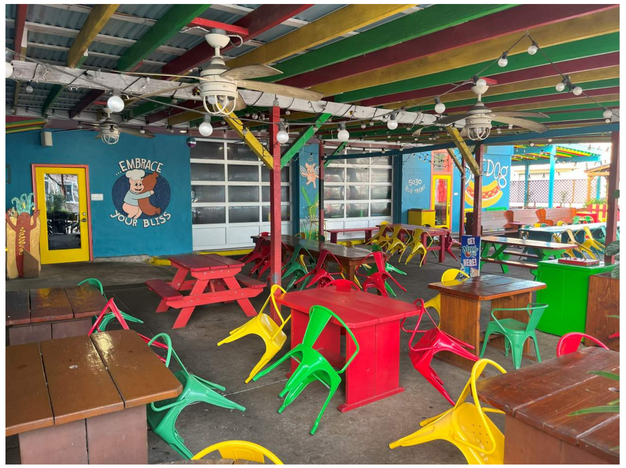
FRERET ENTRANCE AND EXTERIOR SEATING



SONIAT ENTRANCE AND ROOF STRUCTURE



PERMEABLE AREA AT FRERET + SONIAT INTERSECTION



FRERET ROOF STRUCTURE ABOVE EXTERIOR SEATING



SONIAT ROOF STRUCTURE ABOVE EXTERIOR SEATING



FRERET ENTRANCE AND ROOF STRUCTURE



FRERET STREET FRONTAGE AND ROOF STRUCTURE



SONIAT STREET FRONTAGE AND ROOF STRUCTURE



UNCOVERD STORAGE AREA

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DAT DOG
Put a SMILE on your FACE!

NEW ORLEANS, LA 70115

DAT DOG - FRERET RENOVATION

5030 FRERET ST

DATE ISSUED: 20 OCTOBER 2025
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REVISED:
REVISED:
DRAWN BY: GG WSA
CHECKED BY:
PHASE:
CONDITIONAL USE PERMIT DRAWINGS

22003 - A

TITLE:
PHOTOS OF EXISTING CONDITIONS

SHEET:
A5.00


AN APPLICATION HAS BEEN FILED FOR A CHANGE AFFECTING THIS PROPERTY'S ZONING.
FOR MORE INFORMATION, CITY OF NEW ORLEANS CITY PLANNING COMMISSION AT 658-7033 OR VISIT WWW.NOLA.GOV/CPC.
DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.
LEINOS

AN APPLICATION HAS BEEN FILED FOR A CHANGE AFFECTING THIS PROPERTY'S ZONING.

FOR MORE INFORMATION, CONTACT THE NEW ORLEANS CITY PLANNING COMMISSION AT 658-7033 OR VISIT WWW.NOLA.GOV/CPC.

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.

SUMMARY REPORT

Date of Report: August 28, 2025
Project Name: Dat Dog Freret Street
Contact: Gunner Guidry, gunner@vergesrome.com, 504-488-7739, 320 N. Carrollton Avenue, New Orleans, LA 70119

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 5030 Freret Street on the corner of Soniat and Freret Streets. The applicant intends to file an application to apply for Conditional Use Permit. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meeting

The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal. No speaker cards filed out. Low attendance.
• August 28, 2025 – Dat Dog Freret, 5030 Freret Street, 6:30pm – 7:30pm, 2 people in attendance.

Correspondence and Telephone Calls

• July 30, 2025 – briefly discussed with Jason Sanchez with Rotary Club.
• August 13, 2025 – meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.

Results

215 addresses were invited to the NPP meeting. 2 person-attendence
Concerns, issues, and problems expressed by attendees:
• Increased traffic in neighborhood.
• Parking on rights-of-way addressed.

Overall

The neighborhood participation meeting was productive and engaging, with thoughtful input from residents. One neighbor voiced concern about parking and increased traffic. We at Verges Rome mentioned that the gross square footage of the establishment will not change and that the square footage arrangement now will stay the same. After meeting, the neighbor stayed for another 20 minutes and we chatted around a picnic table about how the neighborhood has changed since Hurricane Katrina.

VergesRome Architects
320 N. Carrollton Avenue, Suite 100, New Orleans, Louisiana 70119
VergesRome.com t.504.488.7739 f. 504.488.7743



Dat Dog Enterprises, LLC
3334 Magazine Street, New Orleans, Louisiana 70115
DatDog.com t.504.324.2226

MEETING NOTICE – DAT DOG FRERET – CONDITIONAL USE

August 1st, 2025

Dear Neighbor,

Please join Dat Dog Enterprises, LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at 5030 Freret Street, New Orleans, Louisiana 70115. Please see additional meeting information below:

Date: Thursday, August 28th, 2025
Time: 6:30 PM
Location: Dat Dog on Freret Street (5030 Freret Street, New Orleans, Louisiana 70115)

Dat Dog Enterprises, LLC would like to enclose an existing outdoor seating area and convert it to additional conditioned space. The proposed scope requires a parking waiver, and conditional use approval.

The newly renovated Dat Dog restaurant will operate within the existing 6,800 square foot lot on a single-story. Since we are converting the outside seating to interior space, the interior restaurant space will increase from 2,365 square feet to 4,095 square feet.

5030 Freret Street is in a HU-MU Neighborhood Mixed-Use district, where a modification to a structure above 5,000 square feet warrants conditional-use approval according to Article 12, Section 12.2A (Table 12-1) of the Comprehensive Zoning Ordinance. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to start the construction May 19, 2026 and estimate the construction to take three months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to an NPP meeting where you can learn more about the improvements we propose and present any questions or concerns you may have. We've enclosed our site plans to give you a better idea of what we'd like to do. When you arrive at the meeting, look for the sign-in sheet so that we can help you stay updated if there are any changes to the project.

If you are unable to attend the NPP meeting and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me.

We hope to see you at the meeting on August 28th!

Sincerely,
Steve Rome
info@vergesrome.com
504.488.7739

VergesRome Architects
320 N. Carrollton Avenue, Suite 100, New Orleans, Louisiana 70119
VergesRome.com t.504.488.7739 f. 504.488.7743

Dat Dog Enterprises, LLC
3334 Magazine Street, New Orleans, Louisiana 70115
DatDog.com t.504.324.2226

MEETING AGENDA – DAT DOG FRERET – CONDITIONAL USE

Date of Meeting: August 28th, 2025
Location: Dat Dog Freret – 5030 Freret Street, New Orleans, Louisiana 70115

I. WELCOME

- Introduction of speakers and their connection to the project
- Tour of the proposed renovation space
- Site Plan provided in attendee package
- Complete copy of the Comprehensive Zoning Ordinance article that pertains to the property's current and future zoning district included in handout package

II. PROJECT DESCRIPTION

- Specific sections from the Comprehensive Zoning Ordinance that pertain to our proposal discussed
- Existing condition drawings presented and compared to the proposed design
- Breakdown of the square footages
- Statement of required waivers required and applicable
- Proposal's impact on the neighborhood (including trash management and proposed lighting design)

III. PUBLIC COMMENT

- Hearing of public comments and concerns
- Responses to specific public comments and concerns from Contractor, Architect, and Owner
- Any additional public questions or comments heard

IV. SUMMARY

- Comments and suggestions will be addressed, unless we need to gather more information. In that case, we will follow up with a question-and-answer response email to the full contact list generated from the sign-in sheet that will be present at the NPP meeting

V. NEXT STEPS

- Project timeline presented for neighborhood community awareness
- Submission of the application will occur no more than 180 days from the date of the NPP meeting
- CPC Online Tools Handout provided, including NoticeMe signup instructions

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: AUGUST 28, 2025

Meeting Location: DAT DOG 5030 FREret

Project Name/Address: DAT DOG RENOVATION 5030 FREret STREET

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
MARY WICHERS		2201 VALMONT	NOLA 70115	504 671 8734	MIA.MOON@YAHOO
SARAH GRACE PRICE		5371 SAINT CHARLES	NOLA 70115	(901)494-6556	SPRICE4@tulane.edu

Neighborhood Participation Program
August 28, 2025
7pm

Dat Dog Freret – Comment Card Summary

No Comments

Outlook

Dat Dog Freret - Conditional Use Permit

From Gunner Guidry <gunner@vergesrome.com>
Date Tue 7/15/2025 10:55 AM
To neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>
Cc Steve Rome <steve@vergesrome.com>; Jed Manning <jed@vergesrome.com>

Stan et al:

On behalf of Dat Dog Freret, we're exploring a potential Conditional Use Permit. As you know, a major portion of the existing restaurant is not conditioned. We are simply looking to enlarge the conditioned space without enlarging the footprint.

We would like to discuss the project soon at one of the next neighborhood meetings. Let us know the schedule and we'll make it happen.

Thanks!

Gunner Guidry
VergesRome Architects, APAC

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
504.488.7739 office ext 3620
www.vergesrome.com

Outlook

Re: 5030 Freret Street - Dat Dog Renovation

From Gunner Guidry <gunner@vergesrome.com>
Date Wed 7/30/2025 12:34 PM
To Jason Sanchez <JasonSanchez@metal-dog.com>

Thank you, Jason.

Gunner Guidry
VergesRome Architects, APAC

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
504.488.7739 office ext 3670
www.vergesrome.com

From: Jason Sanchez <JasonSanchez@metal-dog.com>
Sent: Wednesday, July 30, 2025 12:29 PM
To: Gunner Guidry <gunner@vergesrome.com>
Cc: Steve Rome <steve@vergesrome.com>; Jed Manning <jed@vergesrome.com>
Subject: RE: 5030 Freret Street - Dat Dog Renovation

Caution: This is an external email. Please take care when clicking links or opening attachments especially when you are not expecting to receive an email. We will always speak with you directly to reset passwords. When in doubt, contact Network Alchemist Support for help.

Gunter, Steve, Jed:

I have forwarded your message to the current President of the Rotary Club of New Orleans Riverbend, Tim Paulin. You should be hearing from him. As I am not sitting on the board of the club this year, it is probably best you have input from those who are able to commit the club to a position.

With kind regards,

Jason Sanchez
Rotary Club of New Orleans Riverbend
Charter Founder, Club President 2023-24
(504) 520-9484 mobile

From: Gunner Guidry <gunner@vergesrome.com>
Sent: Wednesday, July 30, 2025 10:55 AM
To: Jason Sanchez <JasonSanchez@metal-dog.com>
Cc: Steve Rome <steve@vergesrome.com>; Jed Manning <jed@vergesrome.com>
Subject: Re: 5030 Freret Street - Dat Dog Renovation

Hey Jason, see the email below. Let us know when you can meet to discuss the Dat Dog renovation.

Thx

Gunner Guidry
VergesRome Architects, APAC

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
504.488.7739 office ext 3670
www.vergesrome.com

From: Gunner Guidry <gunner@vergesrome.com>
Sent: Wednesday, July 23, 2025 2:21 PM
To: JasonSanchez@metal-dog.com <JasonSanchez@metal-dog.com>
Cc: Steve Rome <steve@vergesrome.com>; Jed Manning <jed@vergesrome.com>
Subject: 5030 Freret Street - Dat Dog Renovation

Morning Jason
We at VergesRome have been contracted to help the owner of Dat Dog with the renovation of their restaurant on Freret. Because the total renovation area exceeds 5,000 square feet, a Conditional Use Permit is required. As part of this land-use request, we are expected to engage with the neighborhood. Before scheduling the formal community meeting, we would like to meet with your organization to discuss the proposed changes and ensure transparency.

Please let us know a convenient time to connect.

Gunner Guidry
VergesRome Architects, APAC

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
504.488.7739 office ext 3620
www.vergesrome.com

Outlook

5030 Freret Meeting [In-person]

Organizer	Elizabeth D Holman <elizabeth.holman@nola.gov>
Meeting time	This event occurred 3 months ago (Tue 7/22/2025 12:00 PM - 12:30 PM)
Location	New Orleans City Hall (1300 Perdido St, New Orleans, LA, 70112, United States)
My response	Accepted
Required attendees	Elizabeth D Holman, Gunner Guidry, Steve Rome, Jed Manning
Message sent	Thu 7/17/2025 10:36 AM

Some people who received this message don't often get email from elizabeth.holman@nola.gov. Learn why this is important

City Hall office, room 2W10 on the second floor
check-in in the Council lobby

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
2003 Realty Company LLC	15384 5th St	Gulfport	MS	39505
5001 Freret Street LLC	115 Rosa L Parks Blvd	Nashville	TN	37203
5018 Freret Street LLC	11221 Whiteside Rd	New Orleans	LA	70128
5104 Freret Street LLC	97 Hummingbird Rd	Covington	LA	70433
Abbott Hope	ET Al 2216 Robert St	New Orleans	LA	70115
Alice R Richardson	5022 Lasalle St	New Orleans	LA	70115
Amaralize G Dejoie	8040 S Yates Blvd	Chicago	IL	60617
Barbara M Stewart	ET Al 10240 Brookfield Dr	New Orleans	LA	70127
Benjamin A Jelin	2336 Robert St	New Orleans	LA	70115
Brasseux Barnaby Lair Jr	5113 Lasalle St	New Orleans	LA	70115
Brichetto Matthew Paul	12 Marlborough Gate Pl	New Orleans	LA	70115
Bryan Wilson	2339 Soniat St	New Orleans	LA	70115
Calder Womble Tillett	2314 Soniat St	New Orleans	LA	70115
Calvin Coleman	2214 Robert St	New Orleans	LA	70115
Chapman Norwood Jr Chapman Elaine	2200 Robert St	New Orleans	LA	70115
Christopher B Lambert	2311 Soniat St	New Orleans	LA	70115
Christopher M Reznik	2222 Robert St	New Orleans	LA	70115
Claudia T Marshall	ET Al 2330 Soniat St	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt A	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt B	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt C	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt D	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt E	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt F	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt G	New Orleans	LA	70115
Current Resident	11 Marlborough Gate Pl Apt H	New Orleans	LA	70115
Current Resident	2100 Soniat St	New Orleans	LA	70115
Current Resident	2110 Soniat St	New Orleans	LA	70115
Current Resident	2136 Robert St	New Orleans	LA	70115
Current Resident	2137 Soniat St	New Orleans	LA	70115
Current Resident	2138 Robert St	New Orleans	LA	70115
Current Resident	2139 Soniat St	New Orleans	LA	70115
Current Resident	2201 Soniat St	New Orleans	LA	70115
Current Resident	2203 Soniat St	New Orleans	LA	70115
Current Resident	2203 Valmont St	New Orleans	LA	70115
Current Resident	2204 Soniat St	New Orleans	LA	70115
Current Resident	2205 Soniat St	New Orleans	LA	70115
Current Resident	2205 Valmont St	New Orleans	LA	70115
Current Resident	2206 Soniat St	New Orleans	LA	70115
Current Resident	2207 Soniat St	New Orleans	LA	70115
Current Resident	2208 Robert St	New Orleans	LA	70115
Current Resident	2208 Soniat St	New Orleans	LA	70115
Current Resident	2210 Soniat St	New Orleans	LA	70115
Current Resident	2211 Soniat St	New Orleans	LA	70115
Current Resident	2211 Valmont St	New Orleans	LA	70115
Current Resident	2212 Soniat St	New Orleans	LA	70115
Current Resident	2213 Valmont St	New Orleans	LA	70115
Current Resident	2214 Soniat St	New Orleans	LA	70115
Current Resident	2215 Robert St	New Orleans	LA	70115
Current Resident	2215 Soniat St	New Orleans	LA	70115
Current Resident	2216 Robert St	New Orleans	LA	70115
Current Resident	2216 Soniat St	New Orleans	LA	70115

Current Resident	2217 Soniat St	New Orleans	LA	70115
Current Resident	2218 Robert St	New Orleans	LA	70115
Current Resident	2218 Soniat St	New Orleans	LA	70115
Current Resident	2219 Valmont St	New Orleans	LA	70115
Current Resident	2220 Robert St	New Orleans	LA	70115
Current Resident	2220 Soniat St	New Orleans	LA	70115
Current Resident	2222 Soniat St	New Orleans	LA	70115
Current Resident	2223 Soniat St	New Orleans	LA	70115
Current Resident	2224 Soniat St	New Orleans	LA	70115
Current Resident	2226 Soniat St	New Orleans	LA	70115
Current Resident	2227 Valmont St	New Orleans	LA	70115
Current Resident	2231 Dufossat St	New Orleans	LA	70115
Current Resident	2239 Dufossat St	New Orleans	LA	70115
Current Resident	2239 Robert St	New Orleans	LA	70115
Current Resident	2239 Soniat St	New Orleans	LA	70115
Current Resident	2301 Robert St	New Orleans	LA	70115
Current Resident	2301 Soniat St	New Orleans	LA	70115
Current Resident	2305 Soniat St	New Orleans	LA	70115
Current Resident	2305 Valmont St	New Orleans	LA	70115
Current Resident	2307 Robert St	New Orleans	LA	70115
Current Resident	2307 Soniat St	New Orleans	LA	70115
Current Resident	2307 Valmont St	New Orleans	LA	70115
Current Resident	2309 Robert St	New Orleans	LA	70115
Current Resident	2310 Soniat St	New Orleans	LA	70115
Current Resident	2310 Soniat St Apt A	New Orleans	LA	70115
Current Resident	2310 Soniat St Apt B	New Orleans	LA	70115
Current Resident	2310 Soniat St Apt C	New Orleans	LA	70115
Current Resident	2311 Valmont St	New Orleans	LA	70115
Current Resident	2313 Robert St	New Orleans	LA	70115
Current Resident	2313 Soniat St	New Orleans	LA	70115
Current Resident	2315 Robert St	New Orleans	LA	70115
Current Resident	2315 Soniat St	New Orleans	LA	70115
Current Resident	2317 Robert St	New Orleans	LA	70115
Current Resident	2317 Soniat St	New Orleans	LA	70115
Current Resident	2318 Soniat St	New Orleans	LA	70115
Current Resident	2319 Robert St	New Orleans	LA	70115
Current Resident	2319 Soniat St	New Orleans	LA	70115
Current Resident	2320 Robert St	New Orleans	LA	70115
Current Resident	2320 Soniat St	New Orleans	LA	70115
Current Resident	2322 Soniat St	New Orleans	LA	70115
Current Resident	2323 Valmont St	New Orleans	LA	70115
Current Resident	2325 Soniat St	New Orleans	LA	70115
Current Resident	2329 Soniat St	New Orleans	LA	70115
Current Resident	2330 Soniat St	New Orleans	LA	70115
Current Resident	2336 Robert St	New Orleans	LA	70115
Current Resident	2337 Soniat St	New Orleans	LA	70115
Current Resident	4925 Freret St	New Orleans	LA	70115
Current Resident	4925 La Salle St	New Orleans	LA	70115
Current Resident	4929 Freret St	New Orleans	LA	70115
Current Resident	4938 Freret St	New Orleans	LA	70115
Current Resident	4941 La Salle St	New Orleans	LA	70115
Current Resident	5000 La Salle St	New Orleans	LA	70115
Current Resident	5001 Freret St	New Orleans	LA	70115
Current Resident	5001 Freret St Ste A	New Orleans	LA	70115
Current Resident	5001 Freret St Ste B	New Orleans	LA	70115

Current Resident	5001 La Salle St	New Orleans	LA	70115
Current Resident	5007 Freret St	New Orleans	LA	70115
Current Resident	5010 Freret St	New Orleans	LA	70115
Current Resident	5010 S Robertson St	New Orleans	LA	70115
Current Resident	5012 Freret St	New Orleans	LA	70115
Current Resident	5014 Freret St	New Orleans	LA	70115
Current Resident	5015 La Salle St	New Orleans	LA	70115
Current Resident	5016 Freret St Apt A	New Orleans	LA	70115
Current Resident	5016 Freret St Apt B	New Orleans	LA	70115
Current Resident	5016 La Salle St	New Orleans	LA	70115
Current Resident	5017 La Salle St	New Orleans	LA	70115
Current Resident	5018 Freret St	New Orleans	LA	70115
Current Resident	5018 La Salle St	New Orleans	LA	70115
Current Resident	5019 La Salle St	New Orleans	LA	70115
Current Resident	5021 La Salle St	New Orleans	LA	70115
Current Resident	5022 La Salle St	New Orleans	LA	70115
Current Resident	5024 La Salle St	New Orleans	LA	70115
Current Resident	5025 La Salle St	New Orleans	LA	70115
Current Resident	5025 La Salle St A	New Orleans	LA	70115
Current Resident	5030 Freret St	New Orleans	LA	70115
Current Resident	5031 Freret St	New Orleans	LA	70115
Current Resident	5032 La Salle St	New Orleans	LA	70115
Current Resident	5033 Freret St	New Orleans	LA	70115
Current Resident	5033 Freret St Apt 2A	New Orleans	LA	70115
Current Resident	5035 Freret St	New Orleans	LA	70115
Current Resident	5037 Freret St	New Orleans	LA	70115
Current Resident	5039 Freret St	New Orleans	LA	70115
Current Resident	5041 Freret St	New Orleans	LA	70115
Current Resident	5100 Freret St	New Orleans	LA	70115
Current Resident	5100 La Salle St	New Orleans	LA	70115
Current Resident	5101 Freret St	New Orleans	LA	70115
Current Resident	5103 Freret St	New Orleans	LA	70115
Current Resident	5104 Freret St	New Orleans	LA	70115
Current Resident	5105 Freret St	New Orleans	LA	70115
Current Resident	5108 Freret St	New Orleans	LA	70115
Current Resident	5110 Freret St	New Orleans	LA	70115
Current Resident	5112 Freret St	New Orleans	LA	70115
Current Resident	5112 Freret St Ste 1A	New Orleans	LA	70115
Current Resident	5112 Freret St Ste 2A	New Orleans	LA	70115
Current Resident	5113 La Salle St	New Orleans	LA	70115
Current Resident	5120 Freret St	New Orleans	LA	70115
Current Resident	5128 Freret St	New Orleans	LA	70115
Current Resident	5132 Freret St	New Orleans	LA	70115
Cynthia J Weisinger	2321 Valmont St	New Orleans	LA	70115
Dat Dogs Enterprises LLC dba Dat Dogs	527 St Ann St	New Orleans	LA	70116
Depauw William D Jr Stegman Rachael H	2217 Valmont St	New Orleans	LA	70115
Dragon Enterprises LLC	525 E Main St Apt 6	New Iberia	LA	70560
Edward G Williams	Etal 2205 Valmont St	New Orleans	LA	70115
Edward Nebedum	Etal 2221 Feather Rock	Diamond Bar	CA	91765
Eric C Nash	5018 Lasalle St	New Orleans	LA	70115
Fagan Shannon Glenn Jr	2200 Soniat St	New Orleans	LA	70115
Freret Development LLC	5007 Freret St 5007 Freret St	New Orleans	LA	70115
Freret Hardware Inc	5109 Freret St	New Orleans	LA	70115
Freret Stop Property LLC	4927 Freret St	New Orleans	LA	70115
Freret Street Landowners Association Inc	C/O Robert R Hallas Jr 5858 N	New Orleans	LA	70124

Garett A Majoue	2327 Soniat St	New Orleans	LA	70115
Gasparre Julius John Jr	Etal 2336 Robert St	New Orleans	LA	70115
George Jr Chaney	2332 Soniat St	New Orleans	LA	70115
Gerard M Victor	2315 Valmont St	New Orleans	LA	70115
Gonzales Nicholas Bauner	ET Al 2319 Robert Street	New Orleans	LA	70115
Hardwareinc Freret	5109 Freret St	New Orleans	LA	70115
Jason A Stern	250 Pine St	New Orleans	LA	70118
Javelin Associates LLC	1055 St Charles Ave Suite 70	New Orleans	LA	70130
Jesse Daniels	ET Al 2320 Robert St	New Orleans	LA	70115
Jimmy Song LLC	11201 Old Spanish Trl	New Orleans	LA	70128
JMT Field LLC	11201 Old Spanish Trl	New Orleans	LA	70128
Jonathan Stoll	5015 Lasalle St	New Orleans	LA	70115
Joseph E Dedais	5219 Constance St	New Orleans	LA	70115
Joseph Henican Babington	Etals 922 Toledano St	New Orleans	LA	70115
Kristopher A Khalil	2225 Soniat St	New Orleans	LA	70115
Kristopher Aaron Khalil	2219 Soniat St	New Orleans	LA	70115
Le Cai T Le Loan Kim	10941 N Hardy St	New Orleans	LA	70127
Letha M Mathews	3618 Cambaronne St	New Orleans	LA	70118
Lobell Thomas Derek	5008 S Robertson St	New Orleans	LA	70115
M & T Freret St Investments LLC	5130 Freret St	New Orleans	LA	70115
Marengo Investments LLC	2708 General Pershing St	New Orleans	LA	70115
Maria E Hayes	ET Al 2317 Soniat St	New Orleans	LA	70115
Mary C Wichers	2201 Valmont St	New Orleans	LA	70115
Michael J Howard	2135 Soniat St	New Orleans	LA	70115
Michael R Primeau	10 Marlborough Gate Pl	New Orleans	LA	70115
Michele Ligon McClure Beelman	4514 Bancroft Dr	New Orleans	LA	70122
Omd LLC	524 Metairie Rd	Metairie	LA	70005
Patricia A Ward	2209 Valmont St	New Orleans	LA	70115
Pensco Trust Company Custodian Fbo Maria Teresa G	P O Box 173859	Denver	CO	80217
Philip B Cooke	2225 Valmont St	New Orleans	LA	70115
Quarter Twain LLC	500 Crystal St	New Orleans	LA	70124
Richardson Latosha Demetrius	2316 Soniat St	New Orleans	LA	70115
Riverbend Properties 1 LLC	4820 Chestnut St	New Orleans	LA	70115
Riverbend Properties 5 LLC	4820 Chestnut St	New Orleans	LA	70115
Robert 22 LLC	631 Elysian Fields Ave	New Orleans	LA	70117
Robert Last	62 Newport Dr	Hewlett	NY	11557
Ruth L Thompson	5014 La Salle St	New Orleans	LA	70115
Saucier Scott Anthony	2326 Robert St	New Orleans	LA	70115
SSJ Investments Freret LLC	2022 Jefferson Ave	New Orleans	LA	70115
Sylvia Porche Johnson	ET Al 2819 Paris Ave	New Orleans	LA	70119
The Bendana L L C	7823 Jeannette St	New Orleans	LA	70118
The City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
The Jennifer Louise Bent Trust	8 Stage Coach Rd	Lebanon	NH	03766
Thomas Alexander	5000 Freret St	New Orleans	LA	70115
Thomas J Alexander	5000 Freret St	New Orleans	LA	70115
Timothy P Craven	6241 Perlita Dr	New Orleans	LA	70122
Tommie N Sr Sims	2227 Soniat St	New Orleans	LA	70115
Udoka Lois Ann H	C/O Great River 24 LLC P O B	Atlanta	GA	30353
Velma J Aiola	4920 S Liberty St	New Orleans	LA	70115
Waters Andrew	2201 Robert St	New Orleans	LA	70115
Willie A Jefferson	PO Box 871042	New Orleans	LA	70187
Zadok Properties LLC	3925 Iberville St	New Orleans	LA	70119

Neighborhood Org(s)

Organization Name: Freret - Milan Neighbors United
Point of Contact: Stan Norwood
Phone Number: 504-723-9361
Email: neighborsunited.listserve@gmail.com
Street Address: 2015 Valence Street
City: New Orleans
Zip: 70115

Council Member

District B- Lesli Harris
Lesli.Harris@nola.gov
Phone: (504) 658-1020
Fax: (504) 658-1025
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112

City Planning Commission

Phone: (504) 658-7033
Email: CPCinfo@nola.gov



Buffer

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12-9-25

Presiding Officer:

I would like to speak regarding ZD 66/25

[✓] In Support [ ] In Opposition [ ] Info. Only

Name: Editha Amacker (A-ma-ker)

Representing: Self

Address:: 4919 South Robertson St.
NOLA 70115

Remarks:

Am-
ma-
ker

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding DAT DOG

☑ In Support ☐ In Opposition ☐ Info. Only

Name: GUNNER GUIDRY

Representing: VERGES ROME ARCHITECTS

Address:: 320 N CARROLLTON AVE

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

***If no site plan or title restriction** is required, submit your application for permitting.*
***If title restrictions are required,** submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

○ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
⊘	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
⊘	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
⊘	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
⊘	**Photographs** of the subject site(s) and building(s).		Required	Required
⊘	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
⊘	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
⊘	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
⊘	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
⊘	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
○	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
○	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ○ Zoning Change ◉ Conditional Use/Planned Development

Address of Property for which this application is being filed. 5030 Freret Street, New Orleans, LA 70115

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Steve Rome - VergesRome Architects

Applicant Address 320 N. Carrollton Avenue, Suite 100

City New Orleans State LA Zip 70119

Applicant Contact Number 504 488 7739 Email steve@vergesrome.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Constantine George dba Dat Dog Enterprises LLC

Property Owner Address 3334 Magazine Street

City New Orleans State LA Zip 70115

Property Owner Contact Number 504 415 7210 Email kosti@bellsouth.net

SPECIFIC ZONING REQUEST

Waivers: 1. Parking. Section 22.5.A.6 - Table 22-2. First 5000sf exempt. 1,806sf / 500sf = 4 parking spaces - Waived. 2. Section 12.3.A.1 - Table 12-2. Minimum Permeable Open Space: 10% of lot area: Waived.

PROPERTY LOCATION

Square Number(s) 579 Lot Number(s) 22

Bounding Streets ~~Soniat St~~ ~~Freret St~~ Robert St

Zoning HU-MU Municipal District District B

Tax Bill Number 614324411 Planning District Planning District 3

DESCRIPTION OF PROJECT (Attachments are acceptable)

We are proposing to demo the existing covered exterior area along Freret Street only and a building new conditioned space in the exact footprint. We also are also reconfiguring the rear back-of-house and adding a small addition to "square" off the floor plan.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date Oct. 9, 2025

Agent Signature _____ Date 10.09.2025

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

X _____

Sworn to and subscribed before me this 9th day of October, 2025

TRINITY M. BERGERON
LA NOTARY PUBLIC ID #85785
Statewide Jurisdiction
Commissioned for Life

My Commission expires _____

TRINITY M. BERGERON NOTARY PUBLIC ID NO. 85785 ST. CHARLES PARISH



Louisiana SECRETARY OF STATE NANCY LANDRY

(https://www.sos.la.gov/Pages/default.aspx) Search for Louisiana Business Filings

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Name	Type	City	Status
DAT DOGS ENTERPRISES, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: DAT DOGS ENTERPRISES, LLC
Charter Number: 40521492K
Registration Date: 5/26/2011

Domicile Address

3336 MAGAZINE STREET
NEW ORLEANS, LA 70115

Mailing Address

3334 MAGAZINE STREET
NEW ORLEANS, LA 70115

Status

Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 5/26/2011
Last Report Filed: 5/19/2025
Type: Limited Liability Company

Registered Agent(s)

Agent:	CONSTANTINE GEORGES
Address 1:	527 ST. ANN STREET
City, State, Zip:	NEW ORLEANS, LA 70116
Appointment Date:	5/26/2011

Officer(s) **Additional Officers: No**

Officer:	DDG1 LLC
Title:	Member
Address 1:	527 ST. ANN ST.
City, State, Zip:	NEW ORLEANS, LA 70116
Officer:	DDG2 LLC
Title:	Member
Address 1:	701 EDWARDS AVE.
City, State, Zip:	ELMWOOD, LA 70123

Privacy - Terms

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

DDG1, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

40618939K	ORIGF	9/19/2011	2 page(s)
41637695	14 AR	9/11/2014	1 page(s)

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

February 11, 2015

Secretary of State

WEB 40618939K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10570398#T9R93

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION
(R.S. 12:1301)

1. The name of this limited liability company is: DDG1, LLC

2. This company is formed for the purpose of: engaging in any lawful activity for which limited liability companies may be formed

3. The duration of this limited liability company is (may be perpetual): PERPETUAL

4. Other Provisions:
TO BE PARTNER IN DAT DOGS ENTERPRISES, LLC AS FUNDED BY GEORGES

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: CONSTANTINE D. GEORGES (9/19/2011)

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))

1. The name of this limited liability company is: DDG1, LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:

527 ST. ANN STREET
NEW ORLEANS, LA 70116

3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:

CONSTANTINE GEORGES
527 ST. ANN STREET
NEW ORLEANS, LA 70116

4. The name and municipal address, not a post office box only, of the managers or members:

CONSTANTINE GEORGES (Manager)
527 ST. ANN STREET
NEW ORLEANS, LA 701116

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: CONSTANTINE D. GEORGES (9/19/2011)

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 40618939K

Charter Name: DDG1, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
09/19/2011	CONSTANTINE GEORGES	CONSTANTINE GEORGES

Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY ANNUAL REPORT

For Period Ending
9/19/2014

40618939K

2014

Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)

40618939 K 1
DDG1, LLC

527 ST. ANN STREET
NEW ORLEANS, LA 70116

(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)
Registered Office Address in Louisiana
(Do not use P. O. Box)
527 ST. ANN STREET
NEW ORLEANS, LA 70116

Federal Tax ID Number

Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. **A**

NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE.

CONSTANTINE GEORGES
527 ST. ANN STREET NEW ORLEANS, LA 70116

I hereby accept the appointment of registered agent(s).

New Registered Agent Signature

Sworn to and subscribed before me on
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature **Date**

This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. ***Officer titles, such as president or secretary are not acceptable*** .

CONSTANTINE GEORGES — Manager
527 ST. ANN STREET NEW ORLEANS, LA 701116

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.

	To be signed by a manager, member, or agent	Title	Phone	Date
SIGN →	CONSTANTINE D GEORGES (SIGNED ELECTRONICALLY)			09/11/2014
	Signee's address	Email Address: kosti@bellsouth.net		(For Office Use Only)

Enclose filing fee of $30.00

Return by: 9/19/2014

Make remittance payable to Secretary of State
Do Not Send Cash
Do Not Staple

To: **Commercial Division**
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704

web site: **www.sos.louisiana.gov** **DO NOT STAPLE**

1

UNSIGNED REPORTS WILL BE RETURNED

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State of the State of Louisiana I do hereby Certify that

the attached document(s) of

DDG 2, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

40631704K	ORIGF	10/4/2011	2 page(s)
42013615	15 AR	9/15/2015	1 page(s)

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

November 18, 2015

Secretary of State

WEB 40631704K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10655750#J6Q83

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION
(R.S. 12:1301)

1. The name of this limited liability company is: DDG 2, LLC

2. This company is formed for the purpose of: engaging in any lawful activity for which limited liability companies may be formed

3. The duration of this limited liability company is (may be perpetual): PERPETUAL

4. Other Provisions:

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: THOMAS A. ROBICHAUX (10/4/2011)

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))

1. The name of this limited liability company is: DDG 2, LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:

701 EDWARDS AVE.
ELMWOOD, LA 70123

3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:

WILLIAM STROUD
701 EDWARDS AVE
ELMWOOD, LA 70123

4. The name and municipal address, not a post office box only, of the managers or members:

JOHN GEORGES (Member)
701 EDWARDS AVE
ELMWOOD, LA 70123

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: THOMAS A. ROBICHAUX (10/4/2011)

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 40631704K

Charter Name: DDG 2, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
10/04/2011	WILLIAM STROUD	WILLIAM STROUD

Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY
ANNUAL REPORT
For Period Ending
10/4/2015

40631704K

2015

Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)

40631704 K
DDG 2, LLC

701 EDWARDS AVE.
ELMWOOD, LA 70123

1

(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)
Registered Office Address in Louisiana (Do not use P. O. Box)
701 EDWARDS AVE.
ELMWOOD, LA 70123

Federal Tax ID Number

Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. **A**

NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE

WILLIAM STROUD
701 EDWARDS AVE ELMWOOD, LA 70123

I hereby accept the appointment of registered agent(s).

New Registered Agent Signature

Sworn to and subscribed before me on
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature **Date**

This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. ***Officer titles, such as president or secretary are not acceptable*** .

JOHN GEORGES — Member
701 EDWARDS AVE ELMWOOD, LA 70123

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.

SIGN →	To be signed by a manager, member, or agent	Title	Phone	Date
	W GILBERT STROUD JR (SIGNED ELECTRONICALLY)	AGENT		09/15/2015
	Signee's address	Email Address		(For Office Use Only)
		DMURRAY@IMPERIALTRADING.COM		

Enclose filing fee of $30.00

Make remittance payable to Secretary of State
Do Not Send Cash
Do Not Staple

web site: www.sos.louisiana.gov

Return by: 10/4/2015

To: **Commercial Division**
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704

DO NOT STAPLE

1

UNSIGNED REPORTS WILL BE RETURNED

WRITTEN CONSENT OF THE SOLE MEMBER
OF
DDFRERET, LLC

IN LIEU OF ORGANIZATIONAL MEETING

The undersigned, being the sole Member of DDFreret, LLC, a Louisiana limited liability company (the "Company"), does hereby adopt the following resolutions:

I. Membership Interests.

WHEREAS, Dat Dogs Enterprises, LLC, a Louisiana limited liability company ("Dat Dogs"), desires to contribute the real estate municipally known as 5030 Freret Street, New Orleans, Louisiana, as more fully described on Exhibit A attached hereto and made a part hereof, and all improvements on such real estate to the Company as its initial capital contribution to the Company in exchange for 1,000 Membership Units of the Company, being a 100% membership interest, in the Company;

NOW THEREFORE, BE IT RESOLVED, that the Company is hereby authorized to accept the real estate located at 5030 Freret Street, New Orleans, Louisiana and all improvements on such real estate from Dat Dogs as its initial capital contribution to the Company in exchange for 1,000 Membership Units of the Company, being a 100% membership interest, in the Company; and

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of Dat Dogs, the sole Member of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as he shall deem necessary or appropriate to complete the acceptance of the capital contribution from Dat Dogs, including without limitation, execution of an Act of Transfer.

II. Company Bank and Investment Accounts.

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of Dat Dogs, the sole Member of the Company, is hereby authorized, empowered and directed for and on behalf of the Company, to open such bank accounts, investment accounts and other accounts as it deems necessary or appropriate and any Resolutions required therefore shall be, and they hereby are, authorized and approved as Resolutions of the Company.

III. Designation of Fiscal Year.

RESOLVED, that the Company shall keep its books for both tax and financial accounting purposes on a calendar year basis.

IV. Ratification of Prior Actions.

RESOLVED, that any and all actions heretofore taken on behalf of the Company by the Company's organizer are hereby confirmed, ratified and approved as the acts and deeds of the Company in all respects.

V. Further Authorizations.

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of Dat Dogs, the sole Member of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as it shall deem necessary or appropriate to complete the organization of the Company and to establish and begin the business thereof, and to otherwise effectuate the intent of the foregoing Resolutions.

This Written Consent is dated this 4th day of August, 2017.

DAT DOGS ENTERPRISES, LLC, the sole Member of the Company

Through its Members:

DDG1, LLC

By:_____
Constantine Georges, Manager

DDG 2, LLC

By:_____
John Georges, Member

EXHIBIT A

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages, thereunto belonging or in anywise appertaining, situated in the **6TH DISTRICT, SQUARE 579, LOT A**, bounded by Freret, Howard (or LaSalle), Robert and Soniat Streets, measuring 82'9"2" front on Soniat Street, by 83' depth between equal and parallel lines fronting on Freret Street, which property forms the corner of Freret and Soniat Streets.

The improvements thereon bear the municipal number 5030 Freret Street, New Orleans, Louisiana.

Being the same property acquired by Dat Dogs Enterprises, LLC from Newco II, LLC by act passed before James A. Mounger, Notary Public, dated November 22, 2011, registered on December 7, 2011 in Conveyance Instrument No. 502022.

WRITTEN CONSENT OF THE MEMBERS
OF
DAT DOGS ENTERPRISES, LLC,

IN LIEU OF MEETING

The undersigned, being the only Members of Dat Dogs Enterprises, LLC, a Louisiana limited liability company (the "Company"), does hereby adopt the following resolutions:

I. Membership Interests.

WHEREAS, the Company desires to contribute the real estate municipally known as 5030 Freret Street, New Orleans, Louisiana, as more fully described on Exhibit A attached hereto and made a part hereof and all improvements on such real estate to DDFRERET, LLC ("DDF"), a Louisiana limited liability company, as its initial capital contribution to DDF in exchange for 1,000 Membership Units of DDF, being a 100% membership interest, in DDF;

NOW THEREFORE, BE IT RESOLVED, that the Company is hereby authorized to contribute the real estate located at 5030 Freret Street, New Orleans, Louisiana and all improvements on such real estate to DDF as its initial capital contribution to DDF in exchange for 1,000 Membership Units of DDF, being a 100% membership interest, in DDF; and

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as he shall deem necessary or appropriate to complete the capital contribution from the Company to DDF, including without limitation, execution of an Act of Transfer.

II. Ratification of Prior Actions.

RESOLVED, that any and all actions heretofore taken by Constantine Georges, the Manager of DDG1, LLC, being the authorized member of the Company, on behalf of the Company in furtherance of the purposes of these resolutions are hereby confirmed, ratified and approved as the acts and deeds of the Company in all respects.

This Written Consent is dated this 4th day of August, 2017.

Members:

DDG1, LLC

By:_____
Constantine Georges, Manager

DDG 2, LLC

By:_____
John Georges, Member

EXHIBIT A

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages, thereunto belonging or in anywise appertaining, situated in the **6TH DISTRICT, SQUARE 579, LOT A**, bounded by Freret, Howard (or LaSalle), Robert and Soniat Streets, measuring 82'9"2" front on Soniat Street, by 83' depth between equal and parallel lines fronting on Freret Street, which property forms the corner of Freret and Soniat Streets.

The improvements thereon bear the municipal number 5030 Freret Street, New Orleans, Louisiana.

Being the same property acquired by Dat Dogs Enterprises, LLC from Newco II, LLC by act passed before James A. Mounger, Notary Public, dated November 22, 2011, registered on December 7, 2011 in Conveyance Instrument No. 502022.

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

August 9, 2017

The attached document of DDFRERET, LLC was received and filed on August 08, 2017.

TW 42056163K

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

August 9, 2017

The attached document of DDFRERET, LLC was received and filed on August 08, 2017.

TW 42056163K

CERTIFICATE OF CORRECTION
TO THE
INITIAL REPORT OF DDFRERET, LLC

The undersigned, being the sole Member of DDFreret, LLC, a Louisiana limited liability company (the "Company"), acting pursuant to La. R.S. 12:1310, does hereby certify that:

FIRST: The title of the instrument being corrected is the Initial Report of DDFreret, LLC which contains errors the undersigned desires to correct.

SECOND: The name of the party to the instrument being corrected is Constantine Georges.

THIRD: The instrument being corrected was filed with the Secretary of State on October 28, 2015.

FOURTH: The undersigned desires to correct Item 4 of the Initial Report which originally listed the initial members names and addresses as: "DDG1, LLC, 527 St. Ann Street, New Orleans, Louisiana 70116;" and "DDG 2, LLC, 701 Edwards Avenue, Elmwood, Louisiana 70123" to read as follows:

"4. Dat Dogs Enterprises, LLC, 3336 Magazine Street, New Orleans, LA 70115."

FIFTH: In all other respects the Initial Report of DDFreret, LLC shall remain in full force and effect as written.

The undersigned Member of DDFreret, LLC has executed this Certificate of Correction to the Initial Report in accordance with La. R.S. 12:1310 at New Orleans, Louisiana, on August 4th, 2017.

DAT DOGS ENTERPRISES, LLC
Through its Members:

DDG1, LLC

By: _____
Constantine Georges, Manager

DDG2, LLC

By: _____
John Georges, Member

PD.21365469.1

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF JEFFERSON

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish and State, personally came and appeared John Georges, to me known, who declared and acknowledged to me, Notary, and to the undersigned competent witnesses that he is the sole Member of DDG 2, LLC, a member of Dat Dogs Enterprises, LLC, and that as such he signed and executed the foregoing instrument as his free act and deed and the free act and deed of said limited liability company, for and on behalf of said limited liability company and for the objects and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal and the said appearer and the said witnesses have hereunto affixed their signatures this 4th day of August, 2017.

WITNESSES:

Print name: WAYNE M. BASNET, JR

Print name: DONNA MURRAY

John Georges

Notary Name: LINDA MATTA
Notary ID: 35228
My commission expires: upon death

STATE OF LOUISIANA

LINDA GEORGINA MATTA
Notary Public
LSB# 35228 NP#136494
Parish of Orleans • State of Louisiana
Lifetime Statewide Commission

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish and State, personally came and appeared Constantine Georges, to me known, who declared and acknowledged to me, Notary, and to the undersigned competent witnesses that he is the Manager of DDG1, LLC, a member of Dat Dogs Enterprises, LLC, and that as such he signed and executed the foregoing instrument as his free act and deed and the free act and deed of said limited liability company, for and on behalf of said limited liability company and for the objects and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal and the said appearer and the said witnesses have hereunto affixed their signatures this 4th day of August, 2017.

WITNESSES:

Print Name: Wayne M. Barnett, Jr.

Print name: Donna Murray

Constantine Georges

Notary Name: LINDA MATTA
Notary ID: 35228
My commission expires: with death

STATE OF LOUISIANA

LINDA GEORGINA MATTA
Notary Public
LBB# 35228 NP#136494
Parish of Orleans * State of Louisiana
Lifetime Statewide Commission

ACT OF TRANSFER	*	**UNITED STATES OF AMERICA**
BY	*	
DAT DOGS ENTERPRISES, LLC	*	**STATE OF LOUISIANA**
TO	*	
DDFRERET, LLC	*	**PARISH OF ORLEANS**

BE IT KNOWN, that on the dates indicated below, effective as of this 4th day of August, 2017, before the undersigned respective Notaries Public, duly commissioned and qualified in the State and Parish indicated, and in the presence of the undersigned competent witnesses, personally came and appeared:

> **DAT DOGS ENTERPRISES, LLC,** a limited liability company organized and existing under the laws of the State of Louisiana, whose mailing address is c/o Constantine Georges, 3336 Magazine Street, New Orleans, LA 70115, represented herein by DDG1, LLC, in its capacity as the duly authorized Member, pursuant to a Written Consent of the Members, a copy of which is attached hereto ("**Transferor**");
>
> and
>
> **DDFRERET, LLC,** a limited liability company organized and existing under the laws of the State of Louisiana, whose mailing address is c/o Constantine Georges, 3336 Magazine Street, New Orleans, LA 70115, represented herein by its sole Member, Dat Dogs Enterprises, LLC, duly authorized pursuant to the Written Consent of the Sole Member, a copy of which is attached hereto ("**Transferee**")

Section 1. The Property. Transferor, after being first duly sworn, declared that Transferor does by these presents transfer and convey unto Transferee, here present, accepting and acknowledging due delivery and possession thereof, all and singular, the following described property (the "**Property**") and all improvements on the Property, to have and to hold unto Transferee and Transferee's successors and assigns forever, to-wit:

> THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages, thereunto belonging or in anywise appertaining, situated in the **6TH DISTRICT, SQUARE 579, LOT A,** bounded by Freret, Howard (or LaSalle), Robert and Soniat Streets, measuring 82'9"2" front on Soniat Street, by 83' depth between equal and parallel lines

Hon. Dale N. Atkins
CLERK OF CIVIL DISTRICT COURT
INST #: 2017-31608 08/11/2017 11:46:39 AM
TYPE: T 13 PG(S)

CIN#: 623923
COPY

fronting on Freret Street, which property forms the corner of Freret and Soniat Streets.

The improvements thereon bear the municipal number 5030 Freret Street, New Orleans, Louisiana.

Being the same property acquired by Dat Dogs Enterprises, LLC from Newco II, LLC by act passed before James A. Mounger, Notary Public, dated November 22, 2011, registered on December 7, 2011 in Conveyance Instrument No. 502022.

Section 2. Capital Contribution; Consideration; Taxes; Certificates and No Exam.

(A) Transferor's transfer and conveyance of the Property to Transferee is made as Transferor's capital contribution to Transferee. This transfer is made and accepted as a contribution to Transferee by Transferor, in exchange for 1,000 Membership Units in Transferee, the receipt and sufficiency of which is hereby acknowledged by Transferor. This contribution is made without reservation of any vendor's lien, privilege, resolutory condition, or stipulation pour autrui, including any right to rescind, resolve, or annul the contribution; and if any such vendor's lien, privilege, resolutory condition, or stipulation pour autrui would otherwise exist in connection with this transaction, any and all of the same are hereby fully waived, renounced, canceled, and terminated by each of the parties in favor of whom any or all of the same may otherwise have accrued.

(B) The address to which tax bills for the Property should be sent is c/o Constantine Georges, 3336 Magazine Street, New Orleans, LA 70115.

(C) The parties hereto specifically waive the production and annexation of mortgage and conveyance certificates of the Recorder of Mortgages and Register of Conveyances, respectively, in and for the Parish of Orleans, State of Louisiana, and the parties hereby relieve and release the undersigned Notary Public from all responsibility and liability in connection therewith. No title examination of the Property has been done by the attorney preparing this instrument nor by the undersigned Notary Public. The Property is transferred and conveyed subject to any and all servitudes, rights of way, easements, mineral reservations, restrictions, liens and encumbrances of record, including any mortgage affecting the Property.

Section 3. Disclaimer of Warranty.

3.1 General Disclaimer. The transfer is made with full warranty of title, but "as-is" and "where is" as to the condition of the Property, which is acknowledged by the Transferee, but with full substitution and subrogation in and to all rights of warranty which Transferor have or may have against all preceding owners. Transferee declares and acknowledges that:

a) Transferor does not warrant that the Property is free from redhibitory or latent defects or vices;

b) Transferee and Transferee's agents, consultants and representatives have had a reasonable opportunity to inspect the Property;

c) Transferee waives all warranties and/or representations by Transferor or imposed on Transferor as a matter of law, as to the condition of the Property, including without limitation, the following:

1) the warranty of fitness for intended purpose or guarantee against hidden or latent redhibitory vices under Louisiana law, including Louisiana Civil Code Articles 2520 through 2548;

2) the warranty imposed by Louisiana Civil Code Article 2475 (except with respect to title); and

3) all rights in redhibition pursuant to Louisiana Civil Code Article 2520 et seq.;

d) Transferee releases Transferor from any liability for redhibitory or latent defects or vices affecting the Property, including the environmental condition of the Property;

e) This express waiver is a material and integral part of this transfer, and is a component of the consideration paid for the Property; and

f) This waiver has been brought to the attention of Transferee and explained in detail and Transferee has voluntarily and knowingly consented to this waiver of warranty of fitness and/or warranty against redhibitory vices and defects for the Property.

Transferee further assumes the risk as to any vices and defects which are latent and/or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Transferee from making this acquisition.

3.2 Environmental Disclaimer. Transferee hereby accepts the Property in its existing environmental condition and waives, discharges, and releases Transferor from any and all claims and/or causes of action which Transferee or its assigns or transferees may have or hereafter be otherwise entitled to, whether affecting person and/or property, for any environmental liabilities arising from the Property, including any claims, demands, causes of action (both public and private), judgments, attorneys' fees, costs, expenses, penalties and fines, imposed or assessed under any federal, state or local environmental law, rule or regulation.

SIGNATURE PAGE TO FOLLOW

THUS DONE AND PASSED on August 4th, 2017, in the Parish of Orleans, State of Louisiana, in the presence of the two undersigned competent witnesses who have hereunto signed their names with appearers and me, Notary Public, after due reading of the whole.

WITNESSES:

(1) _____
Print name: Wayne M. Barnett, Jr.

(2) _____
Print name: Donna Murray

TRANSFEROR:

DAT DOGS ENTERPRISES, LLC

By: DDG1, LLC, Its Duly Authorized Member

By: _____
Constantine Georges, Manager

_____
NOTARY PUBLIC
Name: LINDA MATTA
Notary ID No.: 35228
My Commission Expires: Withdeath

STATE OF LOUISIANA

LINDA GEORGINA MATTA
Notary Public
LSB# 35228 NP#136494
Parish of Orleans * State of Louisiana
Lifetime Statewide Commission

THUS DONE AND PASSED on August 4th, 2017, in the Parish of Orleans, State of Louisiana, in the presence of the two undersigned competent witnesses who have hereunto signed their names with appearer and me, Notary Public, after due reading of the whole.

WITNESSES:

(1) _____
Print name: Wayne M. Baquet, Jr.

(2) _____
Print name: Donna Murray

TRANSFEREE:

DDFRERET, LLC

By: Dat Dogs Enterprises, LLC, Its Sole Member

By: DDG1, LLC, Its Duly Authorized Member

By: _____
Constantine Georges, Manager

_____
NOTARY PUBLIC
Name: Linda Matta
Notary ID No.: 35228
My Commission Expires: with death

STATE OF LOUISIANA

LINDA GEORGINA MATTA
Notary Public
LSB# 35228 NP#136494
Parish of Orleans * State of Louisiana
Lifetime Statewide Commission

CONSENTS

WRITTEN CONSENT OF THE MEMBERS
OF
DAT DOGS ENTERPRISES, LLC,

IN LIEU OF MEETING

The undersigned, being the only Members of Dat Dogs Enterprises, LLC, a Louisiana limited liability company (the "Company"), does hereby adopt the following resolutions:

I. Membership Interests.

WHEREAS, the Company desires to contribute the real estate municipally known as 5030 Freret Street, New Orleans, Louisiana, as more fully described on Exhibit A attached hereto and made a part hereof and all improvements on such real estate to DDFRERET, LLC ("DDF"), a Louisiana limited liability company, as its initial capital contribution to DDF in exchange for 1,000 Membership Units of DDF, being a 100% membership interest, in DDF;

NOW THEREFORE, BE IT RESOLVED, that the Company is hereby authorized to contribute the real estate located at 5030 Freret Street, New Orleans, Louisiana and all improvements on such real estate to DDF as its initial capital contribution to DDF in exchange for 1,000 Membership Units of DDF, being a 100% membership interest, in DDF; and

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as he shall deem necessary or appropriate to complete the capital contribution from the Company to DDF, including without limitation, execution of an Act of Transfer.

II. Ratification of Prior Actions.

RESOLVED, that any and all actions heretofore taken by Constantine Georges, the Manager of DDG1, LLC, being the authorized member of the Company, on behalf of the Company in furtherance of the purposes of these resolutions are hereby confirmed, ratified and approved as the acts and deeds of the Company in all respects.

This Written Consent is dated this 4th day of August, 2017.

Members:

DDG1, LLC

By:_____
Constantine Georges, Manager

DDG 2, LLC

By:_____
John Georges, Member

EXHIBIT A

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages, thereunto belonging or in anywise appertaining, situated in the **6TH DISTRICT, SQUARE 579, LOT A**, bounded by Freret, Howard (or LaSalle), Robert and Soniat Streets, measuring 82'9"2" front on Soniat Street, by 83' depth between equal and parallel lines fronting on Freret Street, which property forms the corner of Freret and Soniat Streets.

The improvements thereon bear the municipal number 5030 Freret Street, New Orleans, Louisiana.

Being the same property acquired by Dat Dogs Enterprises, LLC from Newco II, LLC by act passed before James A. Mounger, Notary Public, dated November 22, 2011, registered on December 7, 2011 in Conveyance Instrument No. 502022.

WRITTEN CONSENT OF THE SOLE MEMBER
OF
DDFRERET, LLC

IN LIEU OF ORGANIZATIONAL MEETING

The undersigned, being the sole Member of DDFreret, LLC, a Louisiana limited liability company (the "Company"), does hereby adopt the following resolutions:

I. Membership Interests.

WHEREAS, Dat Dogs Enterprises, LLC, a Louisiana limited liability company ("Dat Dogs"), desires to contribute the real estate municipally known as 5030 Freret Street, New Orleans, Louisiana, as more fully described on Exhibit A attached hereto and made a part hereof, and all improvements on such real estate to the Company as its initial capital contribution to the Company in exchange for 1,000 Membership Units of the Company, being a 100% membership interest, in the Company;

NOW THEREFORE, BE IT RESOLVED, that the Company is hereby authorized to accept the real estate located at 5030 Freret Street, New Orleans, Louisiana and all improvements on such real estate from Dat Dogs as its initial capital contribution to the Company in exchange for 1,000 Membership Units of the Company, being a 100% membership interest, in the Company; and

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of Dat Dogs, the sole Member of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as he shall deem necessary or appropriate to complete the acceptance of the capital contribution from Dat Dogs, including without limitation, execution of an Act of Transfer.

II. Company Bank and Investment Accounts.

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of Dat Dogs, the sole Member of the Company, is hereby authorized, empowered and directed for and on behalf of the Company, to open such bank accounts, investment accounts and other accounts as it deems necessary or appropriate and any Resolutions required therefore shall be, and they hereby are, authorized and approved as Resolutions of the Company.

III. Designation of Fiscal Year.

RESOLVED, that the Company shall keep its books for both tax and financial accounting purposes on a calendar year basis.

IV. Ratification of Prior Actions.

RESOLVED, that any and all actions heretofore taken on behalf of the Company by the Company's organizer are hereby confirmed, ratified and approved as the acts and deeds of the Company in all respects.

V. Further Authorizations.

RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized member of Dat Dogs, the sole Member of the Company, is hereby authorized and directed for and on behalf of the Company to take any such actions, and to execute and deliver such documents, certificates, agreements, filings and other instruments as it shall deem necessary or appropriate to complete the organization of the Company and to establish and begin the business thereof, and to otherwise effectuate the intent of the foregoing Resolutions.

This Written Consent is dated this 4th day of August, 2017.

DAT DOGS ENTERPRISES, LLC, the sole Member of the Company

Through its Members:

DDG1, LLC

By:_____
Constantine Georges, Manager

DDG 2, LLC

By:_____
John Georges, Member

EXHIBIT A

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages, thereunto belonging or in anywise appertaining, situated in the **6TH DISTRICT, SQUARE 579, LOT A**, bounded by Freret, Howard (or LaSalle), Robert and Soniat Streets, measuring 82'9"2" front on Soniat Street, by 83' depth between equal and parallel lines fronting on Freret Street, which property forms the corner of Freret and Soniat Streets.

The improvements thereon bear the municipal number 5030 Freret Street, New Orleans, Louisiana.

Being the same property acquired by Dat Dogs Enterprises, LLC from Newco II, LLC by act passed before James A. Mounger, Notary Public, dated November 22, 2011, registered on December 7, 2011 in Conveyance Instrument No. 502022.

UNANIMOUS CONSENT OF
DAT DOGS ENTERPRISES, LLC

The undersigned, being all of the Members of Dat Dogs Enterprises, LLC, a Louisiana limited liability company (the "Company"), hereby adopt the following resolutions:

WHEREAS, the Company owns 1,000 Membership Units of DDFreret, LLC, a Louisiana limited liability company (the "Membership Units");

WHEREAS, the Company desires to pay a property distribution to its Members in Membership Units;

RESOLVED, that the Company shall pay a property distribution in Membership Units to its Members as follows:

MEMBER	DISTRIBUTION
DDG1, LLC	600 Membership Units
DDG2, LLC	400 Membership Units

FURTHER RESOLVED, that the record date for each of the foregoing distributions shall be the day of such distribution;

FURTHER RESOLVED, that Constantine Georges, the Manager of DDG1, LLC, being the authorized Member of the Company, is hereby authorized and empowered for and on behalf of the Company to take any and all actions that may be necessary or appropriate in order to carry out the purposes and intent of the foregoing resolutions; and

FURTHER RESOLVED, that all actions taken by Constantine Georges, the Manager of DDG1, LLC, being the authorized Member of the Company, in furtherance of the purposes of these resolutions prior to the date of this Unanimous Written Consent are hereby approved, confirmed and ratified in all respects.

Dated: August 4, 2017

MEMBERS:

DDG1, LLC

By: _____
Constantine Georges, Manager

DDG2, LLC

By: _____
John Georges, Member

PD.21541780.1

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

DDFRERET, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.
Original Filing 10/27/2015 3 pages

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

October 28, 2015

Secretary of State

AM42056163K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10649491#LUL73

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate,** then follow the instructions displayed.

www.sos.la.gov

ARTICLES OF ORGANIZATION	*	**UNITED STATES OF AMERICA**
OF	*	**STATE OF LOUISIANA**
DDFRERET, LLC	*	**PARISH OF ORLEANS**

BE IT KNOWN, that on this 27th day of October, 2015;

BEFORE ME, a Notary Public, duly commissioned and qualified in and for the indicated State and Parish, and in the presence of the undersigned witnesses, personally came and appeared the undersigned, who, acting as organizer of a limited liability company under the Louisiana Limited Liability Company Law, does hereby adopt the following Articles of Organization for such limited liability company:

ARTICLE I
NAME

The name of the limited liability company is **DDFRERET, LLC**.

ARTICLE II
DURATION

The period of duration is perpetual.

ARTICLE III
PURPOSE

The purpose for which the limited liability company is organized is to transact any and all lawful business for which limited liability companies may be organized under the Louisiana Limited Liability Company Law.

ARTICLE IV
LOW-PROFIT

The limited liability company is not a low-profit limited liability company.

ARTICLE V
MANAGEMENT

The limited liability company shall be managed by its members.

ARTICLE VI
LIMITED LIABILITY

No member of the Company shall be personally liable for monetary damages for breach of any duty provided for in La. R.S. 12:1314.

If, after the effective date of this Article VI, the Louisiana Limited Liability Company Law is amended to authorize company action further eliminating or limiting the personal liability of the members, then the liability of the members of the Company shall be eliminated or limited to the fullest extent permitted by the Louisiana Limited Liability Company Law, as so amended.

Any repeal or modification of this Article VI by the members of the Company shall not adversely affect any right or protection of the members of the Company under this Article VI with respect to any act or omission occurring prior to the time of such repeal or modification.

THUS DONE AND PASSED, in my office in New Orleans, Louisiana this 2nd day of October, 2015, in the presence of the two undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Print Name: William DiPaola

Print Name: W.C. Stroud, Jr.

Name: Constantine Georges
Title: Organizer

Notary Public
Typed Name: _____
Notary ID: _____
My commission is for life

Mark A. Fullmer
Notary Public, State of Louisiana
Louisiana Bar Roll # 05776
Notary Public ID #2569
My Commission is issued for Life.

LIMITED LIABILITY COMPANY INITIAL REPORT

1. The name of this limited liability company is **DDFRERET, LLC.**

2. The location and municipal address of this limited liability company's registered office is 3336 Magazine Street, New Orleans, LA 70115.

3. The full name and municipal address of this limited liability company's registered agent is: Constantine Georges, 3336 Magazine Street, New Orleans, LA 70115.

4. The name and municipal addresses of the initial members are as follows:

   DDG1, LLC – 527 St. Ann Street, New Orleans, LA 70116
   DDG2, LLC –701 Edwards Avenue, Elmwood, LA 70123

Constantine Georges, Organizer

AGENT'S AFFIDAVIT AND ACKNOWLEDGMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

Registered Agent signature:

Constantine Georges, Registered Agent

WITNESSES:

Print name: William DiPaola

Print name: W.C. Strund, Jr.

Sworn to and subscribed before me this 27th day of October, 2015.

Notary Public
Typed Name: _____
Notary ID: _____
My commission is for life.

Mark A. Fullmer
Notary Public, State of Louisiana
Louisiana Bar Roll # 05776
Notary Public ID #2569
My Commission is issued for Life.

PD.18291165.1

Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY
ANNUAL REPORT
For Period Ending
5/26/2017

40521492K

2017

Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)

40521492 K 1
DAT DOGS ENTERPRISES, LLC

3334 MAGAZINE STREET
NEW ORLEANS, LA 70115

(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)
Registered Office Address in Louisiana (Do not use P. O. Box)
3336 MAGAZINE STREET
NEW ORLEANS, LA 70115

Federal Tax ID Number

Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. **A**

NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE

CONSTANTINE GEORGES
527 ST. ANN STREET NEW ORLEANS, LA 70116

I hereby accept the appointment of registered agent(s).

New Registered Agent Signature

Sworn to and subscribed before me on
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature **Date**

This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. ***Officer titles, such as president or secretary are not acceptable*** .

DDG1 LLC — Member
527 ST. ANN ST. NEW ORLEANS, LA 70116

DDG2 LLC — Member
701 EDWARDS AVE. ELMWOOD, LA 70123

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.

SIGN →	To be signed by a manager, member, or agent	Title	Phone	Date
	Constantine Georges (SIGNED ELECTRONICALLY)	President		05/03/2017
	Signee's address	Email Address		(For Office Use Only)
		matthew@datdognola.com		

Enclose filing fee of $30.00

Return by: 5/26/2017

Make remittance payable to Secretary of State
Do Not Send Cash
Do Not Staple

To: **Commercial Division**
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704

web site: www.sos.louisiana.gov **DO NOT STAPLE**

2

UNSIGNED REPORTS WILL BE RETURNED

MOTION

NO. M-26-73

CITY HALL: February 12, 2026

BY: COUNCILMEMBERS HARRIS AND MCCARRON

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** related to **ZONING DOCKET 66/25**, initiated by Dat Dogs Enterprises, LLC., requesting consideration of a conditional use to permit a standard restaurant over 5000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 579, Lot A, in the Sixth Municipal District, bounded by Feret Street, Soniat Street, LaSalle Street, and Robert Street **(Municipal Address(es): 5030 Feret Street and 2239 Soniat Street)**, is hereby **APPROVED.**

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: September 7, 2023

CALENDAR NO. 34,385

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

AN ORDINANCE to amend and reordain sections 26-615, 26-616, 26-617, 26-618, 26-619, 26-620, 26-624, and 26-628 of the Code of the City of New Orleans to provide relative to the regulation of short-term rentals; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That sections 26-615, 26-616, 26-617, 26-618, 26-619, 26-620, 26-624, and 26-628 of the Code of the City of New Orleans are amended to read as follows:

"Chapter 26 – BUILDINGS, BUILDING REGULATIONS AND HOUSING STANDARDS.

* * *

ARTICLE XI. – STANDARDS FOR SHORT TERM RENTALS

DIVISION 1. - IN GENERAL

* * *

Sec. 26-615. - Short-term rental permits required.

(a) No dwelling unit in Orleans Parish may be used as a short-term rental unless:

(1) An owner of the dwelling unit possesses a valid and current short-term rental owner permit issued for the dwelling unit in accordance with Division 2 of this article, and all owners fully comply with all legal requirements and duties imposed herein; and

(2) An owner has designated an operator possessing a valid short-term rental operator permit, issued in accordance with Division 3 of this article, and such operator fully complies with all legal requirements and duties imposed herein.

(b) No platform may facilitate or conduct any booking transaction for a short-term rental in Orleans Parish without first obtaining and maintaining a short-term rental platform permit issued in accordance with Division 4 of this article.

(c) The permits required by this article are regulated privileges, not rights, and can be revoked or suspended by the city in accordance with the provisions provided herein.

(d) Any permit issued pursuant to this article is strictly personal and may not be transferred or assigned.

(e) In the event the holder of a short-term rental owner's permit ceases to own the property or fails to renew the permit timely, the permit shall be immediately void, and short-term rental use shall be prohibited on the property.

(f) If any required contact information changes for any permit, the person possessing the permit shall immediately notify the department in writing, and the department shall issue a revised permit to reflect the updated contact information.

Sec. 26-616. - Short-term rental permit fees.

(a) The only short-term rental owner permit classification is a Short-term rental, commercial.

(b) A non-refundable application fee of $50.00 shall be due upon submission of any new or renewal short-term rental application.

(c) The following annual permit fees, which shall be refunded in the event an application is denied, shall be due upon submission of any new or renewal short-term rental application:

(1) Short-term rental, commercial owner permit: $1,000.00.

(2) Operator card replacement fee: $25.00.

(3) Short-term rental operator permit: $1,000.00.

(4) Short-term rental platform permit: $10,000.00.

(d) The owner shall remit to the city a $12.00 fee for each night of occupancy of a dwelling unit used as a short-term rental to offset the costs of enforcement and other costs borne by the city. Fees shall be due and remitted along with tax submissions.

DIVISION 2. - SHORT-TERM RENTAL OWNER PERMIT

Sec. 26-617. - Permit and application—Eligibility.

(a) No dwelling unit may be used as a short-term rental unit unless an owner possesses a short-term rental owner permit issued in accordance with this article. Issuance of a short-term rental owner permit shall be subject to the following rules and criteria:

(1) A short-term rental owner permit shall be valid for one year from the date of issuance and shall be reapplied for annually.

(2) A separate short-term rental owner permit shall be required for each dwelling unit used as a short-term rental.

(3) A short-term rental owner permit shall be consistent with the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and any other applicable density limitations set forth in the Comprehensive Zoning Ordinance.

(4) Any dwelling unit permitted for short-term rental use must meet all applicable building, zoning, and addressing regulations, as determined by the department.

(5) An owner of a property with outstanding taxes, fines, fees or penalties levied by the city, or that has been found to be liable of an unabated violation of the City Code by an administrative hearing officer or court shall not be eligible for a short-term rental owner permit with respect to said property.

(6) All juridical owners must be in good standing with the State of Louisiana to be eligible for a commercial short-term rental owner permit.

(7) An owner of a property with open permits for new construction, structural or non-structural renovation, or electrical or mechanical work, or open violation cases for electrical or mechanical code violations or work without permits, shall not be eligible for a short-term rental owner permit with respect to said property without the written approval of the Chief Building Official of the City of New Orleans or a designee.

(8) The owner or resident of a dwelling unit required to be affordable by the Mandatory Inclusionary Zoning, Voluntary Inclusionary Zoning, Affordable Housing Planned Development, or Small Multifamily Affordable Housing provisions of the Comprehensive Zoning Ordinance shall not be eligible for a short-term rental permit for that dwelling unit.

(b) The application for a short-term rental owner permit shall be on forms created by the department, which shall, at a minimum, require the following information from applicants:

(1) The name, age, address, phone number, and email contact information of all owners;

(2) The municipal address of the dwelling unit associated with the short-term rental owner permit;

(3) The total number of dwelling units located on the lot-of-record containing the dwelling unit associated with the short-term rental owner permit application; and

(4) The name, address, phone number, email contact information, and permit number of the operator designated by the owner to satisfy the requirements of this article with respect to the dwelling unit associated with the short-term rental owner permit.

If the designated operator has not yet received a permit number, the applicant shall provide evidence of a contemporaneous application for a short-term rental operator's permit by the designated operator.

(c) The following additional documentation shall be submitted to the department, along with the application, prior to processing:

(1) A list of platforms that will be used to solicit booking transactions for the dwelling unit associated with the short-term rental owner permit, and correlating print-outs or Universal Resource Locator (URL) links soliciting the short-term rental, if any.

(2) A floor plan depicting all:

i. Entrance and exit doors;

ii. Windows;

iii. Bedrooms, including an indication of which are used for guests;

iv. Bathrooms;

v. Kitchens; and

vi. Interior doors.

(3) An evacuation plan indicating:

i. The fire exits and escape routes;

ii. The location of smoke detectors;

iii. The location of fire extinguishers; and

iv. The location of carbon monoxide detectors.

(4) A site plan indicating the location of any required parking.

(5) A noise abatement plan that provides, at a minimum, a noise monitoring device.

(6) A sanitation plan that provides, at a minimum, for daily visual inspections on the property, as well as regular litter and trash collection and procurement of an adequate number of trash bins to securely hold all trash generated by the property in a lidded container.

(7) A security and operation plan.

(8) An attestation signed by the owner providing that:

i. The dwelling unit has no outstanding property taxes or city liens associated with the lot-of-record, nor do any of its owners owe any other outstanding taxes to the city, including taxes and fees owed in connection with short-term rentals;

ii. The dwelling unit complies, and will comply during any short-term rental of the dwelling unit, with all standards contained in the city's Minimum Property Maintenance Code and all health safety requirements contained in the Building Code;

iii. The dwelling unit has working smoke detectors inside and outside every bedroom, carbon monoxide alarms outside every bedroom, and a properly maintained and charged fire extinguisher on all habitable floors;

iv. The dwelling unit is not subject to any contractual restrictions precluding the dwelling unit from being used for short-term rentals, including, but not limited to, homeowner association agreements, condominium bylaws, restrictive covenants, or building restrictions;

v. The owner read, understands, and agrees to comply with all legal duties imposed by this article and the Comprehensive Zoning Ordinance;

vi. The owner possesses insurance that meets the requirements of section 26-618(a)(1); and

vii. The owner will not discriminate in guest use or rental of a short-term rental, and will comply with all applicable anti-discrimination laws, including, but not limited to, Title VII of the Civil Rights Act of 1968, the Fair Housing Act (FHA), and the Americans with Disabilities Act (ADA).

(9) Proof of completion of a short-term rental course, to be provided by the department and made available virtually.

(d) The department shall deny any short-term rental application that does not contain all of the information listed in section 26-617(b) and (c).

(e) Every short-term rental owner permit issued by the department shall contain the following information:

(1) Short-term rental owner permit number;

(2) Municipal address of the dwelling unit associated with the permit;

(3) Owner's name and contact information;

(4) Operator's name and contact information;

(5) The permit's effective and expiration dates;

(6) The guest bedroom and occupancy limit of the dwelling unit associated with the permit; and

(7) Contact information for the city's short term rental administration to facilitate reporting complaints.

(f) Renewals shall be obtained in the same or substantially similar form and manner as the initial permit, and shall also require:

(1) Completion and submission of a form created by the department of finance providing the associated short-term rental taxes and fees paid to the city for the previous permit year. The form, which shall be deemed confidential tax records for purposes of La. R.S. 47:1508, shall include at a minimum:

a. A statement indicating if the required taxes and fees were paid by the owner, a platform, or both, for the preceding tax year and in what total amounts;

b. The total number of nights the dwelling unit used as a short-term rental was rented in the previous calendar year;

c. The rates charged for each nightly rental; and

d. Any IRS Forms 1099 or other financial reports or documents provided to owners or operators by any platform related to rental activity on each platform used.

(2) Updated owner and operator contact information, if applicable;

(3) An attestation signed by the owner providing, in addition to the continued compliance with the items specified in subsection (c), above, that the short-term rental owner permit has not been revoked in the previous year;

(4) An updated list of platforms that are used to solicit books transactions for the dwelling unit associated with the short-term rental owner permit, and correlating

print-outs of the Universal Resource Locator (URL) soliciting the short-term rental (for example: http://www.vrbo.com/XXXXX or https://www.airbnb.com/rooms/XXXXX);

(5) Proof of a favorable, annual city fire inspection; and

(6) Proof of completion of a short-term rental course, to be provided by the department and made available virtually, within the previous permit year.

(g) For co-owned property, only one owner's permit shall be required, provided that the applicant certifies to the department that all owners independently meet the requirements for an owner's permit and that the applicant has secured all necessary approvals from the other owners to obtain a short-term rental permit.

Sec. 26-618. - Legal duties of a short-term rental owner permit holders.

(a) *Legal duties*. An owner possessing a short-term rental owner permit shall comply at all times with the following requirements:

(1) Insurance. The owner shall maintain in full force and effect at all times, a minimum of $1,000,000.00 in "commercial general liability" insurance per occurrence, combined single limit, for bodily injury, personal injury, and property damage arising in any way from the issuance of the permit or activities conducted pursuant to the permit, for each dwelling unit used as a short-term rental.

(2) Guest records. The owner shall maintain guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged. Such records shall be maintained for three years and shall be provided to the city upon request, in accordance with applicable law. Personally identifiable guest information may be redacted.

(3) Short-term rental advertisements. The owner shall ensure that the following information be provided in connection with any short-term rental advertisement and shall ensure, in any event, that each short-term rental listing advertises only one dwelling unit permitted as a short-term rental:

a. The short-term rental owner permit number;

b. The short-term rental operator permit number of the designated operator;

c. Whether the dwelling unit is wheelchair accessible or otherwise compliant with the Americans with Disabilities Act;

d. The number of available guest bedrooms as indicated on the owner permit; and

e. The maximum available occupancy of the dwelling unit as indicated on the owner permit.

(4) Adherence to dwelling and occupancy limits. Short-term rentals shall be subject to, and may not exceed, the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and density limitations set forth in the Comprehensive Zoning Ordinance.

(5) Required postings at the short-term rental.

a. The owner shall ensure that a copy of the owner permit is displayed in a location clearly visible from the street and legible to both guests and neighbors.

b. The owner shall ensure that the following are displayed in a location clearly visible and legible to guests:

i. An evacuation diagram identifying fire escapes and all means of egress from the dwelling unit and the building in which the dwelling unit is located;

ii. Trash disposal and recycling collection days; and

iii. Contact information for the city's short-term rental administration to facilitate reporting complaints.

(6) Health and safety. The owner shall ensure that each dwelling unit governed by this article complies with the following standards:

a. Walls, ceilings, floors, windows, fixtures and furnishings throughout the dwelling unit shall be maintained in a clean condition at all times and shall be in good repair.

b. All rooms shall be adequately lighted and properly ventilated by natural or artificial means or both, and shall be provided with adequate heating and air-conditioning facilities. All natural gas fired heaters shall be vented to the outside atmosphere.

c. Each guest shall be furnished with clean towels, washcloths, and bed linens. Sheets must be of sufficient width and length to completely cover the mattress and be turned under the mattress so as to properly secure the sheet. All towels, washcloths and bed linens shall be kept in good repair and changed between rentals.

d. All dishes, utensils, pots, pans and other cooking utensils shall be provided to guests in a safe and sanitary condition. The permittee shall ensure that all

perishables left by the guests are disposed of at the conclusion of a short-term rental.

e. Each dwelling unit shall have a working fire extinguisher, smoke alarms, and carbon monoxide detectors and shall comply with all applicable fire codes;

f. The dwelling unit shall have working locks, operable by guests, at all points of ingress and egress.

g. Every dwelling unit shall comply with applicable provisions of the Comprehensive Zoning Ordinance, the Minimum Property Maintenance Code as provided in Chapter 26, Article IV, and the New Orleans Building Code, as provided in section 26-14, et seq.

(7) Short-term rental guest use limitations. The owner shall ensure that no dwelling unit used as a short-term rental is used as a reception facility, or any other commercial use defined by the Comprehensive Zoning Ordinance, during guest use of the short-term rental.

(8) Criminal activity. The owner shall timely report any known or suspected criminal activity by a guest to the New Orleans Police Department.

(9) Reasonable inspections. The owner shall submit to inspections authorized by section 26-624(c).

(10) Owner/operator availability. The owner shall:

a. Ensure the permitted operator is available during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article. Availability requires, at a minimum, that the operator be:

i. Accessible by telephone.

ii. Able to resolve complaints within one hour of being contacted by neighbors regarding disruptive short-term rentals.

iii. Able to resolve complaints within one hour of being contacted by guests.

iv. Able to resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

b. Serve as the point of contact for guests, in addition to the operator, and be able to resolve complaints within one hour of being contacted by guests.

c. Receive and resolve complaints from neighbors regarding disruptive short-term rentals within one hour.

d. Receive and resolve complaints from the City of New Orleans and any of its departments regarding disruptive short-term rentals within one hour.

(11) Taxes and fees. Except for those instances in which a platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, as provided in section 26-622.1, the owner shall timely remit all applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a platform to collect and remit taxes and fees pursuant to

section 26-622.1 shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this article.

(12) Compliance with other laws. The owner shall ensure that any short-term rental fully complies with this article, the Comprehensive Zoning Ordinance, and all other applicable laws.

(b) *Prohibited acts*. The following acts shall be prohibited and may be grounds for suspension or revocation of a short-term rental owner permit, or any other remedy authorized by the article. Each instance of a prohibited act may be cited separately in any enforcement action.

(1) Advertising an illegal short-term rental.

(2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(3) Exceeding in any advertisement, the legally available guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(4) Exceeding in any advertisement, the legally available guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(5) Exceeding the dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(6) Exceeding the guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(7) Exceeding the guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(8) Using a dwelling unit as a reception facility, or for any other commercial use defined by the Comprehensive Zoning Ordinance, during a short-term rental. No special event permit shall be obtained for an event occurring at a dwelling unit during any period of guest occupancy.

(9) Rental of the dwelling unit by the hour or for any period less than one night.

(10) Rental of a single dwelling unit to more than one party of guests at one time.

(11) Short-term rental use that generates (i) excessive loud sound, (ii) offensive odors, (iii) public drunkenness, (iv) unlawful loitering, (v) litter, (vi) lewd conduct by guests or (vii) any effect that otherwise unreasonably interferes with neighbors' quiet enjoyment of their properties. For purposes of this paragraph, excessive loud sound means any noise generated from within the dwelling unit or having a nexus to the dwelling unit that is louder than a conversational level, or any music that is plainly audible from the property line of the lot containing the dwelling unit, between the hours of 10:00 p.m. and 8:00 a.m. Each instance and type of unreasonable interference defined in this paragraph shall constitute a separate violation of this section and may be cited separately in any enforcement action.

(12) Short-term rental use that places loads on structural elements or components of buildings, including, but not limited to, porches, balconies, and roof decks, in excess of the minimum design loads required by the Building Code.

(13) Violations of the submitted noise abatement plan, security and operation plan, or sanitation plan.

(14) Discriminating against any guest, or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status or source of income.

(15) Failure to comply with any other legal duty imposed by this article or correlating provisions in the Comprehensive Zoning Ordinance, and all other applicable laws.

(16) Failure to ensure that the licensed operator is available as required by section 26-618(a)(10).

(17) Advertising more than one dwelling unit for short-term rental in a single advertisement or listing.

(c) *Ongoing duty.* An owner possessing a short-term rental owner permit may delegate the performance of any duties set forth in this section to the permitted short-term rental operator identified in the owner's application to the department. Notwithstanding that delegation, the owner remains principally responsible for the performance of all duties created hereunder and may not assert the non-performance of a short-term rental operator as a defense to any action arising from a breach of the owner's duties under this article.

DIVISION 3. - SHORT-TERM RENTAL OPERATOR PERMIT

Sec. 26-619. - Short-term rental operator permit and application—Eligibility.

(a) Every dwelling unit used as a short-term rental in Orleans Parish shall be operated by a natural person age 18 or over holding a short-term rental operator permit.

(1) A natural person who holds a short-term rental owner permit may act as the operator, but must separately apply for and obtain a short-term rental operator permit.

(2) The short-term rental operator permit is valid for one year from the date of issuance, and shall be reapplied for annually.

(3) A separate short-term rental operator permit shall be required for each dwelling unit used as a short-term rental.

(b) The application for a short-term rental operator permit shall be on forms created by the department, which shall require, at a minimum, the following information:

(1) The name, address, phone number and email contact information of the operator.

(2) An attestation that the operator has read, understands, and agrees to comply with all legal duties imposed by this article, and in the Comprehensive Zoning Ordinance.

(3) Proof that the operator is at least 18 years of age.

(4) A nuisance prevention and neighborhood complaint response plan for each dwelling unit used as a short-term rental.

(5) Proof of completion of a short-term rental course, to be provided by the department and made available virtually.

(c) The department shall deny any short-term rental operator application that does not contain all of the information listed in section 26-619(a) and (b).

(d) Renewals shall be obtained in the same or substantially similar form and manner as the initial permit, and shall require:

(1) An attestation signed by the operator providing that, in addition to the items specified in subsection (b), above, that a short-term rental operator permit has not been revoked in the previous year;

(2) Updated contact information, if applicable; and

(3) Proof of completion of a short-term rental course, to be provided by the department and made available virtually, within the previous permit year.

(e) The operator permit shall be issued in two forms:

(1) A PDF or other document that lists the operator's contact information, as well as any other information deemed pertinent by the department; and

(2) A card bearing the photograph of the licensed operator and listing the address of the property being used as a short-term rental, owner license number, and operator license number.

Sec. 26-620. - Legal duties to short-term rental operator permit holders.

(a) *Legal duties*. Any person possessing a short-term rental operator permit shall comply at all times with the following requirements:

(1) Operator availability. The operator shall:

a. Be available during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article. Availability requires, at a minimum, that the operator:

i. Be accessible by telephone;

ii. Serve as the point of contact for neighbors, including receiving and resolving complaints within one hour of being contacted by neighbors regarding disruptive short-term rentals.

iii. Be able to resolve complaints within one hour of being contacted by guests.

iv. Be able to resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

b. Serve as the point of contact for guests, including receiving and resolving inquiries and complaints within one hour of being contacted.

c. Receive and resolve complaints from neighbors regarding disruptive short-term rentals within one hour.

d. Receive and resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

(2) Guest records. The operator shall be solidarily responsible with the owner for ensuring full compliance with the guest record-keeping requirements set forth in section 26-618(a)(2).

(3) Short-term rental advertisements. The operator shall be solidarily responsible with the owner for ensuring full compliance with the advertising requirements set forth in section 26-618(a)(3).

(4) Adherence to dwelling and occupancy limits. The operator shall be solidarily responsible with the owner for ensuring full compliance with the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and density limitations set forth in section 26-618(a)(4).

(5) Required postings at the short-term rental. The operator shall be solidarily responsible with the owner for ensuring full compliance with the posting requirements set forth in section 26-618(a)(5).

(6) Health and safety. The operator shall be solidarily responsible with the owner for ensuring full compliance with each of the health and safety requirements set forth in section 26-618(a)(6).

(7) Short-term rental guest use limitations. The operator shall be solidarily responsible with the owner for ensuring that no dwelling unit associated with a short-term rental owner permit be used as a reception facility, or any other commercial use as set forth in section 26-618(a)(7).

(8) Criminal activity. The operator shall be solidarily responsible with the owner for reporting any known or suspected criminal activity by a short-term rental guest to the New Orleans Police Department as set forth in section 26-618(a)(8).

(9) Reasonable inspections. The operator shall be solidarily responsible with the owner for facilitating inspections required by section 26-618(a)(9).

(10) Compliance with other laws. The operator shall ensure that any short-term rental fully complies with this article, the Comprehensive Zoning Ordinance, and all other applicable laws.

(b) *Prohibited acts*. The following acts shall be prohibited and may be grounds for suspension or revocation of a short-term rental operator permit, or any other remedy authorized by the article. Each instance of a prohibited act may be cited separately in any enforcement action.

(1) Advertising an illegal short-term rental.

(2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(3) Exceeding in any advertisement, the legally available guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(4) Exceeding in any advertisement, the legally available guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(5) Exceeding the dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(6) Exceeding the guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(7) Exceeding the guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(8) No dwelling unit associated with a short-term rental owner permit may be used as a reception facility, or any other commercial use defined by the Comprehensive Zoning Ordinance. No special event permit shall be obtained for an event occurring at a dwelling unit during any period of guest occupancy.

(9) Rental of the dwelling unit by the hour or for a period less than one night.

(10) Rental of a single dwelling unit to more than one party of guests at one time.

(11) Short-term rental use that generates (i) excessive loud noise, (ii) offensive odors, (iii) public drunkenness, (iv), unlawful loitering, (v) litter, (vi) lewd conduct by guests or (vii) any effect that otherwise unreasonably interferes with neighbors' quiet enjoyment of their properties. For purposes of this paragraph, excessive loud noise means any noise, generated from within the dwelling unit or having a nexus to the dwelling unit that is louder than a conversational level, or any music that is plainly audible from the property line of the lot containing the dwelling unit, between the hours of 10:00 p.m. and 8:00 a.m. Each instance and type of unreasonable interference shall constitute a separate violation of this section and may be cited separately in any enforcement action.

(12) Short-term rental use that places loads on structural elements or components of buildings, including, but not limited to, porches, balconies, and roof decks, in excess of the minimum design loads required by the Building Code.

(13) Violations of the submitted noise abatement plan, security and operation plan, or the sanitation plan.

(14) Discriminating against any guest, or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status or source of income.

(15) Failure of the operator to be available as required by law.

(16) Failure to show the operator's license card on request.

(17) Advertising more than one dwelling unit for short-term rental in a single advertisement or listing.

(18) Failure to comply with any other legal duty imposed by this article, correlating provisions in the Comprehensive Zoning Ordinance, or any other applicable law.

(c) The licensed operator is personally responsible for fulfilling these duties and may not delegate them to any other person or entity.

* * *

DIVISION 5. - DEPARTMENT OF SAFETY AND PERMIT'S SHORT-TERM RENTAL RESPONSIBILITIES AND POWERS

Sec. 26-624. - Departmental authority.

(a) *Receive short-term rental applications.* The department shall receive and process all short-term rental permit applications and determine applicant eligibility.

(b) *Issue eligible short-term rental permits.* The department shall issue permits only to eligible applicants, as determined by the department.

(c) *Inspections.*

(1) The director of the department or a duly authorized representative shall have the power to inspect any short-term rental to determine compliance with this article.

(2) Inspection may occur at any reasonable time, upon the production of proper identification by a representative of the department, whenever the director of the department has a reasonable belief that a dwelling unit or a short-term rental is in violation of any of the provisions of this article, the Comprehensive Zoning Ordinance, or the Building Code as provided in City Code section 26-14 et seq.

(3) Prior to any inspection of an occupied dwelling unit, the department shall present credentials to the owner, operator, or guest and request entry. If the short-term rental is unoccupied, the department shall attempt to locate the owner or operator and request entry. If the department does not obtain timely consent to enter a dwelling unit, it may attempt to secure entry as provided in subsection (4), below.

(4) Warrant for inspection. If the owner or operator of the short-term rental refuses within 72 hours of department's request, admittance to the director of the department or his/her duly authorized representative for the purpose of making an inspection or examination of the premises, the director or his representative may present an affidavit to any judge of the municipal court stating that he has cause to believe that an inspection of the designated premises will reveal designated violations of this article.

a. The affidavit alleging probable cause shall identify the factual basis for the belief that the short-term rental is not in compliance with this article, or correlating provisions in the Comprehensive Zoning Ordinance.

b. Upon receiving the affidavit, the judge may issue a warrant authorizing the director or his representative to search the premises. The scope of the search authorized by the warrant shall be limited to a search for those designated, alleged violations.

(5) An owner may avoid an inspection authorized by this section by voluntarily forfeiting his or her short-term rental owner's permit, in which case the permit shall be deemed revoked. Nothing herein shall limit the authority of a law enforcement body to secure a search warrant in connection with criminal activity at a dwelling unit unrelated to compliance with this article or the authority of the department to conduct lawful inspections of a dwelling unit unrelated to compliance with this article.

(d) *Rescission of permits*. The department is authorized to cancel and rescind a permit issued under this article whenever a permit so issued is in error, was issued on the basis of inaccurate or misleading information, or contravenes this article or the Comprehensive Zoning Ordinance.

(e) *Suspension of permits where life safety issues are present.* The department may suspend a short-term rental owner permit issued under this article whenever the property it corresponds to is the subject of a violation of building code that may endanger the life or safety of persons on the property. This suspension shall end automatically when the Director or their designee determines that the violation has been abated.

(f) *Identification of non-short-term rental transient lodging offered on Platforms.* The department shall issue, at no charge to businesses, an identification number to any transient lodging business in good standing that uses a platform to facilitate booking transactions. To obtain this identification number, the transient lodging business must provide the department with the following information:

(1) The name of the business;

(2) The business address; and

(3) The business's occupational license.

(g) *Enforcement.*

(1) The department shall prioritize the enforcement and adjudication of violations of section 26-618(b)(1) through (b)(7) and section 26-620(b)(1) through (b)(7) and section 26-618(b)(16) and take all available steps to adjudicate said violations immediately upon receiving evidence of the violation from a platform or otherwise.

(2) The department shall not be responsible for the enforcement of correlating taxation provisions dictated by Chapter 150 of the Code of the City of New Orleans.

(h) *Records.* The department shall maintain a registry of all permit types and correlating permit numbers issued to owners, operators, and platforms pursuant to this article.

(i) *Rules and regulations.* The department may issue rules and regulations related to the issuance of short-term rental licenses and enforcement of short-term rental laws.

(j) *Dashboard.* The department shall establish a public facing dashboard listing all short-term rental applications; owner and operator permits with photo ID cards; the addresses of properties the department has delisted from any platform, if available; and all addresses

with open, pending, and adjudicated violations. The dashboard shall further indicate the number of adjudications per week and the dispensation of any adjudicated violation. In addition, the dashboard shall list all lots subject to the five-year permit revocation contained in section 26-628(f). The public facing dashboard shall be updated on weekly basis.

* * *

DIVISION 6. – ENFORCEMENT

* * *

Sec. 26-628. - General suspension and revocation procedures.

(a) A permit issued pursuant to this article may be suspended for a term or revoked in its entirety for violations of this article or any other law incorporated herein.

(b) If a permit is revoked, the permittee may not reapply for a permit for a period of five years from the date of revocation.

(c) The decision to suspend or revoke a permit shall be at the discretion of the hearing officer based on the severity of the violation and any other mitigating or aggravating circumstances surrounding the violation.

(d) Without limiting the situations in which the hearing officer might deem revocation appropriate, revocation shall be mandatory in the following circumstances:

(1) A short-term rental owner permit shall be revoked if the hearing officer determines by a preponderance of the evidence that:

i. The owner violated section 26-618(a)(3).

ii. The owner violated section 26-618(a)(4).

iii. The owner violated section 26-618(a)(7).

iv. The owner violated section 26-618(a)(8).

v. The owner violated section 26-618(b)(1).

vi. The owner violated section 26-618(b)(2).

vii. The owner violated section 26-618(b)(3).

viii. The owner violated section 26-618(b)(4).

ix. The owner violated section 26-618(b)(5)

x. The owner violated section 26-618(b)(6)

xi. The owner violated section 26-618(b)(7)

xii. The owner violated section 26-618(b)(8)

xiii The owner violated section 26-618(b)(14)

xiv. The owner made false, misleading or fraudulent statement(s) in the permit application, subterfuge for the purpose of evading any requirement of this article.

xv. Any three separate violations of any of the following sections have occurred during a 12-month period:

a. Section 26-618(a)(1)

b. Section 26-618(a)(2)

c. Section 26-618(a)(5)

d. Section 26-618(a)(6)

e. Section 26-618(a)(9)

f. Section 26-618(a)(10)

g. Section 26-618(a)(11)

h. Section 26-618(a)(12)

i. Section 26-618(b)(9)

j. Section 26-618(b)(10)

k. Section 26-618(b)(11)

l. Section 26-618(b)(12)

m. Section 26-618(b)(13)

n. Section 26-618(b)(15)

o. Section 26-618(b)(16)

(2) A short-term rental operator permit shall be revoked if the hearing officer determines by a preponderance of the evidence that:

i. The operator violated section 26-620(a)(3).

ii. The operator violated section 26-620(a)(4).

iii. The operator violated section 26-620(a)(7).

iv. The operator violated section 26-620(a)(8).

v. The operator violated section 26-618(b)(1).

vi. The operator violated section 26-618(b)(2).

vii. The operator violated section 26-618(b)(3).

viii. The operator violated section 26-618(b)(4).

ix. The operator violated section 26-618(b)(5).

x. The operator violated section 26-618(b)(6).

xi. The operator violated section 26-618(b)(7).

xii. The operator violated section 26-620(b)(8).

xiii. The operator violated section 26-620(b)(14).

xiv. The operator violated section 26-620(b)(17).

xv. The operator made false, misleading or fraudulent statement(s) in the permit application, or misrepresented material facts in the permit application, or used any scheme or subterfuge for the purpose of evading any requirement of this article

xvi. Any three separate violations of any of the following sections have occurred during a 12-month period:

a. Section 26-620(a)(1)

b. Section 26-620(a)(2)

c. Section 26-620(a)(5)

d. Section 26-620(a)(6)

e. Section 26-620(a)(9)

f. Section 26-620(a)(10)

g. Section 26-620(b)(9)

h. Section 26-620(b)(10)

i. Section 26-620(b)(11)

j. Section 26-620(b)(12)

k. Section 26-620(b)(13)

l. Section 26-620(b)(15)

m. Section 26-620(b)(16)

n. Section 26-620(b)(18)

(e) An appeal with respect to the revocation of any short-term rental permit must be executed within 30 days of the issuance of the order of revocation.

(f) When an owner or operator permit is revoked under section 26-628(d)(1) or section 26-628(d)(2), a hearing officer shall order that a property be prohibited from operating as a short-term rental for a period of five years. This order, once recorded, shall constitute a charge on the immovable property that shall be effective against third parties and shall prohibit all current and future owners from obtaining a short-term rental owner's permit on the property for the period of five years from the date of the order."

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:
NAYS:
ABSENT:
RECUSED:

MOTION

(LYING OVER)

NO. M-23-426

CITY HALL: September 21, 2023

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct a public hearing to consider amendments to Ordinance No. 4,264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to eliminate Non-Commercial Short-Term Rentals as a defined land use and update any and all relevant provisions governing the zoning and use standards for short-term rentals, including the removal of all references to Non-Commercial Short-Term Rental.

BE IT FURTHER MOVED, That any fees required to effectuate this request and the Project Neighborhood Participation Program requirement are both waived.

BE IT FURTHER MOVED, That in the process of studying and reviewing the proposed amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed, and/or appropriate, to make appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION OF THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-23-427

CITY HALL: September 21, 2023

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

WHEREAS, The Council of the City of New Orleans adopted ordinances to define, categorize, and regulate short-term rentals; and

WHEREAS, Those ordinances were adopted pursuant to the City's police power to preserve the City's permanent housing stock, balance the economic opportunity created by short-term rentals with the need to maintain a supply of long-term rental housing stock available at a range of prices, reduce any indirect negative effects on the availability of affordable housing that results from the dedication of long-term housing stock to short-term rental use, create a level playing field for all parties engaged in the business of providing lodging, ensure the sufficient collection of tax revenue, mitigate the disruptive effects that unmonitored short-term rentals can have on neighborhoods, and protect the livability and quality of life of the City's residential neighborhoods; and

WHEREAS, The Council passed new legislation to reevaluate and redefine residential short-term rentals regulations on March 23, 2023 through Ordinance No. 29,382 M.C.S.; and

WHEREAS, The new regulations sought to mitigate the negative consequences of short-term rental use in residential neighborhoods; and

WHEREAS, The Council's regulatory efforts have been upended by litigation, leaving the Council with no remaining option other than a whole scale prohibition on all non-commercial short-term rental use; **NOW, THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to amend and reordain Ordinance No. 4264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to amend Article 19 to establish a new Interim Zoning District to be named the *Non-Commercial Short-Term Rental Interim Zoning District* (IZD), the intent of which is to prohibit the Short-Term Rental, Non-Commercial use within all areas of the City of New Orleans. These prohibitions shall apply citywide.

Aside from the use prohibited herein, all other permitted and conditional uses shall be as provided in the Comprehensive Zoning Ordinance.

BE IT FURTHER MOVED, That the Council hereby waives the Project Neighborhood Participation Program requirement of Article 4 of the Comprehensive Zoning Ordinance for purposes of this IZD.

BE IT FURTHER MOVED, That in accordance with Article 19, Section 19.3.C.4 of the Comprehensive Zoning Ordinance, all appropriate agencies of the City shall not accept any new applications for permits or licenses or issue any permits or licenses that are in conflict with the intent and provisions of the proposed IZD for any property during consideration of this matter; the IZD is to be in effect for a period of one year and is subject to extension as provided by Section 3-126 of the City Charter; and applications to appeal this IZD shall be submitted to the City Council which shall have 60 days from receipt to approve or deny the appeal by Council motion.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 8, 2025

CALENDAR NO. 35,117

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND KING

AN ORDINANCE to amend Ordinance No. 30,140 M.C.S., as amended, entitled "An Ordinance providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2025" to subdivide the "Other Operating" fund allocation for the Department of Sanitation, to de-appropriate monies from certain sub-divided categories, and otherwise to provide with respect thereto.

WHEREAS, the New Orleans Home Rule Charter governs the adoption of the City operating budget and vests the Council with broad control over appropriations; and

WHEREAS, Section 3-115(2) of the Charter states that the Council shall adopt the annual operating budget ordinance in the form submitted by the Mayor and in accordance with Section 6-201(2)(b) of Charter, but may increase, decrease, or delete any item of appropriation recommended by the Mayor; and

WHEREAS, Section 3-115(2) of the Charter further provides that the Council, with the concurrence of two-thirds of its members, may add new items of appropriation or subdivide items of appropriation, provided, however, that all appropriations for personal services shall be made only in lump sum amounts and not by specific positions or rates of pay, except as otherwise provided by applicable law; and

WHEREAS, amendments to the annual operating budget ordinance shall be considered and approved by the Council under the same procedures prescribed for its original adoption; and

WHEREAS, all city contracts contain a provision providing for automatic termination by operation of law, without notice, in the event of non-appropriation of funds sufficient to maintain the agreement without liability to the city beyond those amounts appropriated and encumbered; and

WHEREAS, the Council harbors deep concerns about the adequacy and fairness of the procurement for the professional services contracts in Sanitation Service Area 5 (French Quarter and Downtown Development District), as well as the substantive terms providing (in contravention of CAO Policy) for a five-year term without the possibility of termination without cause; and

WHEREAS, the Council desires to use its plenary budgetary authority to establish funding sub-categories, the express purpose of which is to defund professional services contracts in Sanitation Service Area 5 and thereby terminate any existing agreement; **NOW THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Ordinance No. 30,140 M.C.S., as amended, be amended and re-ordained to delete the "200-Other Operating" appropriation to the Department of Sanitation (lines 62) and to substitute the following in its place:

"DEPARTMENT OF SANITATION

* * *

200 – Other Operating

200(A) General other operating expenses (including professional services agreements other than for Sanitation Area 5)	$71,242,723
200(B) Professional service agreements for Sanitation Area 5	$0"

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That is the intent of this Ordinance, consistent with the Council's authority to subdivide appropriations and to reduce appropriations, to make an express and un-ambiguous de-appropriation of city funds available for professional services agreements in Sanitation Area 5. Any previous appropriation or encumbrance inconsistent with this intent is revoked. The use or re-dedication of funding from departments other than the Department of Sanitation, or from other funding groups within the Department of Sanitation, to pay for professional services agreements for Sanitation Area 5 shall be prohibited.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
ASSISTANT CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:
NAYS:
ABSENT:
RECUSED:

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: MAY 28, 2025

CALENDAR NO. 35,127

NO: _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORRELL, MORENO, GIARRUSSO, AND KING

AN ORDINANCE to require the criminal justice agencies to use the City's current enterprise resource planning system (BRASS) or similar contracting and procurement database approved by the City Council to delineate how City funds are allocated within their respective agencies; and otherwise to provide with respect thereto.

WHEREAS, pursuant to section 3-115 of the Home Rule Charter, the City Council is responsible for adopting the City's annual operating budget and authorized to increase, decrease, add, or subtract any budget appropriations within certain legal constraints; and

WHEREAS, pursuant to Charter section 6-102, any entity which expends City funds or seeks an operating budget appropriation, including, among others, the Municipal and Traffic Court of New Orleans, and the Orleans Parish Criminal District Court, Orleans Parish Communications District, Orleans Parish Coroner, Orleans Parish District Attorney, Orleans Parish Juvenile Court, Orleans Parish Sheriff, and Orleans Parish Public Defender ("Criminal Justice Agencies"), must submit detailed data for inclusion in the Mayor's proposed budget; and

WHEREAS, to facilitate the review of the requested operating budget appropriations, the City Council conducts public hearings at which all City departments and agencies which receive funding from the City, including the Criminal Justice Agencies, appear to discuss their proposed budgets; and

WHEREAS, over the last eight years, the Council has increased appropriations to the Sheriff to ensure that the parish jail, the Orleans Justice Center, is fully staffed and complies with state and federal regulations and court orders concerning the operations of the Justice Center; and

WHEREAS, the Sheriff has full control and responsibility over the Justice Center and those incarcerated therein; and

WHEREAS, ten inmates escaped from the Justice Center on Friday, May 16, 2025, resulting in a multi-agency manhunt for the escapees; and

WHEREAS, at a joint meeting of the Council's Criminal Justice Committee and the Committee of the Whole on May 20, 2025, convened to discuss escape, several issues were raised concerning the lack of transparency and accountability regarding the funding that the Council budgets to the Sheriff's office; and

WHEREAS, during the joint meeting, representatives from the Sheriff's office were unable to provide satisfactory answers and detailed information related to its funding and contracting while also asking for additional appropriations for personnel and "improvements" to the Justice Center; and

WHEREAS, the Council anticipates that ongoing additional expenses will be incurred by the Criminal Justice Agencies to respond to the current crisis and to harden the system against future security breaches; and

WHEREAS, the City faces dire budgetary issues and the Council strives to reduce spending and allocate funds where necessary; and

WHEREAS, if the Council is to maintain a balanced budget, any additional funding of Criminal Justice Agencies requires proportional spending cuts to other City programs and services; and

WHEREAS, it is in the public's interest that the Council receive full transparency from the Criminal Justice Agencies on their expenditures and encumbrances of city money; **NOW THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That, with regards to City-appropriated funds used in-whole or in-part, each of the Municipal and Traffic Court of New Orleans, and the Orleans Parish Criminal District Court, Orleans Parish Communications District, Orleans Parish Coroner, Orleans Parish District Attorney, Orleans Parish Juvenile Court, Orleans Parish Sheriff, and Orleans Parish Public Defender shall establish and implement the City's current enterprise resource planning system (BRASS) or similar contracting and procurement database approved by the City Council (the "System") to provide the City Council full, itemized accounting of its respective personnel costs, operating costs, and contract obligations

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That each of the Municipal and Traffic Court of New Orleans, and the Orleans Parish Criminal District Court, Orleans Parish Communications District, Orleans Parish Coroner, Orleans Parish District Attorney, Orleans Parish Juvenile Court, Orleans Parish Sheriff, and Orleans Parish Public Defender (i) shall make a good faith effort to implement the System, working with City personnel as needed; (ii) shall submit to the Clerk of Council and Council Fiscal Office on the 15th day of each month for the prior month's activity a report regarding the status of the implementation of the System and a fiscal report itemizing by line all expenditures or encumbrances of City funds with detail of its allocation of City funds, including, but not limited to, purchase orders, invoices, receipts, and contract documents; and (iii) shall brief the Council's Criminal Justice Committee on

the submitted reports during each of its quarterly meetings held pursuant to Section 2-61 of the City Code.

SECTION 3. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That each of the Orleans Parish Sheriff, Orleans Parish District Attorney, and Orleans Parish Criminal District Court shall comply with Section 1 within one year of the date of adoption of this ordinance and shall comply with Section 2 within 90 days of the date of adoption of this ordinance.

SECTION 4. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That the Clerk of Orleans Parish Criminal District Court, the Municipal and Traffic Court of New Orleans, the Orleans Parish Communications District, the Orleans Parish Coroner, the Orleans Parish Juvenile Court, and the Orleans Public Defender shall comply with Section 1 within two years of the date of adoption of this ordinance, and shall comply with Section 2 beginning one year from the date of adoption of this ordinance.

SECTION 5. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That the Council will appropriate funds as necessary to carry out the provisions of this ordinance.

SECTION 6. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That the Clerk of Council shall provide a certified copy of this ordinance via U.S. Mail, and the Council's Fiscal Office shall also provide an electronic copy of this ordinance, to each of the Criminal Justice Agencies listed herein.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____

ASSISTANT CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

(LYING OVER)
NO. M-25-182

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on November 8, 2024, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Juvenile Justice Center).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of November 8, 2024 as outlined below:

HIRING RATES

Class Code	Class Title	From: Grade/Step Annual	To: Grade/Step Annual	To: After 1/19/25
C6028	Juvenile Detention Counselor I	55/32 $39,400	55/37 $41,925	55/39 $42,980
C6029	Juvenile Detention Counselor II	58/30 $41,427	58/39 $46,306	58/41 $47,471
C6030	Juvenile Detention Counselor III	60/30 $43,517	60/43 $51,144	60/45 $52,431
C6031	Juvenile Detention Supervisor	63/28 $45,734	63/45 $56,488	63/47 $57,909
C1210	Food Services Worker (JJIC)	50/34 $35,673	50/39 $37,959	50/41 $38,914
C1211	Food Services Worker, Senior (JJIC)	52/34 $37,490	52/43 $41,925	52/45 $42,980
C1521	Institutional Food Services Supervisor (JJIC)	54/34 $39,400	54/47 $46,306	54/49 $47,471
C6024	Juvenile Reentry Support Specialist	63/25 $44,061	63/41 $53,750	63/43 $55,102
C2429	Juvenile Justice Center Maintenance Superintendent	82/19 $65,569	82/35 $79,987	82/37 $81,999

At the request of the Juvenile Justice Intervention Center, the Civil Service Commission approved the aforementioned hiring rate adjustments to address the continuing difficulty of recruiting and retaining employees for these specialized positions at present hiring rates; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-183

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on November 8, 2024, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Juvenile Justice Center).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of November 8, 2024 as outlined below:

NEW CLASSIFICATIONS:

Class Code	Class Title FLSA Status	To: Grad Annual	To: After January 19, 2025
C6035	Juvenile Reentry Support Specialist, Lead (Non-Exempt)	66/41 $57,909	66/43 $59,366
C6036	Juvenile Reentry Support Supervisor (Non-Exempt)	69/45 $65,569	69/47 $67,218

At the request of the Juvenile Justice Intervention Center, the Civil Service Commission approved the aforementioned new classifications to provide a career ladder for those individuals in the class of Juvenile Reentry Support Specialist. Work of these new positions includes providing case management support to youth and families participating in the Alternative to Detention Program, the Intensive In-home and Community Supervision program and the Electronic Monitoring Program; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)
NO. M-25-184

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on November 8, 2024, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (**CAO**).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of November 8, 2024 as outlined below:

NEW CLASSIFICATIONS:

Class Cod	**Classification:**	Grade /Step Hiring Rate	After 1/19/25 Hiring Rate	Exemption Status
C0485	Grants Administrator	96/27 $102,546	96/29 $105,126	Exempt
C0486	Grants Manager	86/21 $74,242	86/23 $76,109	Exempt
C0487	Grants Specialist	78/25 $63,960	78/27 $65,569	Exempt

At the request of the Chief Administrative, the Civil Service Commission approved the aforementioned new classifications to create a new job series that would encompass the responsibility for grant research, writing, administration, and grant coordination on a City-wide basis with the objective of increasing funding for operational and capital needs; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)
NO. M-25-186

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on January 10, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Public Works).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of January 10, 2025 as outlined below:

NEW CLASSIFICATIONS:

Class Code	**New Classification**	Grade/Step Hiring Rate*	FLSA Status
C2090	Traffic Signal Apprentice	54/38 $38,433	Non-Exempt
C2091	Traffic Signal Technician I	68/33 $55,102	Non-Exempt
C2092	Traffic Signal Technician II (Senior)	71/33 $59,366	Non-Exempt
C2093	Traffic Signal Technician III (Lead/Trainer)	74/33 $63,960	Non-Exempt
C2094	Traffic Signal Coordinator	75/39 $70,643	Non-Exempt

In conjunction with the Department of Public Works and Civil Service Staff, the Civil Service Commission approved the aforementioned new classifications to address the critical shortage of positions related to the installation, maintenance and repair of traffic signals and other electronic devices. The new Traffic Signal job series provides a comprehensive career track providing opportunities for career growth and development; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-187

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on January 10, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Police).
In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of January 10, 2025 as outlined below:

Pay Grade and Hiring Rate:

Class Code	Class Title	**Grade /Step**	Annual	**To: Grade/ Step**	Annual
C5262	Latent Print Supervisor	82/42	$87,254	85/51	$105,126

At the request of the Police Department, the Civil Service Commission approved the aforementioned grade and hiring rate change for the classification of Latent Print Supervisor. The position's expanded supervisory role includes overseeing lead and/or supervisory positions in the Latent Print Section; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:
YEAS:
NAYS:
ABSENT:
AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-189

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on February 3, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Professional Certification Pay).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of February 3, 2025 as outlined below:

Amended Special Rate of Pay: ~~**Strikethroughs are deleted.**~~

~~Exempt~~ Employees, with the approval of their appointing authority may be granted a 5% increase in pay upon completion of a professional certification that is directly related to the employee's work. This is a one-time premium pay to recognize the additional education and training acquired by an employee. This will not apply to multiple certifications earned in the same field of professional work.

For purposes of this incentive pay, a professional certification shall be considered:

- A third-party attestation of an individual's level of knowledge or proficiency in a certain industry or profession.
- Certifications must be granted by authorities in the field, such as professional societies and universities, or by private certificate granting agencies.
- Certifications must be time-limited; some expire after a period of time (e.g., the lifetime of a product that required certification for use), while others can be renewed indefinitely as long as certain requirements are met. Renewal usually requires ongoing education to remain up-to-date on advancements in the field, evidenced by earning the specified number of continuing education credits (CECs), or continuing education units (CEUs), from approved professional development courses
- The professional certification cannot be a minimum qualification for the employee's current position or have been used for extraordinary qualifications pay.

Notes:

- Professional Certification pay may not be granted if it was a requirement for entry into a job series.
- The Professional certification cannot have been required for placement into a special assignment for which the employee is currently receiving special assignment pay.
- Employees are limited to one premium regardless of the number of certifications earned.

- The special rate of pay in pro-rated over a year, is not paid in a lump sum, and will be removed from terminal leave calculations.
- This special rate of pay shall be removed if the certification is allowed to lapse. Employees are required to notify their Human Resources Manager immediately if their certification lapses. Failure to remove the special rate of pay in a timely manner will result in a retroactive pay decrease.
- The effective date of this special rate shall be the first Sunday of the month following the submission of this form and a copy of the certification to Civil Service.
- The Director of Personnel shall reserve the right to determine a qualifying certification under these guidelines.
- Certifications must require a minimum of fifteen (15) Continuing Education Hours per year to be considered Professional.

Following departmental requests, the Civil Service Commission approved the aforementioned pay plan amendment to expand the use of Professional Certification Pay to expand the use of professional certification pay to all employees whether exempt or non- exempt. It is the intent of this special rate of pay to encourage investment in employee training and development with the intent of improving the performance of the City Workforce and enhancing the services provided by the City Government; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-235

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

New Classification:

Class Code	Class Title	**Grade /Step Annual**	Up to: Grade /Step Annual*
C7115	Deputy Superintendent of Police (Fiscal and Personnel Management)	104/28 $126,759	104/49 $164,411

At the request of the Police Department, the Civil Service Commission approved the aforementioned new classification that would oversee all administrative functions relative to fiscal management, human resources, payroll and grant administration, records management, National Crime Information Center (NCIC), Information Technology (IT Division), and the Fleet Management of the Police Department; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-236

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

New Classifications:

Class Code	Class Title	**Grade /Step**	Annual
C5266	Latent Print Examiner	77/33	$68,909
C5267	Latent Print Examiner, Senior	79/41	$79,987

At the request of the Police Department, the Civil Service Commission approved the aforementioned specialized classifications to perform forensic examinations in the area of pattern and impression evidence including the analysis of latent prints on physical evidence and the comparison of friction ridge skin impressions. Work also includes writing reports of findings and providing courtroom testimony as needed; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-238

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Property Management).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

Pay Grade and Hiring Rate Changes:

Class Code	Class Title	**Grade /Step**	Annual	**To: Grade/ Step**	Annual
C7050	Real Estate Administrator	86/17	$70,643	**88/32**	$89,449

At the request of the Department of Property Management, the Civil Service Commission approved the aforementioned grade and hiring rate change for the classification of Real Estate Administrator. The position's expanded supervisory role includes overseeing the buying, selling, rental and appraisal of City owned properties as well as overseeing all real estate records citywide; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-239

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

New Classifications:

Class Code	Class Title	**Grade /Step**	Annual
C5263	CODIS Administrator	81/45	$88,344
C5264	CODIS Specialist	79/41	$79,987
C5265	CODIS Support	77/33	$68,909

Grade/Hiring Rate/Title Adjustment:

Class Code	Class Title	Grade /Step	Annual	To: Grade/ Step	Annual
C5259	DNA Technical Leader (Section Supervisor) Retitle of DNA Technical Leader	83/51	$100,030	85/55	$110,481

At the request of the Police Department, the Civil Service Commission approved the aforementioned new classifications to establish a CODIS Specialist series whose focus would be on managing the operations of the CODIS (Combined DNA Index System) database within the DNA unit.

In addition, the grade/hiring rate/title adjustment to the classification of DNA Technical Leader reflect the additional supervisory requirements expected of the position which will need be expected to supervise the CODIS Administrator; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-25-288

CITY HALL: May 22, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on May 9, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of May 9, 2025 as outlined below:

Submitting for Council Approval: Amendment to Civil Service Rules (Police)

Rule IV, Section 1.3 (Pay Plan)
(Additions are in **bold** - Deletions have been ~~struck through~~)

1.3 The pay of all positions in the classified service shall be determined in accordance with the pay plan in effect and in accordance with the provisions of the Civil Service Law regardless of any provisions or appropriation for any different salary rate or mode of payment for any position. The regular hourly base rate shall be determined as follows:

(a) For those non-exempt employees engaged in law enforcement activities, their regular hourly base rate shall be computed by dividing the annual salary ~~by twenty-six (26)~~ **fifty-two (52)**, and then dividing the quotient ~~by eighty-five and one half (85.5)~~ **forty-two and three quarters (42.75**). (Adopted by Commission December 16, 2002, approved by the Council June 5, 2003, effective July 13, 2003)

(b) For those non-exempt employees engaged in fire protection activities, their regular hourly base rate shall be computed by dividing the annual salary by twenty-six (26) and then dividing the quotient by one hundred and six (106). (Amended January 20, 2023 and adopted by Council February 19, 2023 to be effective June 18, 2023)

(c) For all other employees, their regular hourly base rate shall be

computed by dividing the appropriate annual salary by and then dividing the quotient by either thirty-five (35), forty (40) or forty-six (46) depending upon the employee's assigned work schedule.

Rule IV, Section 9.1 (Pay Plan-Overtime)
(Additions are in **bold** - Deletions have been ~~struck through~~)

Rule IV Pay Plan (Overtime)

9.1 Pursuant to the specific provisions of 29 U.S.C., Section 207 (k):

(a) Any non-exempt employee engaged in law enforcement activities shall be paid overtime at the special hourly base rate for all hours worked in excess of ~~eighty-five and a half (85.5)~~ **forty-two and three quarter (42.75)** hours in a ~~fourteen (14)~~ **seven (7)** day work period. (adopted by Commission December 16, 2002, approved by the Council June 5, 2003, effective July 13, 2003)

(b) Any non-exempt employee engaged in fire protection activities shall be paid overtime at the special hourly base rate for all hours worked in excess of one hundred and six (106) in a fourteen (14) day work period (amended October 23, 1985, ratified by the Council October 24, 1985, effective April 13, 1986)

(c) Any non-exempt employee not covered by Section 9.2 (a) and (b), who receives state supplemental pay and/or city millage, shall be paid overtime worked in excess of forty (40) hours in a work period. (adopted April 19, 1990, approved by the City Council May 3, 1990, effective May 3, 1990)

The aforementioned rule amendments approved by the Civil Service Commission would provide for overtime compensation after a 7 day/42.75 hour period in lieu of the present 14 day/85.5 hour period. The intent of these amendments are to allow the department to pay non-exempt Police employees overtime on a weekly basis. Note that because of the programming required of the city's pay system to enact this work cycle change, it will be effective at a "to be determined" future date no later than one year after the Council's ratification of these rule amendments; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan are approved to be effective May 25, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-25-435

CITY HALL: August 21, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on July 11, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of July 11,2025 as outlined below:

New Classification:

Class Code	Class Title/Exemption Status	**Grade /Step**	Annual
C5285	Crime Scene Investigation Manager (Non-Exempt)	79/34	$73,325

At the request of the Police Department, the Civil Service Commission approved the aforementioned classification of Crime Scene Investigation Manager to create a specialized classification that would oversee the Crime Scene Investigation Unit. Work includes managing the crime scene investigation unit including developing procedures, training programs, special operations in labs and reviewing complex crime scene reports. Work includes supervising Crime Scene Investigation Supervisors to include prioritizing and assigning work and establishing quality control measures; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective August 24, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-38

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Office of the Inspector General).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

New Classification:

Class Code	**New Classification**	Grade/Step Hiring Rate	Grade/Step Maximum
C0735	Deputy Inspector General of Information Technology	104/17 $110,481 annually	104/49 $164,411 annually

At the request of the Office of Inspector General (OIG), the Civil Service Commission approved the aforementioned new classification that would oversee all Information Technology (IT) functions of the OIG including database administration, network equipment, enterprise security, storage area network, server/system administration, computer operations and service desk. Work includes developing, recommending, implementing, and interpreting departmental IT policies and procedures and ensuring all activities comply with system policies and procedures as well as laws and regulations; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-39

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Property Management).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

New Classification:

Class Code	**New Classification**	Grade/Step Hiring Rate	FLSA Status
C8607	Cemetery Programs Superintendent	86/25 $78,024	Exempt

At the request of the Department of Property Management, the Civil Service Commission approved the aforementioned new classification that would involve the overall management and operations of city-owned cemeteries. Work includes oversight of cemetery landscaping, grounds maintenance, security, burial procedures, records maintenance and the allocation of burial spaces. Work also includes responsibility for developing and delivering a range of programming and services that identifies, documents, and supports the preservation and protection of city cemeteries; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-40

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Health/EMS).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

Revised Special Rate of Pay (Additions are Bold, Strikethroughs are Deleted)

1. Employees in the classes of Emergency Medical Technician, Emergency Medical Technician, Advanced, Emergency Medical Technician, Paramedic, Emergency Medical Coordinator, Assistant and Emergency Medical Coordinator shall receive $1,500 annually over their normal rate of pay when currently certified and assigned as a Rescue Swimmer/Rapid Diver, Hazmat, Urban Search and Rescue, Tactical Paramedic or **Advanced Practice Paramedic.** Employees are limited to one $1,500 premium **in the case of multiple qualifying credentials.**

2. **Credentialed e**mployees in the class**es** of **Emergency Medical Technician, Emergency Medical Technician, Advanced,** Emergency Medical Technician, Paramedic **and Emergency Medical Coordinator-Assistant** shall receive five (5) percent over their normal rate of pay when currently certified and assigned as Rescue Technicians and/or Instructors **actively** assigned to the Rescue Unit.

At the request of the Health Department (EMS), the Civil Service Commission approved the aforementioned pay
plan amendments that would expand eligibility of the $1,500 Special Rate of Pay to EMT's who are certified as an Advanced Practice Paramedic. The second Special Rate of Pay revision would expand eligibility of a 5% rescue unit incentive to those employees in the classifications of Emergency Medical

Technician, Emergency Medical Technician, Advanced and Emergency Medical Coordinator, Assistant. The intent of such incentives is to recognize the added knowledge and skill levels taken on by EMS employees; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-41

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Safety and Permits).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

New Special Rate of Pay

Employees of Safety and Permits who perform field inspections and are currently certified by the Internal Code Council in three areas stated below shall receive five (5) percent over their normal rate of pay when so assigned. Employees of Safety and Permits who perform field inspections and currently certified by the Internal Code Council in four areas stated below shall receive ten (10) percent over their normal rate of pay when so assigned. Employees of Safety and Permits who perform field inspections and currently certified by the Internal Code Council in five or more areas stated below shall receive fifteen (15) percent over their normal rate of pay when so assigned:

1) International Code Council (ICC) Commercial Building Inspector
2) International Code Council (ICC) Residential Building Inspector
3) International Code Council (ICC) Commercial Electrical Inspector
4) International Code Council (ICC) Residential Electrical Inspector
5) International Code Council (ICC) Commercial Mechanical Inspector
6) International Code Council (ICC) Residential Mechanical Inspector

At the request of the Department of Safety and Permits the Civil Service Commission approved the aforementioned pay plan amendment to encourage its inspectors to obtain multiple types of International Code Council building code certifications. It is the intent of this new special rate of pay to enhance departmental effectiveness and efficiency; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement

the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-44

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on October 29, 2025, the Civil Service Commission adopted the following amendment(s) to the Classified Pay Plan (Chief Administrative Office).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment(s) to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of October 29, 2025, as outlined below:

New Classification

Class Code	**New Classification**	Grade/Step Hiring Rate	FLSA Status
C7090	Centralized Adjudication Bureau Administrator	103/23 $116,110	Exempt

At the request of the Chief Administrative Office, the Civil Service Commission approved the new classification of Centralized Adjudication Bureau Administrator. Work includes overseeing administrative hearings for the Departments of Safety and Permits, Code Enforcement, Vieux Carre Commission, Historic District Landmarks Commission, Public Works, Police, Sanitation, Health and Fire. Work also includes supervising and creating policies for the bureau office staff and instructing authorized personnel in the procedures and guidelines as they apply to performing administrative hearings; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment(s) to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment(s) to the

Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

RESOLUTION

NO. R-26-69

CITY HALL: February 12, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY:

WHEREAS, Ordinance No. 30,254 M.C.S., adopted by the Council on March 27, 2025, establishes temporary alcoholic beverage outlet permits and directs the Department of Safety and Permits to adopt rules and regulations for temporary permits pursuant to section 2-1000 of the City Code; and

WHEREAS, the Department of Safety and Permits submitted such rules and regulations governing implementation of temporary alcoholic beverage outlet permits to the Clerk of Council on January 8, 2026 for Council approval or disapproval; and

WHEREAS, pursuant to section 2-1000 of the Code, if the Council neither approves nor disapproves the regulations within 45 days of submission, which is February 22, 2026, the regulations become legally effective by default; **NOW, THEREFORE,**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Section 2-1000 of the Code of the City of New Orleans, the regulations governing implementation of issuance of temporary alcoholic beverage outlet permits, as submitted by the Department of Safety and Permits to the Council on January 8, 2026, are hereby disapproved.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is hereby directed to send a copy of this resolution to the Department of Safety and Permits.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

MOTION

NO. M-26-72

CITY HALL: February 12, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider a zoning map amendments changing all lots and rights-of-way currently zoned S-RS Single Family Residential District, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, General De Gaulle Drive, the Algiers Canal, and the former Brechtel Golf Course to any zoning district designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District.

BE IT FURTHER MOVED, That the application fee of $4,000 to effectuate this request be and is hereby waived.

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D is hereby waived to expedite the review and implementation of these zoning map amendments, as alternative opportunities for public input are available, including the public hearing to be conducted by the City Planning Commission as directed herein, regular in-person office hours hosted by Councilmember King's Director of Constituent Services at the Algiers Regional Library from 10:00 a.m. to 12:00 p.m. on Thursdays, and direct contact via phone at (504) 658-1030.

BE IT FURTHER MOVED, That in the process of studying and reviewing the proposed amendments, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes relative to this request to ensure consistency and continuity and to make appropriate adjustments deemed necessary stemming from the study and review of this request.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-75

CITY HALL: February 12, 2026

BY: COUNCILMEMBERS MORRELL AND HARRIS

WHEREAS, the Louisiana Legislative Auditor ("LLA") requires the New Orleans City Council, as the governing authority of Orleans Parish, to engage annually with an accounting firm by February 28th and to complete a "Single Audit" of city finances by June 30th of each year; and

WHEREAS, the Council adopted motion M-25-220 finding that, in accordance with Council Rule 42, there was an immediate and emergent need for a professional services agreement to provide the accounting and auditing services contemplated by the original agreement between the Council and Bruno & Tervalon LLP for the FY 2024 Single Audit and further found that there was not adequate time to conduct either a formal or informal competitive selection process; and

WHEREAS, due to the City's budget crisis and the need to complete the FY 2025 Single Audit, the emergent need outlined in M-25-220 still persists and the urgent deadlines imposed by state law render the Council unable to complete either the ordinary or informal competitive selection process described in Rule 42 and necessitate the immediate selection of an emergency vendor; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That, in accordance with Council Rule 42, the Council finds an immediate and emergent need for a professional services agreement to provide the accounting and auditing services contemplated by the agreement between the Council and Bruno & Tervalon LLP for the FY 2025 Single Audit

and further finds that there is not adequate time to conduct either a formal or informal competitive selection process; and

BE IT FURTHER MOVED, That the Council's Fiscal Officer is directed and instructed to identify a qualified accounting firm willing and able to perform the FY 2025 Single Audit, and the Council President is directed and authorized to execute an emergency professional services agreement for a term of up to one year to provide the foregoing services for a maximum compensation of up to $147,000; and

BE IT FURTHER MOVED, That the Council Chief of Staff is directed to take all steps necessary to institute a competitive selection process to engage a replacement accounting/audit firm to provide the audit for fiscal year 2025, with an option to renew for up to four additional fiscal years.

THE FOREGOING MOTION WAS READ IN FUL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

RESOLUTION

NO. R-26-76

(CLARIFYING AND AMENDING RESOLUTION NO. R-25-665)

CITY HALL: February 12, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, on December 18, 2025, the New Orleans City Council adopted Resolution No. R- 25-665 calling an election in the Garden District's Security District ("District") for Saturday, June 27, 2026, for the purpose of authorizing the collection of a millage of up to 19.00 mills on all taxable real property located within the District for a period of eight years beginning January 1, 2027, as fully described in the authorizing resolution; and

WHEREAS, the Law Department, in consultation with the State Bond Commission, advised the Council that the Notice of Election is required to explicitly convey the intent to comply with La. R.S. 18:1285(A)(1)(a)(iii); and

WHEREAS, the Council desires to implement the directive of the State Bond Commission by amending the language of the Notice of Election appearing in Resolution No. R-25-665, and make a technical correction to the official ballot language; **NOW THEREFORE**

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That Resolution No. R-25-665 (attached as Exhibit A) is hereby amended to substitute the official ballot proposition language that appears in Section 1 on pages 2-3 of the Resolution and on pages A-1 and A-2 of the Notice of Election attached as an exhibit thereto with the following:

"GARDEN DISTRICT'S SECURITY DISTRICT PROPOSITION

Shall the City of New Orleans be authorized to impose and collect an annual fee not to exceed nineteen mills (subject to the homestead

exception) on each parcel of land located within the Garden District's Security District ("District"), delineated by La. R.S. 33:9091.2(B) as the area bounded by and including both sides of Carondelet Street, Jackson Avenue, Magazine Street, and Louisiana Avenue, for eight (8) years, beginning January 1, 2027 and ending December 31, 2034, which fee (estimated to be $852,000 in the first year of collection) shall be set by the resolution of the District board of commissioners and used exclusively, subject to a 1% City collection fee, to promote and encourage security within the District?"

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That Resolution No. R-25-665 (attached as Exhibit A) is hereby amended to provide notice, in accordance with La. R.S. 18:1285(A)(1)(a)(iii), that a portion of the monies collected from the special tax or fee, if implemented, shall be remitted to certain state and statewide retirement systems in the manner required by law.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Notice of Election attached to Resolution No. R-25-665 as Exhibit A is hereby superseded with the Notice of Election attached hereto as Exhibit B, which shall be published in accordance with the provisions of Section 3 of Resolution No. R-25-665.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That, subject to the modifications set forth in this instrument, the remaining provisions of Resolution No. R-25-665 are hereby reaffirmed and ratified.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That certified copies of this resolution be delivered to the Law Department, with instructions that copies be provided to the State Bond Commission and the Garden District's Security District.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE RESOLUTION WAS ADOPTED.

EXHIBIT A

CERTIFIED COPY OF RESOLUTION NO. R-25-665

EXHIBIT B

NOTICE OF ELECTION

Pursuant to the provisions of Resolution R-26-_____, adopted by the City Council of New Orleans on _____, NOTICE IS HEREBY GIVEN, that an election will be held in New Orleans on Saturday, June 27, 2026 and at the election there will be submitted to all registered voters (who are qualified and entitled to vote at the said election under the Constitution and Laws of the State of Louisiana and the Constitution and Laws of the United States) residing in the Garden District's Security District ("District"), which is comprised of the area of the City of New Orleans located within and including the following boundaries: both sides of Carondelet Street, Jackson Avenue, Magazine Street, and Louisiana Avenue, to wit:

GARDEN DISTRICT'S SECURITY DISTRICT PROPOSITION

Shall the City of New Orleans be authorized to impose and collect an annual fee not to exceed nineteen mills (subject to the homestead exception) on each parcel of land located within the Garden District's Security District ("District"), delineated by La. R.S. 33:9091.2(B) as the area bounded by and including both sides of Carondelet Street, Jackson Avenue, Magazine Street, and Louisiana Avenue, for eight (8) years, beginning January 1, 2027 and ending December 31, 2034, which fee (estimated to be $852,000 in the first year of collection) shall be set by the resolution of the District board of commissioners and used exclusively, subject to a 1% City collection fee, to promote and encourage security within the District?

Pursuant to La. R.S. 18:1285(A)(1)(a)(iii), notice is further given that if implemented, a portion of the monies collected from the special tax or fee shall be remitted to certain state and statewide retirement systems in the manner required by law.

Said election shall be held at the polling places located within the precincts delineated hereinbelow. The polls in such precincts will open at seven o'clock in the morning (7:00 a.m.) and close at eight o'clock in the evening (8:00 p.m.), in accordance with the provisions of La. R.S. 18:541. Registered voters in each of the following precincts who are residents of the District shall be eligible to vote on said proposition:

POLLING PLACES

WARD	PRECINCT	LOCATION
10	8(P), 9(P)	Renew Sci Tech Academy at Laurel Site 820 Jackson Avenue
10	11(P)	Dryades YMCA 2220 Oretha Castle Haley Boulevard
11	5(P), 8, 9(P)	Engine #1, Task Force 5 2920 Magazine Street
11	10(P)	N.O. Speech & Hearing Center 1636 Toledano Street
12	1(P), 5(P)	Benjamin Franklin Elementary School 3649 Laurel Street
12	7(P)	Sophie B. Wright Charter School 1426 Napoleon Avenue
12	9(P)	Lawrence D. Crocker College Prep 2301 Marengo Street

The estimated cost of this election, as determined by the Louisiana Secretary of State, based upon the provisions of Title 18, Chapter 8A of the Louisiana Revised Statutes and the actual costs of similar elections is $20,500.

The Council, acting under the powers granted to it by the City Charter and state statutes, shall meet at its regular meeting place, the Council Chamber, City Hall, 1300 Perdido Street, New Orleans, Louisiana on Thursday, August 6, 2026 beginning at ten o'clock (10:00) a.m. and shall then and there

in open and public session proceed to examine and canvass the returns and declare the result of said election.