

**ORDINANCE**  
**CITY OF NEW ORLEANS**

**CITY HALL: July 9, 2026**

**CALENDAR NO. 35,492**

**NO. \_\_\_\_\_ MAYOR COUNCIL SERIES**

**BY: COUNCILMEMBER HARRIS (BY REQUEST)**

**AN ORDINANCE** to waive the requirements of Section 70-12 of the City Code applicable to the Cooperative Endeavor Agreement between the City of New Orleans (the “City”) and Mercy Partners, LLC, approved on April 23, 2026 by Ordinance No. 30,642, M.C.S. (the “Mercy Partners CEA”); and otherwise to provide with respect thereto.

**WHEREAS**, the Mercy Partners CEA furthers the valuable public purpose of constructing water-retention and control infrastructure on the site of the former Lindy Boggs Medical Center (the “Property”), including an underground water-retention tank and inflow and outflow structures that connect to the existing public drainage system (the “Project”); and

**WHEREAS**, the Mercy Partners CEA obligates the City to contribute \$11,500,000 to fund demolition of existing blighted structures on the Property and the construction of new water-retention infrastructure; and

**WHEREAS**, the Project is subject to certain contribution requirements set forth in City Code §70-12, because it involves publicly funded improvements on private property; and

**WHEREAS**, the City Council may waive those requirements by ordinance after receipt of a written request from the Chief Administrative Officer that contains a detailed description of the project, the reasons for requesting the waiver, and an explanation as to why the waiver is in the best interests of the City of New Orleans; and

**WHEREAS**, the Chief Administrative Officer has requested in writing that the City Council waive the requirements of Code § 70-12 applicable to the Mercy Partners CEA; **NOW, THEREFORE**

1           **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2   **ORDAINS**, That the requirements of City Code § 70-12(a) applicable to the Mercy Partners CEA  
3           (as defined in the preamble to this Ordinance) are hereby waived for the reasons set forth  
4   in the written request from the Chief Administrative Officer, attached hereto as Exhibit A and  
5   made a part hereof, in accordance with City Code § 70-12(b).

**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** \_\_\_\_\_

\_\_\_\_\_  
**CLERK OF COUNCIL**

**ROLL CALL VOTE:**  
**YEAS:**  
**NAYS:**  
**ABSENT:**  
**RECUSED:**

**EXHIBIT A**

**LETTER FROM JOSEPH I GIARRUSSO III, CHIEF ADMINISTRATIVE OFFICER  
RE: 70-12 WAIVER REQUEST FOR MERCY HOSPITAL REDEVELOPMENT**

**[COVER PAGE]**

CHIEF ADMINISTRATIVE OFFICE  
**CITY OF NEW ORLEANS**

**HELENA MORENO**  
MAYOR

**JOSEPH I. GIARRUSSO III**  
CHIEF ADMINISTRATIVE OFFICER

June 30, 2026

New Orleans City Council  
1300 Perdido Street, Second Floor West  
New Orleans, LA 70112

**RE: 70-12 Waiver Request for Mercy Hospital Redevelopment**

Members of the New Orleans City Council:

In accordance with Municipal Code section 70-12, the City requests a waiver of the required 30% private funding match on an economic development project on private property for the Mercy Hospital Redevelopment.

**Purpose:**

The City and Mercy Partners, LLC (“Mercy”) seek to establish on the project Site (formerly the Lindy Boggs Medical Center), for the benefit of the city, a water retention control structure and system connected into the City’s existing storm drainage system (the “Public Drainage System”), which would be operated and maintained by the Sewerage and Water Board of New Orleans.

**Project Description:**

Mercy will demolish the existing buildings on the Site and design, engineer, and construct the water retention control structure and system conveyance, and the design will include capabilities of up to four million gallons of underground water retention (the “Retention Area”) and inflow and outflow structures (the “Inflow and Outflow Structures”) connected to the Public Drainage System (collectively, the “Project”).

**Reason for the Waiver Request:**

This project is deemed to be a public project for the purposes of developing a public benefit function in that Mercy will donate the Inflow and Outflow Structures located within the public right of way (the “Public Inflow and Outflow Structures”) to the City and maintain the component parts (i.e. Control, staff, operate, and maintain the Project (excluding the Public Inflow and Outflow Structures).

**Best Interest of the City:** The City is contributing \$11,500,000.00 to the Project. However, the total value of the entire economic development project to transform long-blighted and vacant property into a vibrant mixed-use development is anticipated to be over \$100,000,000.00. The City is only contributing roughly 10%, and the remaining 90% will be private and other sources of funds. Additionally, the City is funding the creation of public infrastructure on private property.

Thank you for considering this waiver. Please do not hesitate to reach out with questions about this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe I. Giarrusso III", with a stylized flourish at the end.

Joseph I. Giarrusso III  
Chief Administrative Officer  
City of New Orleans

**Name** Courtney Stuckwisch Wong Ext.4075  
**Person responsible for routing**



**LEGISLATIVE SUMMARY**

**TO ACCOMPANY ORDINANCES**

**BEFORE SUBMISSION TO CLERK OF COUNCIL**

**Requesting Department or Agency:** \_\_\_\_\_

**Name of Contact Person:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Initials of Sponsoring Councilmember(s):** \_\_\_\_\_

**DETAILED SYNOPSIS OF THE ORDINANCE**

**Please generally describe the purpose, intent, and effect of the proposed ordinance.**



## LEGISLATIVE SUMMARY

**If the Ordinance is to effectuate a contract, CEA, or other similar agreement (hereafter contract), please provide the following additional information.**

☐

**If this section is not applicable, please check this box.**

The parties involved:

The obligations, expectations, and deliverables of the parties involved:

Any fiscal implications for the City with the contract:

The public purpose and need for the contract:

The duration of the contract:



## LEGISLATIVE SUMMARY

**If the Ordinance is to effectuate an amendment to the Codes of the City of New Orleans, please provide the following additional information.**

☐

**If this section is not applicable, please check this box.**

The existing provision(s) of the Code being proposed for amendment:

The general content/requirements of the existing Code provision:

How the proposed ordinance will alter the existing Code provision(s):

Why these changes are needed:

**REQUESTED ADOPTION DATE:** \_\_\_\_\_

Reference: Council Rule 41 & City Code Section 2-813