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 Tuesday, January 27, 2026 at 9:00 AM

PRESIDENT
JP MORRELL
Councilmember-At-Large

VICE PRESIDENT
MATTHEW WILLARD
Councilmember-At-Large

ROLL CALL

AISHA R. COLLIER
CLERK OF COUNCIL

INVOCATION

FREDDIE KING III
COUNCILMEMBER DISTRICT C

PLEDGE OF ALLEGIANCE

JP MORRELL
COUNCILMEMBER - AT LARGE

PUBLIC E-COMMENT FORMS, RULES AND INFORMATION ARE AVAILABLE AT
https://council.nola.gov/home/

PLEASE SILENCE DEVICES DURING COUNCIL PROCEEDINGS.

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 January 27, 2026:

Communication from Entergy New Orleans, LLC

1. Direct Testimony, UD-18-03

Other Communications

1. Petition for Intervention, submitted by Air Products and Chemicals Inc., UD-25-02
2. Petition for Intervention, submitted by the Alliance for Affordable Energy, UD-25-02
3. Motion to Establish Procedural Guardrails for the Supplemental Evidentiary Process, submitted by Together New Orleans, UD-18-03

Annotation:
MAY BE RECEIVED.

Attachments:
Erin Spears - 1.12.26 Letter to Clerk of Council re. AP Motion for Intervention, UD-25-02 3 of 7
Erin Spears - 2026.01.13 Motion to Establish Guardrails for Evidentiary Hearing 7 of 7
Erin Spears - 2026-01-16 Ltr & ENO Direct Testimony re Consolidated Billing_FINAL UD-18-03 2 of 7
Erin Spears - 2026-01-27 Electric Gas Communications 1 of 7
Erin Spears - UD-25-02 - AAE Cover Letter - 1-20-26 5 of 7
Erin Spears - UD-25-02 - AAE Petition for Intervention 6 of 7
Erin Spears - UD-25-02, Air Products Intervention 4 of 7

2. COMMUNICATION - FROM JOSEPH I. GIARRUSSO III, CHIEF ADMINISTRATIVE OFFICER, MAYOR'S OFFICE, CITY OF NEW ORLEANS

Brief:
Notifying the City Council of the interim appointments to the Moreno Administration requiring confirmation by the City Council, in accordance with Section 2-477 of the New Orleans City Code.

Annotation:
MAY BE RECEIVED.

Attachments:
Joseph I Giarrusso III - Appointments Letter

3. COMMUNICATION - FROM CHRISTINA CARROLL, EXECUTIVE COUNSEL, CIVIL SERVICE COMMISSION, CITY OF NEW ORLEANS

Brief:
Submitting a proposed amendment #3 to the Professional Services Agreement between the City of New Orleans Civil Service Commission and Jay Ginsberg, and a completed contract summary form, pursuant to Rule 57.

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

Attachments:
Contract - Christina Carroll - Clerk Council 01132026 Ginsberg
Contract - Christina Carroll - Ginsberg Amendment 01072026
Contract -Christina Carroll - Summary Form Jay Ginsberg January 2026
Contract - Christina Carroll - Draft Motion - Jay Ginsberg - PSA w Council President Signature January 2026

4. COMMUNICATION - FROM CHRISTINA CARROLL, EXECUTIVE COUNSEL, CIVIL SERVICE COMMISSION, CITY OF NEW ORLEANS

Brief:
Submitting a proposed amendment to the Professional Services Agreement between the City of New Orleans Civil Service Commission and Big Easy Law Group, and a completed contract summary form, pursuant to Rule 57.

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

Attachments:
Contract - Christina Carroll - Clerk Council 01132026 Big Easy Law Group 1 of 3
Contract - Christina Carroll - Murray Amendment 01082026 2 of 4
Contract - Christina Carroll - Summary Form Big Easy Law Group January 2026 3 of 4
Contract - Christina Carroll - Draft Motion - PSA with Big Easy Law Group 4 of 4

5. COMMUNICATION - FROM VYOONE LEWIS

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision regarding the exterior lighting associated with the existing signage for property located at **412 Girod Street**.

Annotation:
MAY BE RECEIVED. (Hearing Date Set For 2/12/26).

Attachments:
Vyoone Lewis - HDLC Appeal - 412 Girod Street

6. COMMUNICATION - FROM AMECA REALI - EXECUTIVE DIRECTOR, LOUISIANA FAIR HOUSING ACTION CENTER

Brief:
Submitting a letter on behalf of the Louisiana Fair Housing Action Center to nominate Monique Blossom, Director of Policy and Communications, to the Housing Trust Fund Advisory Committee per city code § 70-415.342.

Annotation:
MAY BE RECEIVED.

Attachments: COMMUNICATION - Ameca Reali - LaFHAC nomination letter_25.1.16 (2)

7. COMMUNICATION - FROM CHANTE' POWELL, DIRECTOR OF BOARD & COMMISSIONS, OFFICE OF THE MAYOR, CITY OF NEW ORLEANS

Brief:
Submitting the Mayor's appointment of Elizabeth (Liz) Holman, (vice Tyra Brown Johnson) to serve on the Housing Trust Fund Advisory Committee pursuant to City Code § 70-415.342 (c).

Annotation:
MAY BE RECEIVED.

Attachments: COMMUNICATION - Chante Powell - M-25-98 (1) 2 of 2

8. COMMUNICATION - FROM LAURA TUGGLE, EXECUTIVE DIRECTOR, SOUTHEAST LA. LEGAL SERVICES

Brief:
Submitting the appointment of Elizabeth Harvey to the Housing Trust Fund Advisory Committee on behalf of the Southeast Louisiana Legal Services (SLLS), pursuant to Section 70-415.342 (c).

Annotation:
MAY BE RECEIVED.

Attachments: Laura Tuggle - Housing_Trust_Fund_Advisory_Committee_-_Nomination_2026_-_Southeast_Louisiana_Legal_Services-ltuggle_slls.org

9. **COMMUNICATION - FROM ELIZABETH W. BRUSSEAU, DEPUTY DIRECTOR FOR CITY COUNCIL RELATIONS, OFFICE OF MAYOR HELENA MORENO, CITY OF NEW ORLEANS**

Brief:
Submitting a proposed agreement between the City of New Orleans and The Orleans Parish Sheriff's Office, and a completed contract summary form, pursuant to Rule 57.

Annotation:
MAY BE RECEIVED.

Attachments: Communication - Elizabeth W Brusseau

10. **COMMUNICATION - FROM ERIN HANSEN, POLICY DIRECTOR, OFFICE OF COUNCILMEMBER MATTHEW WILLARD**

Brief:
Submitting the appointment of Maxwell Ciardullo to the Housing Trust Fund Advisory Committee on behalf of Councilmember Matthew Willard, pursuant to Section 70-415.342 (c).

Annotation:
MAY BE RECEIVED.

Attachments: COMMUNICATION - Erin Hansen

11. **REPORT - OF TRACY D. MADISON, SECRETARY, BOARD OF LIQUIDATION, CITY DEBT, CITY OF NEW ORLEANS**

Brief:
Submitting the Board of Liquidation, City Debt (BLCD) 2025 annual meeting attendance report as required by Municipal Code 2-87.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Tracy D Madison - 2025 BLCD Attendance Records

12. **REPORT - OF KC GUIDRY, EXECUTIVE DIRECTOR, FRENCH MARKET CORPORATION**

Brief:
Submitting the French Market Corporation's Attendance report for 2025 in accordance with Section 2-87 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: KC Guidry - BOD Attendance 2025 - Granicus package

13. REPORT - OF CASSANDRA B. ROBERT, MBA, FINANCE MANAGER, ORLEANS PARISH COMMUNICATION DISTRICT (OPCD)

Brief:
Submitting Orleans Parish Communication District's Monthly Budget Report for December 31, 2025.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Cassandra B Robert - 2025.OPCD_Monthly Reporting 12.31.2025 - Final
Report - Cassandra B Robert -Signed OPCD 12.31.2025 CAO Monthly Report Cover Letter

14. REPORT - OF ANGELLE LARAQUE, ASSISTANT ADMINISTRATOR, INDUSTRIAL DEVELOPMENT BOARD (IDB), CITY OF NEW ORLEANS

Brief:
Submitting appointee's board meeting attendance record for 2025, in compliance with City Ordinance No. 24132 of the Mayor Council Series.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Angelle Laraque - IDB

15. REPORT - OF ANITA CURRAN, COUNCIL RESEARCH OFFICER, NEW ORLEANS CITY COUNCIL, CITY OF NEW ORLEANS

Brief:
Transmitting the Council Research Office report regarding demolition application **#25-36276-DEMO** for the property located at **2119 Louisiana Avenue - Council District B**.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Anita Curran - Demolition Report 2119 Louisiana Ave

16. REPORT - OF KAITLIN TYMRAK, P.E., DEPUTY GENERAL SUPERINTENDENT, SEWERAGE AND WATER BOARD OF NEW ORLEANS

Brief:
Submitting the Sewerage and Water Board legislative storm report for the flood warnings issued for January 10, 2026, pursuant to La. R.S. § 33.4091, Section F.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Kaitlin Tymrak - Letter to Council Clerk - Legislative Storm Report - 01.10.2026 1 of 2
Report - Kaitlin Tymrak - 01.10.2026_LegislativeStormReport 2 of 2

17. REPORT - OF JENNIFER AVEGNO, MD, DIRECTOR, DEPARTMENT OF HEALTH, CITY OF NEW ORLEANS

Brief:
Submitting the December 2025 documentation of all encampment clean-up efforts as required by Section 82-703.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Jennifer Avegno - December 2025 Encampment Report

18. REPORT - OF MELISSA PORTILLO, EXECUTIVE ASSISTANT, FINANCE & ADMINISTRATION, NEW ORLEANS ERNEST N. MORIAL CONVENTION CENTER

Brief:
Submitting the attendance records for the Mayoral appointees to the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority for the years 2022-2025 pursuant to Section 2-87 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Melissa Portillo - 2022 Board Attendance Report 1 of 4
Report - Melissa Portillo - 2023 Board Attendance Report 2 of 4
Report - Melissa Portillo - 2024 Board Attendance Report 3 of 4
Report - Melissa Portillo - 2025 Board Attendance Report 4 of 4
Report - Melissa Portillo - Letter

19. REPORT - OF TEMEA JOHNSON, EXECUTIVE ADMINISTRATIVE ASSISTANT, NEW ORLEANS REDEVELOPMENT AUTHORITY

Brief:
Submitting the New Orleans Redevelopment Authority's 2025 Annual Attendance Report for the Board of Commissioners, in accordance with the City Council Ordinance Cal. No. 28,133.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Temea Johnson - BOC 2025 Attendance Ltr

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

Brief:
Submitting the attendance records for the Board of Directors of the Sewerage and Water Board of New Orleans for the years 2022-2025, pursuant to Section 2-87 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Randy E Hayman - SWBNO BOD Attendance 2022 2 of 5
Randy E Hayman - SWBNO BOD Attendance 2023 3 of 5
Randy E Hayman - SWBNO BOD Attendance 2024 4 of 5
Randy E Hayman - SWBNO BOD Attendance 2025 5 of 5
Randy E Hayman - SWBNO Meeting Attendance Cover Letter 1 of 5

21. REPORT - OF ANGELLE LARAQUE, ASSISTANT ADMINISTRATOR, INDUSTRIAL DEVELOPMENT BOARD (IDB), CITY OF NEW ORLEANS

Brief:
Submitting the 2025 Attendance Roll of the Industrial Development Board of the City of New Orleans, Louisiana, Inc., in compliance with City Ordinance No. 24132 of the Mayor Council Series.

Response to Substitute Council Resolution No. R-25-604.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Angelle Laraque - IDB and Response to Sub R-25-604

22. **MOTION - NO. M-26-33 - BY: COUNCILMEMBERS MORRELL, MCCARRON, GREEN AND HUGHES (BY REQUEST)**

Brief:
Confirming Charline Gipson as the City Attorney for the City of New Orleans, in accordance with Section 4-106 of the Home Rule Charter.

Annotation:
(This matter was introduced 1**/27/26).**
(Governmental Affairs Committee recommended approval).

Attachments: M-26-33 w-Attachments

23. **MOTION - NO. M-26-34 - BY: COUNCILMEMBERS MORRELL, MCCARRON, HARRIS AND GREEN (BY REQUEST)**

Brief:
Confirming Jennifer Avegno, M.D. as the Director of the Department of Human Services, in accordance with Section 4-106 of the Home Rule Charter.

Annotation:
(This matter was introduced 1**/27/26).**
(Governmental Affairs Committee recommended approval).

Attachments: M-26-34 w-Attachments

24. **MOTION - NO. M-26-35 - BY: COUNCILMEMBER MCCARRON (BY REQUEST)**

Brief:
Ratifying, confirming and approving the Mayor's appointment of Hattie Collins (vice Frances Fayard) to the board of the New Orleans Recreation Development Commission representing Council District A, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2029.

Annotation:
(This matter was introduced 1**/27/26).**
(Governmental Affairs Committee recommended approval).

Attachments: M-26-35 w-Attachments

25. MOTION - NO. M-26-36 - BY: COUNCILMEMBER KING (BY REQUEST)

Brief:
Ratifying, confirming and approving the Mayor's appointment of Jamar McKneely (fulfilling the unexpired term of Theodore Sanders, III) to the board of the New Orleans Recreation Development Commission representing Council District C, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2028.

Annotation:
(This matter was introduced 1**/27/26).**
(Governmental Affairs Committee recommended approval).

Attachments: M-26-36 w-Attachments

26. MOTION - NO. M-26-37 - BY: COUNCILMEMBER MORRELL (BY REQUEST)

Brief:
Ratifying, confirming and approving the Mayor's appointment of Kyle Walker (vice Dana Peterson) as an at-large member of the board of the New Orleans Recreation Development Commission, effective upon approval by the Council of the City of New Orleans, for a term concurrent with the appointing authority.

Annotation:
(This matter was introduced 1**/27/26).**
(Governmental Affairs Committee recommended approval).

Attachments: M-26-37 w-Attachments

27. MOTION - NO. M-26-42 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

Brief:
Submitting for Council approval, the following amendment(s) to the Classified Pay Plan (Sewerage and Water Board) **New Job Series,** 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).**
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-42

28. **MOTION - NO. M-26-43 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment(s) to the Classified Pay Plan (Sewerage and Water Board) **Job Title, Pay Grade and Hiring Rate Change,** 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).**
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-43

29. **MOTION - NO. M-26-45 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment(s) to the Classified Pay Plan (Municipal Yacht Harbor) 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).**
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-45

30. **MOTION - NO. M-26-46 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING**

Brief:
Submitting for Council approval, the following amendment(s) to the Civil Service Rules 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).**
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-46

31. MOTION - NO. M-26-47 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

Brief:
Submitting for Council approval, the following amendments to the Classified Pay Plan (Sewerage and Water Board) **Power Control Room Operator Series,** as adopted by the Civil Service Commission at its November 14, 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).
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-47

32. MOTION - NO. M-26-48 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

Brief:
Submitting for Council approval, the following amendments to the Classified Pay Plan (Sewerage and Water Board) **Power Systems Field Operator Series,** as adopted by the Civil Service Commission at its November 14, 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).
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-48

33. MOTION - NO. M-26-49 - BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

Brief:
Submitting for Council approval, the following amendment to the Classified Pay Plan (Sewerage and Water Board) **Pay Grade Adjustment,** as adopted by the Civil Service Commission at its December 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).
(Budget/Audit/Board of Review Committee recommended approval).

Attachments: M-26-49

34. MOTION - NO. M-26-59 - BY: COUNCILMEMBER HARRIS (BY REQUEST)

Brief:
Ratifying, confirming and approving the Mayor's appointment of Michael Farley (vice Blaire Fernandez) to the board of the New Orleans Recreation Development Commission representing Council District B, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2030.

Annotation:
(This matter was introduced 1/27/26).
(Questionnaire received).
(Governmental Affairs Committee recommended approval).

Attachments: M-26-59 w-Questionnaire

35. MOTION - NO. M-26-60 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
Ratifying, confirming and approving the Mayor's appointment of Kevin Kimbrough (fulfilling the unexpired term of Adolph Bynum, Jr.) to the New Orleans Recreation Development Commission representing Council District D, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2026.

Annotation:
(This matter was introduced 1/27/26).
(Questionnaire received).
(Governmental Affairs Committee recommended approval).

Attachments: M-26-60 w-Questionnaire

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

1. Executive Session

Brief:
Executive session to discuss the following litigation:

- *Council of the City of New Orleans v. Edward Wisner Donation, et al.*, Case No. 2022-06765, Section L-6, Civil District Court for the Parish of Orleans, Judge Kern A. Reese
- *Rice Group LLC v. The New Orleans City Council*, Case No. 24-06729, Division F, Civil District Court for the Parish of Orleans, Judge Jennifer Medley
- *Henry Consulting LLC v. The New Orleans City Council, et al.*, Civil District Court for the Parish of Orleans, Case No. 2025-08353, Division D, Judge Monique Barial
- *Bret Bodin; Darian Morgan; Brad Newell; Michael Rosas; Mid-City Mike Rentals, LLC; and AirBnB, Inc. v. City of New Orleans*, Civ. Action No. 25-cv-00329, Section A, United States District Court for the Eastern District of Louisiana, Judge Jay C. Zainey
- *Stanton Square, LLC v. The City of New Orleans, the New Orleans City Council, and Freddie King, III, in his official capacity as a member of the New Orleans City Council*, EDLA No. 23-5733, Sec. O, Judge Long
- *Faubourg Marigny Improvement Association, Inc.; Thomas L. Douglass; Barbara LaFleur; Jeffrey Seymour; and Lesley Seymour v. The New Orleans City Council*; Case No. 2025-04535, Section N-8, Civil District Court for the Parish of Orleans, Judge Pro Tempore Yolanda Grinstead
- *The City of New Orleans v. The State of Louisiana*; Case No. C-767740-22, Section C, 19th Judicial District Court for the Parish of East Baton Rouge, Judge Beau Higginbotham

Annotation:
SESSION TO BE HELD.

Attachments: Executive Session Public Notice 2026.01.27

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).

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).

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).

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).

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).

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).

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).

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).

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

9. 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 on today's Consent Agenda).
DEFERRAL REQUESTED TO THE MEETING OF 2/12/26.

Attachments: Communication - 2119 Louisiana Avenue

10. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF MARY GRACE VERGES, AIA, SHERMAN STRATEGIES, LLC ON BEHALF OF GEORGE DAVID JOHNSON, OWNER**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision to deny the proposed demolition for property located at **1120 Jena Street**.

Annotation:
(Cm. Harris, Cn. Deadline 2/1/26).
(Communication received on 12/18/25).
(Report received on 1/8/26).
ON DEADLINE.

Attachments: HDLC Appeal - Mary Grace Wright - 1120 Jena Street
Report - Yvette K. Jett, Principal Architec1120 Jena St Council Appeal Report

11. **b. MOTION - NO. M-26-57 - BY: COUNCILMEMBER HARRIS**

Brief:
A motion denying the applicant's request for property located at **1120 Jena Street** and the decision of the Commission is hereby **affirmed.**

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

Attachments: M-26-57

12. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF SUSAN JOHNSON, PRINCIPAL, TOWN OF CARROLLTON WATCH, LLC**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision to approve a roof demolition of over 50% (specifically 55.9%) for the property located at **7801-7803 Zimpel Street**.

Annotation:
(Cm. Giarrusso, Cn. Deadline 2/22/26).
(Communication received on 1/8/26).
(Report received at the meeting of 1/8/26).

Attachments: Communication - Susan Johnson, Principal, Town of Carrollton Watch, LLC - 7801 Zimpel Street - Demolition Appeal

13. **b. MOTION - NO. M-26-61 - BY: COUNCILMEMBER MCCARRON**

Brief:
A motion denying the applicant's request for property located at **7801 Zimpel Street.**

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

Attachments: M-26-61

14. **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

15. **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).

Attachments: ZD062-25 Final

16. ZONING DOCKET NO. 63/25 - DANNY M. NASSAR

Brief:
Requesting a Conditional Use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District, on Square 1539, Lot 11, in the Third Municipal District, bounded by North Broad Street, Duels Street, and Bruxelles Street **(Municipal Address: 2037 North Broad Street).** The recommendation of the City Planning Commission being **"FOR APPROVAL",** subject to one (1) proviso.

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

Attachments: ZD063-25 Final

17. a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 64/25 - JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

Brief:
Requesting a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 605, Lots 48, 49, 50, 51, and X-1 or Lot 25, 26, 27, 28, and the rear portions of original Lots 1 and 2, in the First Municipal District, bounded by Jane Alley, Banks Street, Palmyra Street, and South White Street **(Municipal Address(es): 323-343 Jane Alley).** The recommendation of the City Planning Commission being **"FOR APPROVAL".**

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

Attachments: ZD064-25 Final

18. b. MOTION - NO. M-26-58 - BY: COUNCILMEMBER HARRIS

Brief:
A motion approving the applicant's request for the property located at **323-343 Jane Alley.**

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

Attachments: M-26-58

19. **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 THE MEETING OF 2/12/26.

Attachments: ZD065-25 Final

20. **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).
DEFERRAL REQUESTED TO THE MEETING OF 2/12/26.

Attachments: ZD066-25 Final

21. **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 2/12/26.

Attachments: 34385

22. **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 2/12/26.

Attachments: LO M-23-426

23. **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 2/12/26.

Attachments: LO M-23-427

24. **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 2/12/26.

Attachments: 35117

25. **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).
DEFERRAL REQUESTED TO THE MEETING OF 2/12/26.

Attachments: 35127

26. **CAL. NO. 35,296 - BY: COUNCILMEMBER MORRELL**

Brief:
An Ordinance to call an election on November 3, 2026, at which the electors of the City of New Orleans will be asked to approve an amendment to Home Rule Charter Section 6-103, to add provisions intended to ensure that spending remains consistent with the approved annual operating budget, and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 10/29/25).

Attachments: 35296

27. **CAL. NO. 35,323 - BY: COUNCILMEMBER GIARRUSSO**

Brief:
An Ordinance to amend and reordain Sections 34-1 and 34-3 of the Code of the City of New Orleans to require that the number of float riders be included in the carnival parade permit fee; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 12/4/25).
WITHDRAWAL REQUESTED.

Attachments: 35323

28. CAL NO. 35,325 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an agreement to grant a servitude to an adjacent property owner for encroachments on/over portions of public right-of-way located at the municipal address 1544 Gentilly Boulevard; to fix the minimum price and terms of said servitude agreement; to declare that such use as granted in the servitude agreement will incorporate space that is neither needed for public purposes nor shall such use interfere with the use of the public right-of-way; to set forth the reasons for said servitude agreement; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 12/18/25).

Attachments: 35325

29. 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 2/12/26.

Attachments: M-25-182 Lying Over

30. 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 2/12/26.

Attachments: M-25-183 Lying Over

31. **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 2/12/26.

Attachments: M-25-184 Lying Over

32. **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 2/12/26.

Attachments: M-25-186 Lying Over

33. **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 2/12/26.

Attachments: M-25-187 Lying Over

34. 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 2/12/26.

Attachments: M-25-189 Lying Over

35. 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 2/12/26.

Attachments: M-25-235 Lying Over

36. 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 2/12/26.

Attachments: M-25-236 Lying Over

37. 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 2/12/26.

Attachments: M-25-238 Lying Over

38. 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 2/12/26.

Attachments: M-25-239 Lying Over

39. 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 2/12/26.

Attachments: M-25-288 Lying Over

40. **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 2/12/26.

Attachments: M-25-435 Lying Over

41. **MOTION - 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 2/12/26.

Attachments: M-26-38

42. **MOTION - 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 2/12/26.

Attachments: M-26-39

43. **MOTION - 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 2/12/26.

Attachments: M-26-40

44. **MOTION - 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 2/12/26.

Attachments: M-26-41

45. **MOTION - 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 2/12/26.

Attachments: M-26-44

46. MOTION - NO. M-26-50 - BY: COUNCILMEMBER MORRELL

Brief:
Submitting the parade positions and start times for the 2026 carnival parade season, accordance with City Code Section 34-6.

Annotation:
(This matter was introduced 1/27/26).
(Governmental Affairs Committee recommended approval).

Attachments: M-26-50

47. MOTION - NO. M-26-51 - BY: COUNCILMEMBERS MORRELL AND WILLARD

Brief:
Authorizing the President of the Council to sign contracts with Granicus for a period not to exceed one year beginning March 1, 2026 through February 28, 2027, with a maximum compensation of $82,684.38 to provide a turn-key, comprehensive scalable and flexible agenda preparation and document management system along with an internet video and meetings management solution for the City of New Orleans (the "Services").

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

Attachments: M-26-51

48. MOTION - NO. M-26-52 - BY: COUNCILMEMBER KING

Brief:
Rescinding the *VCE Adult Live Performance Venue Interim Zoning District* in its entirety.

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

Attachments: M-26-52

49. MOTION - NO. M-26-53 - BY: COUNCILMEMBER KING

Brief:
Directing City Planning Commission to conduct a public hearing to consider an amendment to Article 18 of the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), to establish a new Overlay Zoning District to be named the *Behrman Mixed-Use Integrity Overlay District*, the intent of which is to ensure that any Multi-Family developments proposed within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District, bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive, contain non-residential uses which align with the mixed-use goal of those districts.

Annotation:
(This matter was introduced 1**/27/26).**

Attachments: M-26-53

50. MOTION - NO. M-26-54 - BY: COUNCILMEMBER KING

Brief:
Directing City Planning Commission to conduct a public hearing to consider an amendment to Article 19 of the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to establish a new Interim Zoning District to be named the *Behrman Mixed-Use Integrity Interim Zoning District* ("IZD"), the intent of which is to temporarily prohibit the use of Multi-Family Dwellings within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District, bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive, that do not incorporate non-residential uses occupying at least 50% of the ground-floor area until the CPC has considered the implementation of an overlay zoning district that ensures any proposed developments within the affected area align with the mixed-use goal of those districts.

Annotation:
(This matter was introduced 1**/27/26).**

Attachments: M-26-54

51. MOTION - NO. M-26-55 - BY: COUNCILMEMBERS MORRELL, WILLARD, MCCARRON, HARRIS, KING, GREEN AND HUGHES

Brief:
Motion stating that all unclassified employees within the City Council shall be subject to one mandatory unpaid furlough day per pay period beginning on February 15, 2026 and continuing through December 31, 2026 for a total of 22 unpaid furlough days.

Annotation:
(This matter was introduced 1**/27/26).**

Attachments: M-26-55

52. **MOTION - NO. M-26-56 - BY: COUNCILMEMBER MORRELL (BY REQUEST)**

Brief:
Adding the President of the Council as a signatory to the contract between the City of New Orleans and Orleans Parish Sheriff's Office; and authorizing the President of the Council to sign the contract between the City of New Orleans and Orleans Parish Sheriff's Office (Exhibit A).

Annotation:
(This matter was introduced 1**/27/26).**

Attachments: M-26-56 w-CEA

53. **ORDINANCES ON FIRST READING**

SPECIAL ORDERS OF BUSINESS

1. FIRST ORDER OF BUSINESS - PRESENTATION - MARDI GRAS QUEENS

Brief:
Recognition of the Zulu Social Aid and Pleasure Club and its 2026 Mardi Gras Court, Mystic Krewe of Femme Fatale, and the 2026 Mardi Gras Queens for their community involvement and their reign as Crown Jewels.

SPEAKERS:
Zulu Social Aid and Pleasure Club's Oscar Rainey, President; Clarence Becknell, Zulu Historian; and King-Elect Ron Tassen; Mystic Krewe of Femme Fatale's Kimberly Early, President and Dr. Takeisha C. Davis, Captain; and 2026 Mardi Gras Queens.

2026 Mardi Gras Queens - Orleans Parish
Mystic Krewe of Femme Fatale Queen 2026 Lisa Ballard Jackson
Mystic Krewe of Femme Fatale Grand Marshal 2026 Tahj "Queen Tahj" Williams
Queen Alla XCIV Debbie Kerr-Leathem
Queen Carrollton CII Faith Elizabeth Hammons
Princess Choctaw Toni Sisung
Queen Cleopatra LIII Stephanie Buras
Queen Endymion LX Lily Joyce Bruneau
Queen Freret XIV Shannon E. Thomas
Queen Iris 2026 Kimberly Richelle Williams
Queen Guinevere XLIX Victoria Alexis Jordan (King Arthur)
Legion of Mars Queen XIII Victoria Rose Talamo
Queen Mid-City XCII Amy Freese Carter
Queen Morpheus XXIII Michelle Sanders
Queen Nefertiti VI Lashonda "Radiant One" Tenner
Queen NOMTOC LV Hollister Macayla Davis
Oshun Queen XXCVII Stephanie Osborne
Queen Pontchartrain LI Elizabeth Hummel Merino
Queen Pygmalion XXVI Isabella Bearden
Queen Sparta 2026 Jolie Grace Hopkins
Queen Thoth LXXVIII Savannah Catherine Bergeron
Queen Tucks LVIII Virgina "Ginny" Helton Casey
Queen Zulu 2026 Sharell Monique Chatman

Annotation:
(Cm. Morrell).
TO APPEAR.

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

January 12, 2026

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

In Re: Application of Entergy New Orleans, LLC for Certification of Costs Related to Hurricane Francine, UD-25-02
KM File No.: 7717-58

Dear Clerk of Council:

Enclosed please find for electronic filing, Air Products and Chemicals, Inc.'s ("Air Products") Motion for Intervention and Inclusion on Service List in the referenced docket. As confirmed with your office, the requisite original and number of hard copies are not mandatory to formalize this filing in the docket.

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:tp
Enclosure

cc: Official Service List UD-25-02 (via electronic mail)

4905-3156-7495 v1

Jan 10, 2026

Via Electronic Mail

Aisha Collier
Assistant Clerk of Council
Room 1E09, City Hall
1300 Perdido St
New Orleans, LA 70112

Re: Scheduling Order & Memorandum for Consolidated Billing Evidentiary Hearing

Dear Ms. Collier,

Together New Orleans respectfully submits the attached motion in docket **UD-18-03** pertaining to the City's Community Solar Program.

Please do not hesitate to reach out with any questions related to this filing.

Sincerely,

Nathalie Jordi
Together New Orleans

BEFORE THE COUNCIL OF THE CITY OF NEW ORLEANS

In re: A Rulemaking Proceeding to Establish Rules for Community Solar Projects

Docket No. UD-18-03

MOTION TO ESTABLISH PROCEDURAL GUARDRAILS FOR ANY SUPPLEMENTAL EVIDENTIARY PROCESS

Together New Orleans and the undersigned intervenors (collectively, "Intervenors"), respectfully move that the Hearing Officer should clarify and supplement the December 19, 2025 Scheduling Order by establishing firm procedural guardrails governing any supplemental evidentiary process in this docket. This Motion is necessary to prevent misuse of the evidentiary process to re-litigate settled Council determinations, to protect the integrity of the Council's prior rulings, and to avoid unnecessary delay and burden on the Council, stakeholders, and the public.

In support of this Motion, Intervenors state as follows:

I. PROCEDURAL BACKGROUND

1. This docket concerns the implementation of the City of New Orleans' community solar program, including the consolidated billing mechanism adopted by the Council through multiple resolutions, most recently Resolution R-24-310 (July 2024) and Resolution R-25-352 (June 2025).

2. On November 25, 2025, Entergy New Orleans, LLC ("ENO") filed a motion seeking to amend the completed consolidated billing procedural schedule and to require a full evidentiary hearing.

3. On December 8, 2025, Intervenors submitted a letter opposing ENO's request and explaining that ENO had already received extensive procedural due process through a multi-year rulemaking, discovery, a technical conference, multiple rounds of briefing, and a comprehensive Advisors' Report. Intervenors further warned that, should any evidentiary process be ordered, it must be strictly limited in scope and duration to prevent ENO from re-litigating settled policy questions.

4. In the December 19, 2025 Scheduling Order and Memorandum, the Hearing Officer expressly recognized that ENO waited until the end of the consolidated billing process to raise due process claims, after "keeping its powder dry" and seemingly seeking "two bites of the apple." The Hearing Officer also acknowledged that a full-blown live hearing would impose substantial costs and burdens. Nevertheless, "out of an abundance of

caution," the Hearing Officer established a 161-day-long supplemental evidentiary process.

5. While the Scheduling Order includes certain limitations, it does not directly address Intervenors' request that affirmative guardrails be imposed to prevent ENO from using the evidentiary process as a vehicle to reopen or undermine established Council decisions.

6. This Motion seeks targeted clarification and supplemental directives to ensure the evidentiary process remains narrowly focused, efficient, and faithful to the Council's prior determinations.

The purpose of this Motion is not to expand the scope of the proceeding, delay implementation, or revisit matters already decided by the Council. Rather, Intervenors respectfully seek clarification to ensure that the supplemental evidentiary process established by the Hearing Officer operates as a narrowly tailored, efficient mechanism focused specifically on consolidated billing.

Clear procedural guardrails at the outset will promote administrative efficiency, reduce discovery disputes, conserve the resources of the Council and the parties, and provide certainty to stakeholders relying on the Council's prior determinations. Intervenors therefore request the following limited, rules-based directives:

III. REQUESTED LIMITATIONS

Intervenors respectfully request that the Hearing Officer issue a supplemental order providing that:

1. **Scope Limitation.** The supplemental evidentiary process is strictly limited to discrete, factual implementation issues related to consolidated billing mechanics. Evidence or testimony challenging the fundamental viability or desirability of the community solar program is outside the scope of this proceeding and shall not be admitted.

2. **Evidentiary Proffers and Objections.** Parties shall be required, upon objection, to make a brief proffer explaining how any disputed testimony or discovery request is directly relevant to an open implementation issue. Irrelevant or duplicative material shall be excluded.

3. **Discovery Proportionality.** Discovery shall be narrowly tailored, proportional, and limited to information not already available in the existing record. Fishing expeditions or

discovery aimed at delaying implementation should be disallowed.

4. **Adverse Inferences for Delay.** To the extent ENO advances arguments or factual claims that rely on information it failed to provide earlier despite ample opportunity, the Hearing Officer may give such evidence reduced weight.

5. **Firm Adherence to Schedule.** Extensions of deadlines should be granted only upon a showing of extraordinary good cause, not routine disagreement or litigation strategy.

IV. CONCLUSION

Intervenors do not seek to deny ENO reasonable procedural protections. Rather, they seek to ensure that the supplemental evidentiary process ordered "out of an abundance of caution" does not become an instrument to destabilize settled Council policy, derail a duly adopted program, or squander limited public resources beyond the additional 161 days dedicated to this evidentiary hearing.

Clear procedural guardrails will protect the integrity of the Council's rulemaking, respect the Hearing Officer's own concerns about cost and delay, and allow this docket to move efficiently toward implementation—where it has been headed for years.

For these reasons, Intervenors respectfully move that the Hearing Officer grant this Motion and issue a supplemental order establishing the guardrails described above.

Respectfully submitted,

Nathalie Jordi, Together New Orleans

Scott Oman, South Coast Solar

Gary Kassem, SunConnect Corporation (on behalf of NOLA Solar Holding Company LLC)

Logan Burke, Alliance for Affordable Energy

Ian Fischer, Working Power

Ryan Gregory, Stay Ready NOLA, Inc.

Alex Pasanen, Solstice Power Technologies LLC

Pierre Moses, 127 Energy

Monika Gerhart, Gulf States Renewable Energy Industries Association

Gary Skulnik, Neighborhood Sun

Thomas Guinan Jr., Algiers Solar LLC

David Denny, Carpe Diem Developers

Jeff Cantin, Solar Alternatives Inc

Jackie Dadakis, Green Coast Enterprises

Before
The Council of the City of New Orleans

Re: Scheduling Order & Memorandum about Consolidated Billing Evidentiary Hearing

(Docket No. UD-18-03)

CERTIFICATE OF SERVICE

I do hereby certify that I have, this Jan 10, 2026, served the foregoing correspondence upon all other known parties of this proceeding by electronic mail.

Nathalie Jordi
Together New Orleans

Leslie M. LaCoste
Counsel – Regulatory
Entergy Services, LLC
504-576-4102 | llacost@entergy.com
639 Loyola Avenue, New Orleans, LA 70113

January 16, 2026

VIA ELECTRONIC MAIL
Clerk of Council
Clerkofcouncil@la.gov
City Hall - Room 1E09
1300 Perdido Street
New Orleans, LA 70112

Re: Rulemaking Proceeding to Establish Rules for Community Solar Projects (CNO Docket No. UD-18-03)

Dear Clerk of Council:

Entergy New Orleans, LLC ("ENO") is making this filing pursuant to the Scheduling Order and Memorandum dated December 19, 2025, which was issued by the Hearing Officer Judge Jeffrey S. Gulin. Attached, please find the written testimony of ENO's two fact witnesses: Melissa Lejeune and Sarah Harcus, as well as ENO's expert witness Stephen Wemple. ENO submits this filing electronically and will submit the requisite original and number of hard copies as you direct.

Thank you for your assistance in this matter, and please let me know if you have any questions or concerns.

Sincerely,

Leslie M. LaCoste

LML/hhs
Attachments
cc: Official Service List UD-18-03 *(via electronic mail)*

BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS

IN RE: A RULEMAKING PROCEEDING TO ESTABLISH RULES FOR COMMUNITY SOLAR PROJECTS	**)** **)** **)**	**DOCKET NO. UD-18-03**

STATE OF LOUISIANA

PARISH OF ORLEANS

AFFIDAVIT OF MELISSA LEJEUNE

I, Melissa Lejeune, after being duly sworn, did make the following statements:

1. I am over 18 years of age, of sound mind, and otherwise competent to make the statements herein. The statements are true as stated, except as to matters and things, if any, stated on information and belief, and that as to those matters and things, I believe them to be true.

2. I was employed by Entergy Services, LLC ("ESL") for 25 years. I retired from ESL on January 8, 2026. At the time of my retirement, I was Senior Manager, Customer Experience Initiatives for ESL. In that role, I managed projects, led execution, and leveraged technology in furtherance of customer and business initiatives for the Entergy Operating Companies, including Entergy New Orleans, LLC ("ENO" or the "Company").

3. I understand that this docket before the Council of the City of New Orleans ("Council") currently involves, among other things, consideration of whether the Council should modify its community solar rules to require implementation of a consolidated billing arrangement for the New Orleans community solar program.

4. I understand that, to date, the Council has not modified its community solar rules to require consolidated billing or otherwise defined or provided parameters for consolidated billing in this docket. The current community solar rules contemplate a traditional dual billing arrangement.

5. Company expert witness, Stephen Wemple, explains in his direct testimony that dual billing is an arrangement in which the utility bills the customer for regulated electric service, while a community solar developer separately bills the customer for any subscription or generation-related charges associated with the customer's participation in the community solar program.

6. My understanding of consolidated billing aligns with the description provided by Mr. Wemple.

7. I specifically understand that the issue before the Council is whether utility-consolidated billing should be adopted. As Mr. Wemple explains, utility-consolidated billing is a structure in which the utility embeds a Subscriber Organization's community solar charges and credits directly on the utility bill. Under this arrangement, the Subscriber Organization is compensated by receiving a portion of the value of the Subscriber's bill credit, which the utility withholds and remits directly to the Subscriber Organization. In effect, the utility's billing system is used to collect payment for a third-party's generation services.

8. ENO's existing billing system cannot accommodate utility-consolidated billing.

9. ENO's billing system, including its Information Technology ("IT") and business processes, would require significant modifications and costs to implement a utility-consolidated billing arrangement. Unlike the traditional dual billing arrangement, implementation of utility-consolidated billing would require ENO to re-engineer core billing functions to track Subscriber Organizations' subscriptions, apply non-tariffed (unregulated) charges, allocate partial bill credits, manage disputes over third-party products, and reconcile payments between customers and Subscriber Organizations. These functions are fundamentally different from regulated utility billing and introduce new operational, legal, and consumer-protection risks. In short, utility-consolidated billing is not an extension of existing utility capabilities – it is the addition of an entirely new commercial billing platform to be embedded within the utility's billing system.

10. On June 11, 2025, ENO submitted a letter to the Clerk of Council that provided, among other things, an initial estimate of certain costs potentially necessary to implement utility-consolidated billing. See Exhibit A.

11. I worked with the Company's IT integration partner to develop the initial estimate.

12. The initial estimate is a Class 5 estimate, which is a high-level, rough order of magnitude estimate. The initial estimate includes work to modify ENO's billing system (including IT coding and integration) and create interfaces for Subscriber Organizations and ENO to exchange information and data, as well as hiring additional employees.

13. The initial estimate reflects a cost of $1.55M (with a range of +100% to -50%) for, among other things, technological and system upgrades and modifications.

14. The initial estimate was based on the Company's assumptions about the manner in which utility-consolidated billing might be implemented by the Council, including monthly processes (a) to calculate total bill credits for each Subscriber based on their pro rata share of the actual metering data from each community solar facility using the rates in Rider CSGF; (b) to split these total credits between the Subscriber and the Subscriber Organization using a guaranteed savings rate proportion prescribed by the Council; and (c) to render the Subscriber's portion on their electric bill as a credit and remit the Subscriber Organization's portion via a check.

15. Specific requirements must be defined by the Council for the Company to develop a final estimate of utility-consolidated billing implementation costs, such as the treatment of credits for Subscribers whose accounts are suspended for nonpayment.

16. Considering the absence of specific utility-consolidated billing requirements, ENO is not certain that it has identified each upgrade that its billing system would require to accommodate consolidated billing.

17. Any final estimate to implement utility-consolidated billing could fluctuate depending on the final rules and requirements that the Council establishes.

18. For example, it is unclear whether a full bill redesign would be required to implement utility-consolidated billing, and thus no such costs are included in the initial estimate. However, if the final rules approved by the Council introduce requirements necessitating a new bill design, that would increase the initial estimate.

19. Further, in its final rules, if the Council were to authorize Subscriber Organizations to unilaterally change, over time, the split of bill credits for each Subscriber or community solar facility without restrictions from the Council, that would add administrative complexity and increase the initial estimate. The magnitude of these complications depends on how many Subscriber Organizations participate and how often they make modifications.

20. ENO cannot know the precise timeline for implementation until it receives final rules from the Council. However, ENO currently estimates that it would require 14 months from the Council's ordering resolution, through a request for proposals, to finalize implementation requirements and costs and perform implementation.

21. The estimated timeline of 14 months is informed by the standard process that ENO and other Entergy Operating Companies utilize so that any billing, tariff, or other implementation is addressed from an end-to-end perspective considering technology, process, and resources.

22. The standard process begins with an initial intake session with key stakeholders whereby IT and the respective business function teams evaluate the level of effort and the respective systems and processes that will be impacted. Depending upon the level of effort, the Company may determine that it may need to issue a request for proposals to other vendors. If the Company needs to issue a request for proposals, a timeline could take additional months due to Supply Chain governance around the bid process.

23. Whether through the existing IT integrator or another vendor, the next phase is preparation of a technical requirements document which details the system requirements based on the approved rules, regulations, intent of the tariff, and/or schedule as may be applicable. Requirements continue to be refined through meetings with the Entergy Operating Company, IT, and respective billing functions, along with documenting assumptions made by both the business and the IT integrator. The requirements also include processes that need to be established, along with changes to bill presentment and any change management or customer engagement associated with the implementation. Requirements for any IT implementation must be specific so that IT can code and configure the system(s) appropriately and determine the impacts of the new development work on existing structures.

24. After the technical requirements are documented, IT develops a design document which needs to be reviewed with the business function team and compared to the technical requirements document to ensure that all applicable components have been considered. Any changes will need to be incorporated back into the design before the IT team can start the build (i.e., the configuration or coding of the system). Several IT validations occur to ensure that the build process adheres to the design document before the configuration is ready for testing by the business function. As part of that process, there are reviews of the bill "mock up" to ensure that line items and/or calculations appear correctly.

25. The bill presentment is the final element in the build process, as it compiles other logic and calculations for presentment on the bill. Any issues with regard to bill presentment are identified at this stage and must be resolved to remain on target for delivery. Once the business function team completes user acceptance testing, the code changes are moved to production, provided the applicable orders/approvals from the regulatory bodies have been received. Code changes may not be moved into production without an approved order or ruling from the regulatory body. The development of related processes and organizational

support (where applicable) occur simultaneously, which requires extensive coordination to ensure all deliverables are met.

26. To ensure proper system implementation, as well as accurate billing and bill presentment that resonates with customers, it is imperative that the Company follow this standardized process.

27. In addition to the upfront implementation costs, ENO anticipates recurring incremental expenditures would be required to maintain utility-consolidated billing through the duration of the community solar program.

28. As discussed in the June 11, 2025 letter, ENO estimates that two new full-time employees would be required at an incremental annual cost of approximately $110K to $125K each.

29. The two new full-time employees would support enrollment, enable data transfers between Subscriber Organizations regarding Subscriber lists, perform reconciliations to ensure that all activity is complete and accurate for any given period, release payments to Subscriber Organizations, review invoices to ensure credits are properly reflected, and possibly other tasks associated with administering the final rules.

30. The number of employees and scope of work are subject to change based on the final rules issued by the Council, after which ENO can better determine the resources expected to be required in the context of the community solar program.

Melissa LeJeune

MELISSA LEJEUNE

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 14th DAY OF JANUARY 2026.

NOTARY PUBLIC

My commission expires: at death

Leslie LaCoste
Notary Public
LA Bar No. 38307
State of Louisiana
My Commission is for Life.

Leroy Nix
VP, Regulatory & Public Affairs
Entergy New Orleans, LLC
504-670-3680 | lnixa@entergy.com
1600 Perdido Street, New Orleans, LA 70112

June 11, 2025

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

Re: Cost Estimates to Implement Net Crediting Consolidated Billing (CNO Docket No. UD-18-03)

Dear Clerk of Council:

Please find enclosed the submission titled "Cost Estimates to Implement Net Crediting Consolidated Billing (CNO Docket No. UD-18-03)". Please file a copy of this submission into the record in the above referenced matter.

If you have any questions regarding this information, please contact me at (504) 670-3680.

Sincerely,



Leroy Nix

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

Leroy Nix
Vice President, Regulatory & Public Affairs
504-670-3680 | lnix@entergy.com

June 10, 2025

VIA ELECTRONIC MAIL
Erin Spears
Chief of Staff & Counsel
Council Utilities Regulatory Office
New Orleans City Council
1300 Perdido Street, Room 6E07
New Orleans, LA 70112

Re: Cost Estimates to Implement Net Crediting Consolidated Billing (CNO Docket No. UD-18-03)

Dear Ms Spears:

Entergy New Orleans, LLC ("ENO") submits this letter as a supplement to its December 13, 2024, letter to the Council, as well as its October 30, 2024, comments filed in this docket regarding the non-participant impacts and costs associated with further modifications to the Community Solar Rules that would require ENO to implement net crediting consolidated billing. Those prior submissions discuss the hurdles and high-level cost drivers associated with implementing net crediting consolidated billing for the community solar program in New Orleans. This letter provides additional information on the implementation of consolidated billing, specifically further estimates of the costs to implement necessary changes to IT systems and business processes as previously requested by CURO.

In the absence of Council-approved Community Solar Rules that contemplate consolidated billing and include the necessary requirements, ENO has developed for consideration and discussion a set of redlined Rules (attached here) that capture net crediting consolidated billing as ENO understands it and as ENO believes it could conceivably be implemented.[1] Moreover, based on these proposed redlined Rules and requirements, ENO has worked with its IT integration partner to develop an initial estimate (Class 5) of the work potentially necessary to modify ENO's billing systems and create interfaces for Subscriber Organizations and ENO to exchange information and data.

For that work, the initial estimate reflects a cost of $1.55M for necessary IT coding and integration, with a sensitivity range of +100% to -50% ($3.1M to $775K). A final estimate would be established if the Council issues a resolution ordering ENO to implement consolidated

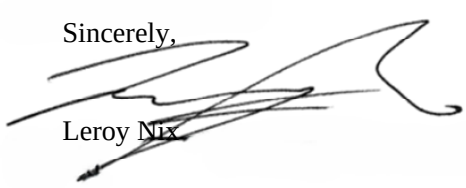
[1] In response to direction from the Council, ENO filed updated redlined rules on January 16, 2025, that address issues identified in Resolution R-24-571 and subsequent stakeholder discussions. As a starting point for adding proposed redlines describing requirements for net crediting consolidated billing, ENO accepted all of the redlines in the January 16, 2025, version on the assumption that the Council would approve its compliance filing as submitted.

billing, with sufficient detail about the necessary requirements of the consolidated billing solution, and the IT integrator conducts detailed requirements design based on the updated version of the Rules finally adopted. From the date that the Council issues an ordering resolution, ENO would need approximately eight months to finalize requirements and perform implementation. If the final Rules adopted by the Council deviate from the proposed redlines ENO developed for use in creating the estimate, the cost could change significantly beyond the Class 5 range described above. The time required to revisit the IT requirements, update the estimate, and implement the solution would extend to 12-14 months in that case.

Based on the proposed redline Rules developed by ENO, it is not expected that a full bill redesign would be required to implement consolidated billing (and thus no such costs have been included). However, if updated Rules approved by the Council introduce requirements that necessitate a new bill design, this would increase the estimated cost and require several additional months to produce. In addition, ENO estimates at this time that two new full-time analysts would be required to support the community solar program at an incremental annual cost of approximately $110K to $125K each.

ENO stands ready to work with the Council and other stakeholders on the community solar program pursuant to approved Council rules. Should you have any questions or require additional information, please do not hesitate to reach out.

Sincerely,



Leroy Nix

Enclosures
cc: Official Service List UD-18-03 *(via electronic mail)*

June 2025 Redline—Consolidated Billing

APPENDIX B
COMMUNITY SOLAR RULES
For the
Council of the City of New Orleans

I. OVERVIEW

The purpose of the Community Solar Rules ("Rules") is to establish the City Council of New Orleans' rules, policies, and procedures for Community Solar Generating ("CSG") Facilities and the associated electric utility customer subscriptions in Orleans Parish, including: eligibility for participating in Community Solar Generating Facilities; developer, facility, and customer limits with respect to community solar; establishment of a bill crediting mechanism for participants; customer protection provisions; general interconnection requirements; safety and performance requirements; and contractual and reporting requirements. Further, these rules are intended to establish a clear and streamlined path to the development of Community Solar development in the City of New Orleans. The Council recognizes that these rules do not provide the only path to distributed generation development in the City of New Orleans. To the extent that the Utility or any other party has a proposed project or proposal that does not adhere to the requirements of these Rules, it may submit a proposal to the Council for review and approval. These Rules shall be cited as the "New Orleans Community Solar Rules." The Council may waive a provision of these Rules upon a showing of good cause.

II. DEFINITIONS

As used in these rules; the following words and phrases shall have the fol1owing meaning, unless the context clearly indicates otherwise:

"Agent" means a person who conducts business, including marketing or sales activities, or both, on behalf of a CSG Facility Subscriber Organization and includes an employee, a representative, an independent contractor, a subcontractor, a vendor and a representative not directly under contract with the Subscriber Organization that conducts business, including marketing or sales activities, on behalf of the Subscriber Organization.

"Allocated Credit" is the total monthly credit calculated for a Subscriber's pro rata portion of the monthly output of a CSG Facility.

"Application Queue" refers to the sequential list of CSG Facility projects for which a completed application has been accepted by the Utility.

"Baseline Annual Usage" refers to a Subscriber's accumulated electricity use in kilowatt-hours ("kWh") for the previous 12-month period at the time the subscription is entered into, as measured at the Utility's meter, net of any distributed generation provided by the Subscriber to the utility system at that meter. For a Subscriber that does not have a record of 12 months of electricity use at the time of the Subscriber's most recent Subscription, an estimate of the Subscriber's accumulated 12 months of electricity use in kWh, determined in

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a manner the Council approves. If a Subscriber begins taking service under Schedule Net Energy Metering (NEM), they must notify the Subscriber Organization and the Subscriber Organization must notify the Utility so the Baseline Annual Usage can be re-evaluated and the Subscription modified as necessary.

"Consent" means an agreement with an action communicated by the following: a written document with Customer signature; or an electronic document with electronic signature.

"Construction Queue" refers to the sequential list of CSG Facility projects with a signed interconnection agreement.

"Contract Summary" means a summary of the material terms and conditions of a Community Solar Generating Facility Subscriber contract on a form provided by the Council.

"Council" refers to the Council of the City of New Orleans.

"Community Solar Generating Facility" or **"CSG Facility"** means a solar energy facility that:

(i) converts solar energy to electricity;
(ii) is owned by the Utility or any other for-profit or nonprofit entity or organization;
(iii) has a generating capacity/nameplate rating that does not exceed five megawatts ("MW") as measured by the alternating current rating of the system's inverter;
(iv) can provide power to or is connected to the Utility's distribution system;
(v) is located in the Utility's electric service territory;
(vi) is individually metered;
(vii) has at least three Subscribers;
(viii) sells the Output from the facility to the Utility and which the purchase of the Output from the facility shall take the form of a credit against the Subscriber's electric bill; and
(ix) the beneficial use and renewable attributes of the Output of the facility belongs to the Subscribers.

"Community Solar Program" means a program that encompasses the facilities, entities, functions and requirements implemented by these Rules.

"Customer" means a retail electric customer account holder of the Utility.

"CURO" means Council Utilities Regulatory Office.

"Guaranteed Savings Rate" means the percentage of the total Allocated Credit that will be used to calculate the monthly Net Credit for each Subscriber and applied to their monthly electric bill. The Guaranteed Savings Rate shall be 20% for Low Income Subscribers and 10% for non-Low Income Subscribers.

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"Low-Income Customer" means a Customer whose gross annual household income is at or below 60 percent of Area Median Income for the year of subscription or who is certified as eligible for any federal, state, or local assistance program that limits participation to households whose income is at or below 60 percent of Area Median Income.

"Low-Income Subscriber" means a Subscriber who is a Low-Income Customer.

"Net Credit" is the portion of the Allocated Credit that is calculated monthly by multiplying the Allocated Credit by the Guaranteed Savings Rate for the Subscriber in question and applied to offset eligible charges on the Subscriber's monthly electric bill.

"Net Crediting Consolidated Billing" refers to the process by which the Utility calculates Allocated and Net Credits on a monthly basis for each Subscriber, renders the Net Credit on the electric bill of the Subscriber, and renders payment to the Subscriber Organization for its share of each Allocated Credit less the Utility Administrative Fee.

"NEM Rules" means the New Orleans Net Energy Metering Rules adopted by Council Resolution No. R-07-132.

"Output" means the energy and power produced by a CSG Facility.

"Person" refers to any individual, firm, partnership, corporation, company, association, cooperative association, joint stock association, joint venture, governmental entity, or other legal entity.

"Personally Identifiable Information" means information that can be used to distinguish or trace an individual's identity, either alone or when combined with other personal or identifying information that is linked or capable of being linked to a specific individual.

"Renewable Energy Credit" or **"REC"** means a contractual right to the full set of non-energy attributes, including any and all credits, benefits, emissions reductions, offsets, and allowances, howsoever entitled, directly attributable to a specific amount of electric energy generated from a renewable energy resource. One REC results from one MWh of electric energy generated from a renewable energy resource.

"Rules" means the Community Solar Rules established herein or as modified by subsequent action.

"Security Deposit" means any payment of money given to a Subscriber Organization by a Subscriber in order to protect the Subscriber Organization against nonpayment of future subscription fees, but does not include escrowed prepaid subscription fees.

"Service Connection" is the location on the CSG Facility's premises/facilities at which a point of delivery of power between the Utility and the CSG Facility is established.

June 2025 Redline—Consolidated Billing

"Subscriber" means a Customer of the Utility that holds a Subscription to one or more CSG Facilities and has identified one or more individual meters or accounts related to electric service to which the Subscription(s) shall be attributed. At the time a Customer enrolls as a Subscriber, the Customer's account with the Utility must be in good standing.

"Subscriber Organization" means a person or legal entity that owns and operates a CSG Facility, or operates a CSG Facility that is built and owned by a third party under contract with such Subscriber Organization. A Subscriber Organization may also be a Subscriber to the facility, subject to the Limitations on Subscriptions set forth herein.

"Subscription" refers to that portion or proportionate interest of Output of a CSG Facility that is allocated to a Subscriber, including the RECs associated with or attributable to the CSG Facility.

"Unsubscribed Energy" refers to any energy Output of a CSG Facility in kWh that is not allocated to a Subscriber.

"Utility" refers to the utility providing electric service to customers in the City of New Orleans and regulated by the Council.

"Utility Administrative Fee" is the 3.0% amount deducted by the Utility from the subscriber Organization's portion of the Allocated Credit that is used to defray costs incurred by the Utility to administer Net Crediting Consolidated Billing.

"**Waitlist"** refers to the sequential list of CSG Facility projects that have submitted a completed application, but which cannot be placed in the Application Queue because either the Program Capacity Limits or the Category Limits have been exceeded.

III. CUSTOMER ELIGIBILITY

A. Customer Eligibility

(1) All customer rate classes are eligible to subscribe to a CSG Facility.
(2) A Customer may subscribe to a CSG Facility in the Utility's service territory, provided that the Customer has an account for electric service with the Utility.
(3) A Customer may subscribe to CSG Facility regardless of the Customer's participation in other Utility-sponsored renewable programs, such as NEM, provided that the Customer's participation does not violate, individually or collectively, the eligibility limits of all applicable programs and these Rules.

B. Limitations on Subscriptions

(1) A Customer may not hold Subscriptions representing a total amount of energy in the Community Solar Program that exceeds 100 percent of the value of the Subscriber's Baseline Annual Usage.

June 2025 Redline—Consolidated Billing

(2) A Customer may purchase multiple Subscriptions from one or more CSG Facilities provided that the total of the Subscriptions does not exceed the requirements in III.B.(1) of the Rules.
(3) No Customer may own more than a 40 percent interest in the beneficial use of the electricity generated by a CSG Facility, including without limitation, the renewable energy and RECs associated with or attributable to the CSG Facility.

IV. COMMUNITY SOLAR GENERATING FACILITY ELIGIBILITY

A. CSG Facility Eligibility

(1) A CSG Facility can be owned by the Utility or any other for-profit or nonprofit entity or organization.
(2) A Subscriber Organization that has registered with the Council, through CURO, that wishes to construct and operate a CSG Facility as part of the Community Solar Program shall submit an application to the Utility in accordance with the CSG Facility project application procedure established by the Utility as part of these Rules.
(3) Subscriber Organization shall be responsible for the operation and maintenance of the CSG Facility, the associated Subscription management, and any required reporting to the Utility.
(4) A CSG Facility must be located in the Utility's service territory, must be individually metered, and must be connected to the Utility's distribution system.
(5) A CSG Facility may be either new construction that commenced operation after the date of Council adoption of these Rules or a solar generating system that commenced operation prior to Council adoption of these Rules.
(6) The Subscriber Organization for the CSG Facility must enter into a Contract with the Utility to sell the Output from the facility to the Utility. The purchase of the Output from the CSG Facility shall take the form of a credit against the Subscriber's electric bill.
(7) The Council may establish additional conditions limiting the number of CSG Facilities for which any single Subscriber Organization or its affiliates may apply.

B. CSG Facility Limitations

(1) The CSG Facility's generating capacity/nameplate rating must not exceed five MW as measured by the alternating current rating of the system's inverter.
(2) The beneficial use and renewable attributes of the Output of the CSG Facility must remain with the Subscribers
(3) A CSG Facility must have at least three Subscribers.
(4) The total number of accounts per CSG Facility may be determined by the Subscriber Organization; however, each Subscription shall be sized to represent at least one kW of the CSG Facility's nameplate rating. The

June 2025 Redline—Consolidated Billing

minimum one kW sizing requirement herein shall not apply to Subscriptions owned by an eligible Low-Income Subscriber.

(5) More than one CSG Facility may be located on the same or adjacent property as an existing or proposed CSG Facility owned by the same Subscriber Organization or affiliate, provided that the combined nameplate ratings of such CSG facilities does not exceed 5000 kW.

(6) One or more Subscriber Organizations may construct multiple CSG Facilities on a single parcel of property, providing that the total MW of the multiple projects on the single parcel does not exceed 5 MW.

(7) To the extent that the analysis performed in the Utility's processing of the CSG Facility application as described in VII.D of these Rules reveals that a proposed CSG Facility would have a negative impact on the reliability of the Utility's system, either the CSG Facility must be reduced in size to mitigate such negative impact, or the CSG Facility developer may choose to incur the costs of necessary upgrades to the Utility's system to enable the CSG Facility to be interconnected without jeopardizing the reliability of the system.

V. CAPACITY LIMITS

A. Community Solar Program Capacity Limits

(1) Subject to the CSG Facility category limits established in these Rules, the Utility shall accept CSG Facility applications as long as the total capacity of all CSG Facilities, as measured by the sum of the nameplate capacity of each CSG Facility's inverter, is less than or equal to five percent of the Utility's annual peak in MW for the first three years of the Community Solar Program. Subsequent to the first three years the Council will reconsider the total capacity limit.

(2) Prior to accepting CSG Facility applications beyond the Community Solar Program Capacity Limits or the CSG Facility Category Limits, the Utility shall seek and obtain Council approval.

(3) If the Council instructs the Utility to continue accepting CSG Facility applications beyond either the Program Capacity Limits or the Category Limits, those applications shall be placed on a Waitlist behind the Application Queue. The Waitlist shall be administered as follows:

(a) Projects will be entered into the Waitlist in the order in which they are received;

(b) These applications shall not be processed immediately, but shall be held by the Utility;

(c) When a slot opens up in the Application Queue, either because a project has moved into the Construction Queue or because a project has dropped out, the Subscriber Organization with the first project in the Waitlist with a nameplate capacity (as measured by the alternating current rating of the system's inverter) that does not exceed the available slot will be given the option to move into the Application

Queue. If the Subscriber Organization declines to move into the Application Queue, the project will be removed from the Waitlist.

(i) If the project at the top of the Waitlist has a capacity greater than the available slot, the Utility shall give the Subscriber Organization the opportunity to reduce the project capacity to fit within the available slot;

(ii) If it chooses to reduce the project's capacity to conform, the Subscriber Organization must notify the Utility within ten (10) business days of its intent, and must then submit an updated Application with a conforming capacity total within thirty (30) days after providing notice of its intent;

(iii) The Utility shall work sequentially through the Waitlist in this manner until a project is identified to fill the available slot in the Application Queue.

(d) Once a project has been moved from the Waitlist to the Application Queue, its application shall be processed in accordance with the Program Rules and processes.

B. CSG Facility Category Limits

(1) CSG Facilities shall be classified into one of two categories:

(a) Open Category: CSG Facilities of any size up to five MW as measured by the alternating current rating of the system's inverter.

(b) Low-Income Category: CSG Facilities of any size up to five MW as measured by the alternating current rating of the system's inverter in which a minimum of 30 percent of the CSG Facility's Output is provided to Low-Income Subscribers.

(2) The Utility shall accept CSG Facility applications in each of the following categories up to the Community Solar Program Capacity Limits and according to the following CSG Facility Category percentages:

(a) Open Category: up to 50 percent of the Community Solar Program Capacity Limits; and

(b) The remaining 50 percent of the Community Solar Program Capacity Limit shall be reserved for Low-Income Category CSG Facilities.

VI. SUBSCRIBER ORGANIZATION REGISTRATION AND RECORDS

A. Registration with the Council

(1) A Subscriber Organization shall register with the Council, on forms authorized by the Council, prior to offering Subscriptions to a CSG Facility or operating a CSG Facility. CURO shall process the registrations and make a list of Subscriber Organizations with current, valid registrations available on the Council's website.

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(2) The Council shall assign each Subscriber Organization with an identification number.

(3) A Subscriber Organization shall maintain the registration with the Council by notifying the Council whenever certain information supplied as part of the registration with the Council becomes inaccurate, and updating their registration with accurate information. Subscriber Organizations shall renew their registration with CURO annually. If any Subscriber Organization fails to renew their registration in a timely manner, or if CURO otherwise becomes aware that the information in a Subscriber Organization's registration is no longer accurate, CURO shall notify the Subscriber Organization of the lapse in its registration and the Subscriber Organization shall have 30 days to renew or update its registration. If the Subscriber Organization fails to renew its or update its registration within the 30-day period, its registration shall be revoked by CURO. When a Subscriber organization's registration is revoked, CURO shall notify the Utility and the Utility shall no longer be required to purchase energy or capacity from the Subscriber Organization's CSG Facility or to provide credits to the Subscribers of that CSG Facility.

(4) By registering with the Council, a Subscriber Organization acknowledges and agrees it is bound by the Council's regulatory authority and jurisdiction to enforce the requirements contained in these Rules, including, but not limited to, the Council's authority to impose penalties on the Subscriber Organization as provided for in these Rules, or otherwise allowed by law.

(5) CURO may charge a reasonable fee to Subscriber Organizations for initial registration with the Council and for annual renewal, as authorized by the Council.

B. Subscriber Organization Obligations and Records

(1) A Subscriber Organization shall maintain on file with CURO the following information for the duration of the operation of each CSG Facility:

(a) Owner name and address.

(b) Business address.

(c) Name of registered agent in Orleans Parish.

(d) General information on the facility including: location, DC and AC nameplate capacity, major equipment list, interconnection requirements, and any other relevant design details.

(e) Proof of liability insurance in an amount reasonably adequate to protect the public and the Utility against damages caused by the operation of each CSG Facility. The Council, through CURO or other designated agency, will establish minimum levels of liability insurance that shall be deemed reasonably adequate for CSG Facilities.

(f) Proof of registration "In Good Standing" with the Louisiana Secretary of State.

(g) Proof of professional licenses from all applicable regulatory agencies, such as the Louisiana State Licensing Board for Contractors.

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(h) A copy of the Subscriber Organization's Occupational or General Business License obtained from the City of New Orleans' Bureau of Revenue.

(2) A Subscriber Organization shall maintain in its own files the following information for the duration of the operation of each CSG Facility:
   (a) Subscriber information including: name, mailing address, address at which the Subscriber has an account for electric service with the Utility, and, where relevant, the data supporting a Subscriber's classification as a Low-Income Subscriber.
   (b) Subscription information for each Subscriber including a copy of the contract, rates, fees, and terms and conditions.

(3) A Subscriber Organization shall provide the information in Section VI.B(2) to the Council upon request.

(4) A Subscriber Organization shall provide to the Council, within 10 business days, information requested by the Council concerning the operation of its CSG Facilities.

(5) Contracts between the Subscriber Organization and the Utility shall be a matter of public record and shall be filed with the Clerk of Council by the Subscriber Organization.

(6) A Subscriber Organization, and, where relevant, the third-party owner/developer, are responsible for ensuring that its CSG Facility is constructed, maintained, and operated in compliance with all relevant local, state, and federal laws, rules regulations and standards, including, but not limited to, reliability, safety, zoning, permitting, occupational safety and health, and environmental laws, rules, regulations and standards, as well as adherence to the Utility's interconnection policies and procedures and these Rules.

(7) CURO shall maintain on the Council's website a list of Subscriber Organizations registered with the Council, the names of any Subscriber Organizations whose registrations have lapsed or been revoked by the Council, a copy of these Rules, and an explanation of how consumers may submit a complaint related to these Rules to the Council.

VII. COMMUNITY SOLAR PROGRAM MANAGEMENT

A. Community Solar Program Plan

(1) Within 90 days from the effective date of the Rules, the Utility shall develop a Community Solar Plan setting forth the Utility's plan for implementing these Rules including the Utility's program administration plan and relevant tariffs for compliance with these Rules.

B. CSG Facility Standard Interconnection Agreement

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(1) Within 90 days from the effective date of the Rules, the Utility shall develop a Standard Interconnection Agreement for CSG Facilities, which shall be subject to the review and approval of the Council.
(2) The proposed Standard Interconnection Agreement for CSG Facilities shall be consistent with the provisions of Entergy's Distribution Design Basis/Standards DR7-01 and DR7-02.
(3) The proposed Standard Interconnection Agreement for CSG Facilities shall be consistent with the provisions of these Rules and shall describe any and all interconnection expenses, and other charges in conformity with the Rules.

C. CSG Facility Project Application Procedure

(1) Within 90 days from the effective date of the Rules, the Utility shall establish a CSG Facility application procedure in compliance with these Rules and applicable Council orders, and consistent with the CSG Facility Standard Interconnection Agreement.
(2) The Utility shall develop its CSG Facility application procedure in a manner designed to encourage achievement of the Council's community solar guiding principles, timely project development, and equitable allocation of the Community Solar Program Capacity Limits and the CSG Facility Category Limits. In addition to CSG Facility details necessary for the application, the application procedure shall require:
    (a) Proof of Subscriber Organization registration with the Council;
    (b) Proof of application for all applicable permits to construct and operate the CSG Facility; and
    (c) Proof of site control. The Utility shall accept as proof of site control: evidence of property ownership; an executed lease agreement; or a signed option to purchase a lease.
(3) A Subscriber Organization shall notify the Utility of the location, capacity and expected energy production of its proposed CSG Facility at the time it submits an interconnection request, or prior to soliciting subscriptions from potential Subscribers, whichever occurs first.

D. Processing of CSG Facility Applications

(1) The Utility shall process applications from Subscriber Organizations filed in accordance with the CSG Facility application procedure in the order in which the utility receives the application.
(2) Within 10 business days of receipt, the Utility shall notify the Subscriber Organization whether the application is complete. If the application is incomplete, the Utility shall provide a written list detailing all information that must be provided to complete the application.
(3) A Subscriber Organization receiving notice of an incomplete application shall revise and submit the required information within 10 business days after receipt of the list of incomplete information. Failure to submit the required information within 10 business days shall result in the application being

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rejected, but shall not otherwise prejudice the Subscriber Organization's ability to file a new, complete application in the future.

(4) The Utility shall notify a Subscriber Organization within 10 business days of receipt of a revised application whether the application is complete or incomplete.

(5) The Utility shall grant an extension of time of an additional 10 days to provide such information upon request from the Subscriber Organization.

(6) The Utility shall reject an application that is not submitted in accordance with CSG Facility application procedure.

(7) The Utility shall assign a unique identification number to each complete application and the application shall be deemed accepted as of the date the identification number is assigned.

(8) Application Queue—The Utility shall establish an Application Queue based on application acceptance date. An initial engineering review will be conducted by the Utility for each complete application.

(a) The Subscriber Organization shall have 45 days from the date of receipt of the initial review response to agree in writing to commence the required interconnection studies before the project is removed from the Application Queue.

(b) If the Subscriber Organization intends to pursue a group initial study for multiple projects, this intention shall be stated during the application process. The Subscriber Organization shall have 45 days to agree in writing to move forward with the required interconnection studies before the projects involved in the group are removed from the Application Queue.

(c) Failure to submit an executed study agreement within 45 days following receipt of the initial review shall result in the Subscriber Organization losing its place in the Application Queue for the affected project(s), but shall not otherwise prejudice the Subscriber Organization's ability to file a new, complete application in the future for the same project(s).

(d) Upon completion of required interconnection studies, the Subscriber Organization has 90 days to execute an interconnection agreement or be removed from the Application Queue. Following execution by the Subscriber Organization, the Utility will execute the interconnection agreement as well. Execution by the Utility at this point does not waive any further obligations of the Subscriber Organization to complete construction or testing as required by the Utility to grant permission to operate or render Notice of Satisfaction.

(9) Construction Queue—Upon execution of an interconnection agreement, the CSG Facility project will be added to the Construction Queue.

(a) If, within 18 months following execution of an interconnection agreement, a CSG Facility fails to begin operating, the Subscriber Organization shall provide to the Utility an initial deposit of $25 per kW for the project to remain in the Construction Queue.

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(b) The Utility shall return the CSG Facility deposit upon commencement of operation, unless the CSG Facility fails to begin operating within 24 months of executing an interconnection agreement.

(c) If a CSG Facility fails to begin operating within 24 months of executing an interconnection agreement, the Subscriber Organization shall provide to the Utility an additional deposit of $25 per kW for the project to remain in the Construction Queue.

(d) The Utility shall return the CSG Facility deposit upon commencement of operation, unless the CSG Facility fails to begin operating within 36 months of executing an interconnection agreement, in which case the full deposit shall be forfeited by the Subscriber Organization.

(10) Any forfeited deposits shall be credited back to Utility customers via the Fuel Adjustment Clause.

(11) The Utility's interconnection process shall include an analysis of any potential reliability impacts, positive or negative, of the interconnection of the CSG Facility at the requested location.

(12) If the Utility participates as a Subscriber Organization, it will have the same rules applied to it as any other Subscriber Organization.

(13) If the Utility or any of its affiliates participate as a Subscriber Organization, the Utility may not recover any portion of its CSG Facility costs through its base rates. If a Utility or any of its affiliates participate as a Subscriber Organization, it must not offer its own CSG Facility, or that of its affiliate any preferential treatment or benefit not available to other Subscriber Organizations.

E. Utility Data and Project Information

(1) The Utility shall designate a contact person, and provide contact information on its website for submission of all project application requests, and from whom information on the project application request process and the Utility's electric distribution system can be obtained.

(2) The Utility shall provide information, updated at least quarterly, on its website about the current status of the Community Solar Program and CSG Facility applications, including: name; address; date of application; interconnection status; expected date of operation; percent of the project that is subscribed, and remaining available capacity by year in each program category. The Utility shall also include on its website a link to the Council's Community Solar web page.

(3) The Utility shall make reasonable attempts to assist all applicants with identifying means to locate and operate CSG Facilities in a manner that minimizes adverse effects or maximizes distribution system benefits at locations identified by applicants. If the Utility or any of its affiliates choose to participate as an owner/developer of a CSG Facility and/or a Subscriber Organization, the Utility must offer other owner/developer and Subscriber Organizations equal access to the information available to the Utility and its affiliates for locating and operating CSG Facilities in a manner that minimizes

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adverse effects or maximizes distribution system benefits so that neither the Utility's nor its affiliate's CSG Facility has preferential access to information inaccessible to other Subscriber Organizations.

(4) The information provided by the Utility on its website shall include studies and other materials useful to understanding the feasibility of interconnecting a CSG Facility on the Utility's electric distribution system, except to the extent providing the materials would violate security requirements, confidentiality agreements, or be contrary to law.

(5) The Utility may require an applicant to execute an appropriate confidentiality agreement prior to release or access to confidential or restricted information.

(6) The Utility shall monitor and review its distribution system to determine any adverse or beneficial effects resulting from each installed CSG Facility.

(7) The Utility shall maintain for the longer of twenty years or the duration of the community solar program, the following information for each CSG Facility: recorded monthly peak output, monthly energy output, aggregate annual energy credited to Subscribers by rate class; aggregate annual amount of subscription credits provided to Subscribers by rate class; annual amount of unsubscribed energy output provided to the Utility; and annual amount paid by the Utility for unsubscribed energy. Subscriber monthly billing information should be maintained by the Utility consistent with the Utility's customer billing records retention policy.

F. Utility Reporting

(1) The Utility shall provide the Council with complete data, information, and supporting documentation necessary to monitor the Community Solar Program status, impact on operations, Subscriber and ratepayer impact, and other information upon request.

(2) By May 1 of each year, the Utility shall file an annual report with the Council on the Status of the Community Solar Program Including: (1) monthly energy (MWh) and capacity (MW) produced by the Community Solar Program, including each CSG Facility; (2) total cost of energy and capacity ENO purchases through the Community Solar Program, identifying bill credits separate from unsubscribed energy; (2) $/MW and $/MWh of the capacity and energy purchased, (3) Utility costs associated with administering the Community Solar Program; (4) tons of emissions avoided through utilization of the energy and capacity produced by the Community Solar Program; (5) any positive and negative impacts on the operation of the Utility's distribution system; (6) any benefits provided to the Utility's system by the Community Solar Program related to mitigating or recovering from storm events or other outages.

(3) The electric Utility shall maintain a list of projects and total program capacity, and shall provide the list to the Council by June 30 and December 31 of each year.

(4) The Utility shall publish on its website a rolling 24-month report of what the per-kWh and per-kW credit for energy and capacity was in order to assist

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customers seeking to evaluate whether to enter into or renew a contract with a CSG Facility.

G. Utility Cost Recovery and Charges

(1) Once the Utility's Community Solar Plan has been reviewed and approved by the Council, the Utility shall have a fair opportunity to receive full and timely cost recovery of costs incurred to administer the Community Solar Program, and any non-reimbursed portion of program bill credit costs and unsubscribed energy costs.

(2) The Utility may not establish a separate surcharge fee or rate for recovery of any Community Solar program costs identified in Section VII.G.1. The specific mechanisms for Community Solar program cost recovery will be approved by a Council resolution based on the Council's review of the community solar tariffs proposed in the Community Solar Plan required under Section VII.A.1.

(3) The Utility may assess a Council-approved charge to the Subscriber Organization to cover the Utility's incremental costs associated with integrating the generation from the CSG Facility into the Utility's system, administering the contracts with Subscriber Organizations, and administering the CSG Facility's Subscriber billing credits. This charge shall not reflect costs that are already recovered by the Utility from Customers through other charges. The Utility may seek a revision of this charge no more frequently than once per year.

(4) The Utility's revenue and expenses associated with the Subscriber Organizations and the Community Solar Program Plan shall be identified separately in general ledger records and maintained in separate revenue and expense sub accounts.

VIII. SUBSCRIPTION CREDITS AND NET CREDITING CONSOLIDATED BILLING

A. Subscriber Organizations are required to provide real time reporting of production as specified by the Utility. For CSG Facilities greater than 250 kW, the Subscriber Organization shall provide real time electronic access to production data. The Utility may require different real time reporting for CSG Facilities 250 kW and smaller.

B. To enroll a Subscriber in a CSG Facility under Net Crediting Consolidated Billing, a Subscriber Organization shall provide the following to the Utility at least two months prior to the desired month in which the Subscription would take effect:

i. Subscriber name
ii. Subscriber service address
iii. Subscriber Utility account number
iv. Designation as either a Low-Income Subscriber (along with documentation supporting this designation) or non-Low Income Subscriber
v. Subscriber's allocated percentage of the CSG Facility

C. Each month, before the date specified by the Utility, the Subscriber Organization will provide the Utility a Subscriber report for each of its CSG Facilities detailing each

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Subscriber's percentage allocation of the CSG Facility. The Utility shall rely on this report each month as the definitive source of information to be used in calculating the Allocated and Net Credits for the monthly output of the CSG Facility. The monthly Subscriber report shall follow a standard format specified by the Utility in order to integrate data into the Utility's billing system. The monthly report shall also include the amount of the CSG Facility's capacity that remains unsubscribed.

i. If a Subscriber's Utility account is closed, the Utility will advise the Subscriber Organization. The Subscriber Organization shall immediately remove the Subscriber from the monthly Subscriber report for all CSG Facilities.

ii. In the case of temporary disconnection for non-payment, any Net Credits that a Subscriber accrues during the disconnected period will appear on the next bill following reconnection.

D. The Utility shall calculate the amount of CSG Facility monthly kWh Output to be credited to each Subscriber by multiplying the Subscriber's most recent generation proportion of the CSG Facility by the Utility metered Output of the CSG Facility.

E. The Utility shall calculate and render Allocated and Net Credits for each Subscription using the most recently updated monthly Subscriber report and CSG Facility Output data on a two-month lag.

Example: the Allocated and Net Credits for Subscribers listed on a Subscriber report as participating in February would be calculated after receipt of actual CSG Facility Output for February. These Net Credits would appear on the Subscribers' April Utility bills. The Utility would remit the Subscriber Organization's portion of the Allocated Credits less the Utility Administrative Fee in April.

F. The Net Credit shall be shown on the Subscriber's Utility bill as follows:

i. Initial billed amount (electricity charges)
ii. less Net Credit (Allocated Credit x Guaranteed Savings Rate)
iii. equals Final amount billed ($)

G. Payment to the Subscription Organization shall be calculated as:

i. Allocated Credit
ii. less Net Credit (Allocated Credit x Guaranteed Savings Rate)
iii. less Utility Administrative Fee (3.0% of Allocated Credit)
iv. equals Monthly Payment to Subscriber Organization

H. Payments to Subscriber Organizations of their portion of Allocated Credits shall be accompanied by statements showing for each Subscriber the Guaranteed Savings Rate, monthly kWh allocation of the CSG Facility Output, Allocated Credit, and applied Net Credit.

I. The CSG per kWh credit rate for all Subscribers that do not qualify as a Low Income Subscriber will be the full retail rate, including all rider schedules that would be applicable to the Subscriber on a per kWh basis. The CSG per kWh credit rate for Low-Income Subscribers shall be the full retail rate, including all applicable rider schedules that would be applicable to the Low-Income Subscriber on a per kWh basis, plus 2.0 cents/kWh.

J. The appropriate CSG credit will be applied to the bill of each Subscriber on a kWh basis.

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K. The Subscription monthly bill credit so determined will apply to each Subscriber irrespective of the customer class tariff under which the Subscriber receives service from the Utility, and will apply to all Subscribers in a CSG Facility.

L. If, in a monthly billing period, the billing credit associated with the Subscription of a Subscriber exceeds the Subscriber's bill from the Utility, the excess billing credit will be rolled over as a dollar amount bill credit from month to month indefinitely until the Subscriber terminates service with the Utility at which time no payment shall be made from the Utility for any remaining bill credits associated with the Subscriber's Subscription.

M. The Utility shall retain a record of CSG Facility kWh applied to each Subscriber's account for a period of three years.

IX. UNSUBSCRIBED ENERGY

A. The Utility will pay a Subscriber Organization for up to 20 percent of the monthly energy produced by a CGS Facility and delivered to the Utility if such energy is not allocated to a Subscriber of the CSG Facility.

B. The rate per kWh to be paid for net deliveries to the Utility, pursuant to Section IX.A, shall be the Utility's estimated avoided energy costs for the appropriate time period from the Utility's most recent biennial filing with the Clerk of Council of the City of New Orleans pursuant to the Public Utilities Regulatory Policies Act of 1978, Section 210.

X. LOW-INCOME CUSTOMER VERIFICATION

A. The operator of a low-income multi-family dwelling unit may apply to the Council to qualify as a Low-Income Subscriber for the purposes of the Community Solar Program. The operator should demonstrate to the Council that the Subscription Credits will be credited to the tenants of the low-income multi-family dwelling.

B. A Subscriber Organization shall certify to the Utility in writing that the Subscriber Organization has verified the eligibility of all Low-Income Subscribers needed to qualify for the program prior to receiving permission to operate from the Utility.

C. The Council will provide guidelines for acceptable methods for Subscriber Organizations to verify Low-Income Customer status of Subscribers within 90 days from the effective date of these Rules.

XI. SUBSCRIPTION TRANSFERS AND PORTABILITY

A. A Subscriber may release all or part of their Subscription back to the Subscriber Organization for transfer to any person or entity who qualifies to be a Subscriber in the CSG Facility.

B. A Subscriber who desires to transfer all or part of his or her Subscription to another eligible Customer desiring to purchase a Subscription may do so only through the Subscription Organization and in compliance with the terms and conditions of the Subscription contract and the transfer will be effective in accordance therewith.

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C. If the CSG Facility is fully subscribed, the Subscriber Organization shall maintain a waiting list of eligible Customers who desire to purchase Subscriptions. The Subscriber Organization shall offer the Subscription of the Subscriber desiring to transfer their interest, or a portion thereof, on a first-come, first-serve basis to Customers on the waiting list.

D. A Subscriber that moves to a different premise located within the Utility service territory may change the premises to which the Subscription is attributed, however, the Subscriber must adjust their Subscription so that it does not exceed 100 percent the Baseline Annual Usage at the new location and release any portion of their Subscription beyond that level back to the Subscriber Organization. A Subscriber Organization may not charge an unreasonable transfer fee to such a Subscriber.

E. The Subscriber Organization and the Utility shall jointly verify that each Subscriber is eligible to be a Subscriber in the CSG Facility. The CSG Facility Subscriber enrollment records shall include, at a minimum, the Subscriber's name and Utility Account number, the percentage share owned by the Subscriber, the effective date of the ownership of that Subscription, and the premises to which the Subscription is attributed for the purpose of applying billing credits. Changes in the Subscriber enrollment records shall be communicated by the Subscriber Organization to the Utility, in written or electronic form, as soon as practicable, but on no less than a monthly basis.

F. Prices paid for Subscriptions in a CSG Facility shall not be subject to regulation by the Council. However, to ensure that Subscriber Organizations are acting fairly and transparently, the Subscriber Organizations must provide materials to the potential Subscriber clearly showing the Subscription cost.

G. To ensure fairness and transparency regarding the transfer of subscriptions and Subscription Credits, the Utility, in consultation with the Council and its Advisors, will develop a process and requirements therefor. The Subscriber Organization will be responsible for any costs associated with the transfer of subscriptions and/or Subscription Credits.

XII. RENEWABLE ENERGY CREDIT OWNERSHIP

A. Subscribers are not customer generators.

B. The ownership and title to all renewable energy attributes or Renewable Energy Credits associated with the CSG Facilities shall belong to the individual Subscribers.

C. The Subscriber Organization may enter into an agreement with Subscribers to transfer ownership of RECs from the Subscriber to the Subscriber Organization. Any such agreement to transfer ownership of the RECs must be included in the subscription agreement in terms that can be easily understood, and must be highlighted, clearly stated, and initialed by the Subscriber.

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XIII. CONSUMER PROTECTION & DISCLOSURE

A. Unauthorized Subscriptions.

(1) No person shall subscribe a Customer to a community solar energy generation system without the Customer's express written consent.

(2) A Subscriber Organization may not add a new charge for a new service, existing service, or service option not described in the Subscriber's contract with the Subscriber Organization without first providing written notice to the Subscriber and providing them an opportunity to terminate their Subscription without penalty if the new charge is unacceptable to the Subscriber.

B. Discrimination Prohibited.

(1) A Subscriber Organization may not discriminate against any Customer, based wholly or partly on race, color, creed, national origin, or gender of an applicant for service or for any arbitrary, capricious, or unfairly discriminatory reason.

(2) A Subscriber Organization may not refuse to provide service to a Customer except by the application of standards that are reasonably related to the Subscriber Organization's economic and business purpose.

C. Prohibition of Unfair, Deceptive, or Abusive Acts or Practices.

(1) Each Subscriber Organization shall conduct all aspects of its business that touch on Consumers or their interests without any unfair, deceptive, or abusive acts or practices.

(2) Each Subscriber Organization shall regularly examine and consider the possibility of unfair, deceptive, or abusive acts or practices violations in all aspects of its business that touch on consumers or their interests, including, but not limited to, marketing, sales, origination, contract terms, contract options, installation, servicing, and loss mitigation.

(3) Subscriber Organizations shall not harass or threaten consumers and should avoid high-pressure sales techniques. Subscriber Organizations should not take advantage of a consumer's lack of knowledge, and if they become aware that a consumer clearly misunderstands a material issue in a community solar transaction, they should correct that misunderstanding. Consumer questions must be answered honestly, Subscriber Organizations may not make any statements to consumers that are false or without a reasonable basis in fact.

D. Limitation of Liability

(1) In the event of the failure, termination, or disqualification of a CSG Facility or Subscriber Organization, Subscribers' liability will be limited only to loss of the funds that they commit to invest in a community solar project.

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E. Advertising, Marketing, and Solicitations.

(1) Advertising Permitted.

(a) A Subscriber Organization may advertise its services.

(b) A Subscriber Organization may not engage in an advertising, marketing or trade practice that is unfair, false, misleading, or deceptive.

(c) All advertising claims must be supported by factual, verifiable sources. Advertising claims should avoid underestimating costs, overestimating performance and overvaluing financial and incentive benefits.

(d) Subscriber Organizations should be familiar with all advertising laws, rules, regulations, and guidance, including federal, state, and local guidance on advertising and marketing.

(e) Prices quoted must be accurate and complete, including, but not limited to disclosure as to any initial pricing incentives, such as "teaser rates" that include future price increases, and whether the quoted price includes any price incentives, such as government tax incentives or utility program incentives, and the terms of eligibility for such incentives.

(f) Any projections of future utility prices presented by a Subscriber Organization or its Agents to consumers must be based on accepted sources and methods. They must be clearly identified, verifiable, and be based on one or more of the following sources:

(i) Energy Information Agency ("EIA") data from the Annual Energy Review, Annual Energy Forecast, Monthly Energy Forecast, or similar EIA publications for the state in which the system is located;

(ii) Council resolutions, orders, publications, or filings with the Council by the Utility;

(iii) Industry experts or other qualified consultants; or

(iv) Other similar reliable sources qualified by the Council or CURO office.

(g) Accepted methods for Utility electricity price projections include:

(i) If based on historical data for the utility servicing the installation site, combined average growth rate using no less than five years of data ending with the most recent year for which data is publicly available;

(ii) If based on projections of third-party sources, then it must be an accurate representation of any data within the timeframe of the source of the data, and when projecting beyond the timeframe of the source data, a combined average growth rate projection using a time period that is the greater of source data timeframe or five years.

(h) Any endorsements of the Subscriber Organization or its products or services by individuals used in any media format either owned by the

Subscriber Organization or initiated or sponsored by the Subscriber Organization through media owned by a third party must be authorized by the endorser, accurate, genuine, in proper context, and without misrepresentation, whether the misrepresentation is affirmative or by omission. It must be clear as to whether the endorser is providing an opinion as a consumer with true firsthand experience, as an expert, or as a spokesperson, and transparent as to whether any connections exist between the endorser and the Subscriber Organization beyond that which a consumer would ordinarily expect.

(2) Marketing.

(a) A Subscriber Organization's marketing or solicitation information shall include the name under which the Subscriber Organization is registered with CURO.

(b) A Subscriber Organization may use an Agent to conduct marketing or sales activities. A Subscriber Organization is responsible for any fraudulent, deceptive, or other unlawful marketing performed by its Agent while marketing or selling Subscriptions on behalf of the Subscriber Organization.

(c) Subscriber Organizations and their Agents must follow all applicable marketing laws, such as the National Do Not Call Registry, the CAN-SPAM Act of 2003, etc.

(d) Door-to-door marketing and sales: A Subscriber Organization may not permit a person to conduct door-to-door marketing on its behalf until it has obtained and reviewed a criminal history record. Subscriber Organizations shall be solely responsible for carefully screening individuals used for door-to-door marketing purposes to include only those individuals having no history of fraudulent conduct or violent behavior.

(e) A Subscriber Organization must issue an identification badge to any persons conducting door-to-door sales on its behalf to be worn and prominently displayed when conducting door-to-door activities or appearing at public events on behalf of the Subscriber Organization. The badge must accurately identify the Subscriber Organization and display the employee or Agent's full name and photograph. When conducting door-to-door activities or appearing at a public event, the Subscriber Organization's employees and Agents may not wear apparel or accessories or carry equipment that contains branding elements, including a logo, that suggests a relationship that does not exist with a utility, government agency, or another Subscriber Organization.

(f) A Subscriber Organization shall ensure the training of its employees and Agents on the following subjects:

(i) Local, state and federal laws and regulations that govern marketing, telemarketing, consumer protection, and door-to-door sales as applicable to the relevant types of marketing and jurisdictions;

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(ii) The consumer protections set forth in these Rules, including the prohibition on unfair, deceptive, or abusive acts or practices; and

(iii) The Subscriber Organization's products, services, and contracts.

(g) Geographic marketing permitted.

(i) A Subscriber Organization may market services on a geographic basis.

(ii) A Subscriber Organization is not required to offer services throughout an electric company's entire service territory.

(iii) A Subscriber Organization may not refuse to provide service to a Customer based on the economic character of a geographic area or the collective credit reputation of the area.

F. Creditworthiness.

(1) A Subscriber Organization shall apply uniform income, security deposit, and credit standards for the purpose of making a decision as to whether to offer a Subscription to Customers within a given class, provided that the Subscriber Organization may apply separate sets of uniform standards for the purpose of promoting participation by low-income retail electric Customer.

G. Subscriber Funds

(1) Subscriber funds, including deposits, collected by the Subscriber Organization in advance of commercial operation of a CSG Facility, shall be held in escrow. The escrow shall be maintained by its terms until such time as the CSG Facility commences commercial operation as certified by Utility acceptance of energy from the CSG Facility.

H. CSG Facility Reporting

(1) Production from the CSG Facility shall be reported by the Subscriber Organization to its Subscribers at least monthly. To facilitate the tracking of production data by Subscribers, Subscriber Organizations are encouraged to provide website access to Subscribers showing real time Output from the CSG Facility, if practicable, as well as historical production data.

I. Required Disclosures.

(1) Contract Summary

(a) Prior to the time that a contract for a Subscription to a community solar project is executed, a Subscriber Organization shall present the Customer with a completed Contract Summary Disclosure using the form that is approved by the Council. A Customer shall be allowed no less than three days to review the Contract Summary Disclosure

prior to execution of the contract and the terms of the contract offered to the Customer may not be changed during that three-day period. At a minimum, the Contract Summary must include:

(i) Start and end date of the contract.

(ii) Renewal provisions, if any. If renewal provisions are automatic, explanation of when Customer may cancel renewal without penalty.

(iii) Ability of Customer to terminate early, and the corresponding early termination penalty, if any.

(iv) Ability of developer to terminate contract early, and any remedy provided to Customer.

(v) Ability of Customer to transfer Subscription to another consumer. Ability of Customer to transfer bill credit to new address in ENO service territory.

(vi) All one-time payments or charges, including any deposit.

(vii) All recurring payments or charges.

(viii) All penalties or fees to which the Customer may be subject.

(ix) Total amount to be paid by Customer under contract.

(x) Billing and payment procedure.

(xi) Whether Customer owns or leases the solar panel or capacity;

(xii) A statement regarding the disposition of all Renewable Energy Credits generated by the Subscriber's portion of the project including whether (a) the Subscriber is retaining ownership of the Renewable Energy Credits; (b) whether the Renewable Energy Credits are being retired on behalf of the Subscriber by the Subscriber Organization or (c) whether the Subscriber is transferring the Renewable Energy Credits back to the Subscriber Organization. The REC statement must include a statement that if the Subscriber transfers the RECs back to the Subscriber Organization or sells them to a third party rather than retiring them, the Subscriber may not lawfully make any claims about the renewable energy nature of the generation at the community solar facility or any claim that its participation in the Community Solar facility satisfies any renewable energy target or goal to which it is subject.

(xiii) Contact information of developer where Customer may call with questions. Must include physical address, telephone number and email address.

(xiv) Address, phone number and email contact information for the CURO, as well as the address of the Council's community solar webpage.

(xv) Statement that any bill credits are dependent upon the performance of the solar panels and the prevailing electric rates, which may change over time.

(xvi) Notice that the contract does not include Utility charges.

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(xvii) Notice that developer makes no representations or warranties concerning the tax implications of the contract and Customer should consult a tax professional for such information and advice.

(b) The Customer shall initial a copy of the Contract Summary Disclosure to acknowledge receipt of the Contract Summary.

(2) Notice of Subscription

(a) A Subscriber Organization shall provide notice of Subscription of a Customer to the utility in a format consistent with Council orders.

(b) A Customer entering into an agreement with a Subscriber Organization shall receive written notice of enrollment from the Subscriber Organization and the Utility.

(c) Notice of enrollment shall include the following:

(i) Customer name;
(ii) Customer service address;
(iii) Billing name;
(iv) Billing service address;
(v) Utility name;
(vi) Utility account number;
(vii) Subscriber Organization name;
(viii) Subscriber Organization account number; and effective date of the enrollment.

J. Contracts for Customer Subscription in a Community Solar Project

(1) Minimum Contract Requirements: A Subscriber Organization's Subscription contract shall contain all material terms and conditions, stated in plain language, including the following:

(a) A description of the transaction, including:

(i) Whether the Subscriber will own or lease a portion of the community solar project;

(ii) A statement regarding the disposition of all Renewable Energy Credits generated by the Subscriber's portion of the project including whether (a) the Subscriber is retaining ownership of the Renewable Energy Credits; (b) whether the Renewable Energy Credits are being retired on behalf of the Subscriber by the Subscriber Organization or (c) whether the Subscriber is transferring the Renewable Energy Credits back to the Subscriber Organization. The REC statement must include a statement that if the Subscriber transfers the RECs back to the Subscriber Organization or sells them to a third party rather than retiring them, it may not lawfully make any claims about the renewable energy nature of the generation at the community solar facility or any claim that its participation in the Community Solar facility satisfies any renewable energy

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target or goal to which it is subject. The statement regarding the disposition of all Renewable Energy Credits generated by the Subscriber's portion of the project shall be clearly stated, highlighted and initialed by the Subscriber.

(iii) A statement that any bill credits are dependent upon the performance of the solar panels and the prevailing electric rates, which may change over time; and

(iv) Notice that the contract does not include utility charges.

(b) The Subscriber Organization's obligation to maintain its registration with the Council for the duration of the contract.

(c) Term of the contract, including:

(i) Start and end date of the contract;

(ii) Renewal provisions, if any. If renewal provisions are automatic, explanation of procedure for consumer to cancel renewal without penalty;

(iii) Ability of consumer to terminate early and the corresponding early termination penalty, if any;

(iv) Ability of developer to terminate contract early, and any corresponding remedy to be provided to the consumer, if any.

(d) Transferability and portability.

(i) The ability of the consumer to transfer Subscription to another consumer.

(ii) The ability of the consumer to transfer the bill credit to a new address within the same Utility service territory.

(e) The ability of the consumer to reduce the size of their commitment and any fees or penalties related thereto.

(f) The total amount to be paid by the consumer under the contract, including:

(i) A clear statement of the total amount;

(ii) A listing of all one-time payments or charges, including any deposit, and whether the deposit is refundable;

(iii) A listing of all recurring payments or charges (monthly, annually, etc.);

(iv) A listing of any penalties or fees to which the consumer may be subject and the conditions under which such penalties or fees would be applied.

(g) Billing and payment procedure.

(h) The data privacy policy of the Subscriber Organization, including what data will be collected, for what purpose and to whom the developer may disclose the data.

(i) Evidence of insurance.

(j) A long-term maintenance plan for the project.

(k) The current production projections for the project and a description of the methodology used to develop production projections.

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(l) Contact info of Subscriber Organization where consumer may call with questions, including the physical address, telephone number and email address of the Subscriber Organization.
(m) Notice that the Subscriber Organization makes no representations or warranties concerning the tax implications of the contract and consumers should consult their tax professional.
(n) Any other terms and conditions of service.

K. Disclosure of Subscriber Information.

(1) Except as provided under these Rules, or otherwise ordered by the Council, a Subscriber Organization may not disclose energy usage or personally identifiable information about a Subscriber, or a Subscriber's billing, payment, and credit information, without the Subscriber's written consent.
(2) A Subscriber Organization may disclose a Subscriber's billing, payment, and credit information for the sole purpose of facilitating billing, bill collection, and credit reporting.
(3) A Subscriber Organization shall provide a Customer with a copy of the Subscriber Organization's Customer information privacy policy.
(4) A Subscriber Organization shall treat information received from prospective Customers, including those who do not subscribe, in accordance with provisions (a) and (c) of this section.

XIV. ENFORCEMENT OF THESE RULES

(1) CURO, with the assistance of a Hearing Officer, as necessary, may impose a penalty on the Council's behalf for any violation of these rules of up to $1000 per violation and may, if appropriate in light of the particular violation, void a Subscriber's contract with a Subscriber Organization and require the Subscriber Organization to refund any monies paid by the Subscriber as a remedy for a violation of these provisions.
(2) Any person who believes that a Subscriber Organization (including the Utility acting as a Subscriber Organization) has violated the provisions contained herein in a manner that aggrieves that person may send a written description of the alleged violation to the Council, through its CURO. The written description shall include the name of the Utility or Subscriber Organization ("Respondent"), a concise description of the alleged violation, and the complaining person's ("Complainant") name and contact information.
(3) CURO may, request and obtain additional information regarding the alleged violation from the Complainant and the Respondent. CURO shall also notify the Respondent formally of the complaint, assess whether the Complainant has informed the Respondent of his or her complaint and whether the Respondent has had an opportunity to resolve the issue to the Complainant's satisfaction without CURO or Council intervention.
(4) If, based on the information obtained by CURO, the CURO finds there is cause to believe a violation of the Council's regulations may have occurred,

the Complainant and Respondent have not been able to resolve the issue without Council intervention and the Respondent wishes to challenge the complaint, CURO shall refer the matter to a Hearing Officer who shall conduct a process to allow both parties a fair opportunity to present their evidence and arguments and the Hearing Officer will render a decision as to whether a violation occurred and what the penalty should be. If the Respondent admits to the complaint, CURO may impose the authorized penalty on the Council's behalf.

(5) Either the Complainant or the Respondent may appeal the decision of CURO and/or the Hearing Officer to the Council.

(6) Should CURO and/or the Hearing Officer determine that the behavior complained of cannot be adequately remedied by a penalty of up to $1000 and/or voiding the contract between Subscriber and Subscription Organization and requiring refund of any monies paid by the Subscriber, either CURO or the Hearing Officer may refer the matter up to the Council for further proceedings. The Council will then set an appropriate procedural schedule, consider the matter and exercise its penalty authority as appropriate in light of the circumstances.

(7) Should CURO and/or the Hearing Officer observe a pattern of continued violations of these rules by a Subscriber Organization (including the Utility acting as a Subscriber Organization) that is undeterred by the application of the remedies the Council has authorized CURO and the Hearing Officer to impose, either CURO or the Hearing Officer may refer the matter up to the Council for further proceedings. The Council will then set an appropriate procedural schedule, consider the matter, and exercise its penalty authority as appropriate in light of the circumstances.

(8) All other contract or legal disputes that arise between a Subscriber and the Subscriber Organization not pertaining to a violation of these provisions shall be brought in the appropriate city or district court in the City of New Orleans. CURO shall provide the Council with annual reports on consumer complaints related to the program.

BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS

IN RE: A RULEMAKING PROCEEDING TO ESTABLISH RULES FOR COMMUNITY SOLAR PROJECTS	**)** **)** **)**	**DOCKET NO. UD-18-03**

STATE OF LOUISIANA

PARISH OF JEFFERSON

AFFIDAVIT OF SARAH HARCUS

I, Sarah Harcus, after being duly sworn, did make the following statements:

1. I am over 18 years of age, of sound mind, and otherwise competent to make the statements herein. The statements are true as stated, except as to matters and things, if any, stated on information and belief, and that as to those matters and things, I believe them to be true.

2. I am employed by Entergy Services, LLC ("ESL") as Vice President of Regulatory Services. In that role, I provide, among other things, strategic support for the Entergy Operating Companies, including Entergy New Orleans, LLC ("ENO" or the "Company"), in matters involving regulatory policy and risks, ratemaking, finance, and accounting.

3. I understand that this docket before the Council of the City of New Orleans ("Council") currently involves, among other things, consideration of whether the Council should modify its community solar rules to require implementation of a consolidated billing arrangement for the New Orleans community solar program.

4. I understand that, to date, the Council has not modified the community solar rules to require consolidated billing or otherwise defined or provided parameters for consolidated billing.

5. The Council's current community solar rules contemplate a traditional dual billing arrangement. As described in Company expert witness Mr. Stephen Wemple's direct testimony, under this arrangement, the Subscriber Organization maintains an ongoing relationship with their Subscribers, bills them pursuant to their contractual obligations, and provides customer care functions.

6. Under a dual billing methodology, my understanding is that the utility and the community solar developer ("developer" or "Subscriber Organization") maintain separate billing relationships with the Subscriber. The utility continues to bill the customer for regulated electric service, and, for those customers who participate in community solar, the utility is also responsible for applying community solar bill credits reflecting the Subscriber's allocated share of solar generation. Separately, the Subscriber Organization invoices the Subscriber directly for any subscription fees or charges associated with participation in the community solar program. The developer is compensated solely through its direct billing relationship with the Subscriber, and the utility's billing system remains limited to tariffed functions.

7. Mr. Wemple explains in his testimony that dual billing is the prevailing structure for most community solar programs in traditionally regulated jurisdictions, particularly in states that have not adopted retail electric deregulation.

8. My understanding of both dual and utility-consolidated billing aligns with the descriptions articulated by Mr. Wemple.

9. While there are multiple ways to administer consolidated billing in the context of community solar programs, it is my understanding that the specific question at issue in this docket is whether utility-consolidated billing should be implemented.

10. Utility-consolidated billing, as described by Mr. Wemple, is an arrangement in which the utility embeds a Subscriber's community solar charges and credits directly on the utility bill and then withholds a portion of the bill credit to pay the developer directly, effectively using the utility's billing system to collect and transfer funds for third-party Subscriber Organizations. The developer relies on the utility to retain a portion of the bill credit that the Subscriber does not receive, and remit that amount to the developer. Put more concisely, the Subscriber Organization is compensated under this arrangement by receiving a portion of the value of the Subscriber's bill credit, which the utility withholds and remits directly to the Subscriber Organization.

11. This billing structure, as explained by Mr. Wemple, allows the developer to retain any cost savings associated with the utility handling the billing, collections and customer care functions, thus leaving the developer without any risks to its financial business model or responsibilities of implementing and operating a billing system. Instead, this billing model places the financial and business risks strictly on the utility and ultimately its customers.

12. Implementing utility-consolidated billing for the New Orleans community solar program would not serve the public interest.

13. The public interest is that which is thought to best serve the common good. If the net effect of a decision is believed to be positive or beneficial to society as a whole, it can be said that the decision serves the public interest.

14. Whether a course of action is in the public interest depends upon relevant factors that are potentially quantifiable on an estimated basis, such as likely changes in costs, as well as upon other factors that are not quantifiable, such as the effect of that course of action on the robustness of a competitive market.

15. The Council must consider evidence and weigh all relevant factors to determine whether a particular proposed course of action is in the public interest.

16. Regulatory approval cannot rest on speculation. Absent defined and verifiable costs and other parameters, any requirement to implement consolidated billing is arbitrary and capricious and fails basic standards of reasonableness and reasoned decision-making.

17. ENO is a regulated utility with an obligation to serve customers, operate the electric grid, bill its customers under approved tariffs, and remain accountable to its regulators and customers. Solar developers, by contrast, are competitive businesses that are not subject to the same obligations, regulatory oversight or consumer-protection requirements.

18. ENO's billing system is not currently configured to implement utility-consolidated billing, and significant modifications and costs would be required to upgrade ENO's billing system for implementation, as discussed in Company witness Ms. Lejeune's affidavit.

19. ENO cannot fully assess the costs, risks, and timeline to implement utility-consolidated billing until it receives detailed guidelines and final rules from the Council. Ms. Lejeune, however, provides a preliminary estimate and timeline.

20. Utility billing systems are core infrastructure, and changes to those systems require significant upfront capital investment, extensive testing, cybersecurity controls, ongoing maintenance, and dedicated operational support. When the scope is undefined and the cost of necessary changes are unknown, regulators cannot determine whether the proposal is prudent, cost-effective, or in the public interest.

21. Utility-consolidated billing involves unknown initial and ongoing costs for implementation and maintenance, as described above and by Ms. Lejeune. Proposing to require ENO to implement and maintain new or materially modified billing systems with unknown

customer benefits and costs, while simultaneously benefiting Subscriber Organizations, is inherently unreasonable in a regulated utility framework.

22. Requiring ENO to support utility-consolidated billing for third party developers without a clear cost estimate exposes customers to an open-ended financial burden. Ratepayers would be expected to subsidize system development and ongoing billing operations for non-utility commercial activity without evidence that the benefits outweigh the costs.

23. Considering the financial burden to customers, regulators in Maryland recently terminated the mandate for residential utility-consolidated billing because the rates required to cover soaring supplier bad debt became punitive to the utility's rate base. In his testimony, Mr. Wemple also discusses the developments in Maryland.

24. Moreover, the upgrades required to ENO's billing system to implement utility-consolidated billing would provide no benefit to the vast majority of ENO's customers, or those customers who do not subscribe to the community solar program. ENO's customers would not see any improvement in the quality of their electric service as a result of utility-consolidated billing.

25. In establishing the community solar program, the Council mandated that "the rules should protect non-participating ratepayers from risks associated with the program" and that "all other risks … should be borne by the developers."[1] Third party developers should be responsible for billing and other risks and responsibilities in the context of the New Orleans community solar program – not pass them along to ENO and its customers.

26. ENO's resources should be dedicated to its core obligation of providing reliable electric service to its customers – not diverted to support non-utility commercial ventures. Utility-consolidated billing serves a non-utility function, provides no physical benefit to the grid, and does not enhance any core service that ENO is required to deliver. Requiring ratepayers to fund billing system upgrades for this purpose fails the prudent-investment standard because it compels customers to underwrite private, competitive business models while receiving no corresponding reliability of system benefit in return.[2]

27. The inherently speculative nature of these developers' business models is also an important consideration for the Council. This concern is amplified by the recent wave of bankruptcies among residential solar installers and financing entities, driven largely by macroeconomic strain and policy shifts, underscoring the substantial risk inherent in this sector. Over the

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[1] Resolution No. R-18-223, at 3 (June 21, 2018).

[2] *Cf. Gulf States Utils. Co v. LPSC*, 578 So. 2d 71 106 (La. 1991) (regulatory order must reflect a "reasonable balancing of customer and investor interests" to avoid being arbitrary and capricious).

past year alone, SunPower, Sunnova, and Mosaic Solar have all filed for bankruptcy.[3] In addition, PosiGen, a residential solar installer and intervenor in this docket, has filed for bankruptcy.[4] If Subscriber Organizations become insolvent or withdraw from the New Orleans market after implementation of utility-consolidated billing, ENO and its customers would be left bearing the cost of system modifications, implementation efforts, and ongoing maintenance for a billing platform that no longer supports any viable developer activity.

28. The utility-consolidated billing model inappropriately transforms ENO into a commercial intermediary for an unregulated third party, absorbing operational, credit, and reputational risks for products it does not own or control. This is inappropriate in a regulated model because it allows developers to leverage the utility's infrastructure and customer relationship, using ENO's billing system to collect their private revenues, while avoiding the reciprocal costs, duties, and risks that accompany the regulatory compact between the utility and customers.

29. Preserving clear separation between utility functions and solar developer activity is essential to maintaining the integrity of the regulatory compact and preventing de facto retail competition within an exclusive franchise framework. This framework does not include ENO functioning as a billing agent or financial backstop for third party solar generation businesses. Imposing such risks and responsibilities on ENO ultimately harms customers and is inconsistent with the public interest.

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[3] *Louisiana-based solar company Posigen lays of hundreds, shutters most operations. Here's why.* https://www.nola.com/news/business/posigen-solar-layoffs-louisiana-trump-tax-credits/article_6cc1a144-9efa-41e7-86f0-e5867e4c5d0b.html#tncms-source=dontmiss-1 (Aug. 27, 2025); *Residential solar installer PosiGen ceases most of its operations.* https://pv-magazine-usa.com/2025/08/26/residential-solar-installer-posigen-ceases-most-of-its-operations/ (Aug. 26. 2025).

[4] https://pv-magazine-usa.com/2025/12/08/residential-solar-installer-posigen-files-for-bankruptcy/?utm_source=USA+%7C+Newsletter&utm_campaign=8eaadc2eae-dailynl_us&utm_medium=email&utm_term=0_80e0d17bb8-8eaadc2eae-160679148&ct=t(dailynl_us

SARAH HARCUS

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF JANUARY 2026

NOTARY PUBLIC

My commission expires: at death

Leslie LaCoste
Notary Public
LA Bar No. 38307
State of Louisiana
My Commission is for Life.

BEFORE THE

COUNCIL OF THE CITY OF NEW ORLEANS

IN RE: A RULEMAKING PROCEEDING TO ESTABLISH RULES FOR COMMUNITY SOLAR PROJECTS	**)** **)** **)**	**DOCKET NO. UD-18-03**

DIRECT TESTIMONY

OF

STEPHEN B. WEMPLE

ON BEHALF OF

ENTERGY NEW ORLEANS, LLC

JANUARY 2026

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EXHIBIT LIST

Exhibit A Resume of Stephen B. Wemple

I. INTRODUCTION

Q1. PLEASE STATE YOUR NAME, AFFILIATION, AND BUSINESS ADDRESS.

A. My name is Stephen B. Wemple. My business address is 293 Boston Post Road West, Suite 500, Marlborough, Massachusetts 01752. I am a Vice President at Concentric Energy Advisors, Inc. ("Concentric"). Concentric is a management consulting and economic advisory firm focused on the North American utility industries. Concentric specializes in all aspects of utility regulation including the development of distributed and wholesale energy market strategies, economic feasibility studies, capital market analyses and negotiations, and support of energy commodity contracting and procurement processes. As a consultant, my responsibilities include assisting clients in identifying and addressing emerging regulatory and business issues. My primary areas of focus are regulatory, financial, and planning-related issues.

Q2. ON WHOSE BEHALF ARE YOU TESTIFYING?

A. I am submitting this direct testimony to the Council of the City of New Orleans ("Council") on behalf of Entergy New Orleans, LLC ("ENO" or the "Company").

Q3. PLEASE DESCRIBE YOUR EXPERIENCE IN THE ENERGY AND UTILITY INDUSTRIES AND YOUR EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS.

A. I hold a Bachelor of Science and a Master of Engineering degree in mechanical engineering from Cornell University. I have over 30 years of experience in the energy industry and have been working at Concentric since the start of 2024. During that time, I have supported

a number of utilities developing plans to decarbonize their gas and electric distribution systems and have testified before the Illinois Commerce Commission and the Public Service Commission of the District of Columbia. Prior to joining Concentric, I worked at the Consolidated Edison Company of New York, Inc. ("Con Edison") for seven years, where I served as the General Manager of Con Edison's Utility of the Future team. My team had responsibility for developing new business models and compensation mechanisms associated with New York State's Reforming the Energy Vision ("REV") goals, including the use of distributed energy resources, demand response, and beneficial electrification measures to reduce customer load and greenhouse gas emissions in ways that meet the utility's applicable design criteria and avoid or defer the need for traditional utility investment in electric and gas infrastructure. Before assuming that position in 2016, I was the Vice President of Regulatory Affairs at Con Edison's Competitive Shared Services company. In that role, I supported the participation of Con Edison Development, Con Edison Energy, and Con Edison Solutions in PJM Interconnection, L.L.C. ("PJM"), New York Independent Systems Operator ("NYISO"), and Independent Systems Operator – New England, Inc. ("ISO-NE") proceedings. From 2001 to 2002, I served as chair of the NYISO Business Issues and helped develop the Special Case Resource rules that enable customers with demand response and/or on-site generation to participate in the NYISO's capacity markets. A copy of my resume/CV is attached hereto as Exhibit SBW-A.

Q4. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

A. The purpose of my testimony is to address the necessity and practicality of requiring ENO to implement consolidated billing in the context of the New Orleans community solar program.

II. SUMMARY CONCLUSIONS

Q5. WHAT ARE YOUR SUMMARY CONCLUSIONS?

A. My summary conclusions are:

1. The Council approved the community solar program several years ago; the program is still in its early stages with several community solar projects under development but not yet operating.
2. ENO operates under a vertically-integrated regulated model, unlike many states where consolidated billing exists for commodity supply under a fully unbundled competitive retail program, such as Illinois, New Jersey and New York. Thus, the Council should not rely on experience from jurisdictions with existing competitive retail programs to inform its decision regarding Utility Consolidated Billing ("UCB") implementation for ENO without considering the advantages in terms of billing systems and processes that competitive retail jurisdictions have in implementing UCB.
3. Successful community solar programs across the country have been established and are functioning efficiently without consolidated billing.
4. Regulators in traditionally regulated jurisdictions, i.e., where retail electric service remains fully regulated, such as Florida, Kansas and Oklahoma, have generally

favored dual billing for community solar programs. With dual billing, the Subscriber Organization would bill and collect payment from its Subscribers for the community solar output. Separately, ENO would bill the Subscribers for electric service pursuant to the applicable rate schedules on file and approved by the Council.

5. Imposing the proposed consolidated billing framework on ENO would not be consistent with typical practice in the industry. Under the proposed UCB framework, ENO would be required to pay the Subscriber Organization a portion of its Subscribers' community solar credits based on contracts between the Subscriber Organization and the Subscribers for the sale of community solar output, although ENO is not a party to such contracts.

6. UCB would require a significant upfront IT investment to reprogram billing and customer care systems as well as ongoing IT system maintenance and customer care costs, as Ms. Lejeune explains in greater detail in her affidavit. Such costs should not be socialized among all customers, particularly those not participating in the community solar program.

7. Given that ENO is just commencing its community solar program, UCB would be especially inappropriate. Jurisdictions generally begin their community solar programs employing dual billing until the community solar program matures,

sufficient experience is obtained, and participation levels are known and are sufficient to justify the expense of implementing a different model.

III. UTILITY CONSOLIDATED BILLING AND OTHER COMMUNITY SOLAR TERMS

Q6. WHAT IS THE PURPOSE OF COMMUNITY SOLAR PROGRAMS?

A. Community solar programs are designed to replicate traditional behind-the-meter solar generation arrangements and allow customers to pay a solar developer to install and operate a portion of a larger solar system for the benefit of the customer instead of installing solar equipment behind-the-meter on the customer's premises, which may not be feasible. Specifically, the programs were meant to replicate the business model where a third-party developer installs solar equipment on the customer's premises and finances or leases the equipment to the customer.[1] Under that behind-the-meter model, the customer has a contractual obligation to make regular payments to the developer over the term of the contract, which can be as long as the expected life of the solar panels. Separately, the utility bills the customer for electric service pursuant to the applicable rate schedules on file and approved by the local utility regulator.

Under the community solar model, the participating customer, known as the Subscriber, purchases a portion of the output from a solar facility located near or in the community from a third party, the Subscriber Organization, which operates and/or manages

[1] Note that in a behind-the-meter arrangement, customers may also have the option to purchase their equipment upon installation. The community solar program at issue here does not provide for a purchase-type option.

the solar facility. The Subscriber then receives a bill credit from the utility representing a corresponding portion of the benefits from the solar facility's actual output.

Q7. HOW DOES CUSTOMER BILLING IN A TRADITIONAL COMMUNITY SOLAR PROGRAM TYPICALLY WORK?

A. Most community solar programs across the United States use a dual billing model, where the Subscriber pays the Subscriber Organization directly for their share of the community solar generation. In those programs, the community solar generation, as measured by the local utility, is assigned to the individual Subscribers based on either set volumes or percentages of the solar output as specified by the Subscriber Organization. The utility then converts the volume assigned to each Subscriber/customer into a bill credit based on terms established by the local utility regulator, e.g., the Council. This credit in turn reduces the Subscriber/customer's utility bill, which the utility determines pursuant to the applicable rate schedules on file and approved by the local utility regulator.

The Subscriber Organization is responsible for entering into a contract to "enroll" the customer, provide specific information to the utility about when the customer will become a Subscriber and how to allocate the project's output to each of its Subscribers, and for billing the Subscribers for their subscription based on the terms of their contract. It is important to note that the contractual terms between the Subscriber Organization and the Subscriber are not subject to cost-of-service regulation from the Council and are not shared with the utility.

Q8. WHAT IS UTILITY CONSOLIDATED BILLING?

A. Under Utility Consolidated Billing or UCB, the utility, instead of the Subscriber Organization, assumes the customer care functions associated with billing, collections and associated customer care functions of the community solar service. From a monetary perspective, the Subscriber Organizations rely on the utility to retain a portion of the bill credit that the Subscriber would normally receive and instead remit a cash payment equal to the credit to the Subscriber Organizations.

Q9. DOES UTILITY CONSOLIDATED BILLING DIFFER FROM THE TYPICAL BILLING MODEL YOU JUST EXPLAINED?

A. Yes. UCB is a significant change from the traditional community solar subscription model. UCB is also a significant deviation from the behind-the-meter solar generation model upon which community solar is based because, under UCB, the utility acts as the collector of subscription fees for the Subscriber Organization. In contrast, in both a behind-the-meter solar generation model and the common dual billing community solar model, the solar developer or Subscriber Organization maintains an ongoing relationship with its Subscribers, bills them pursuant to their contractual obligations, and provides any corresponding customer care functions.

Q10. ARE THERE OTHER FORMS OF COMMUNITY SOLAR WHERE THE UTILITY BILLS THE CUSTOMER FOR THE ASSIGNED GENERATION FROM A COMMUNITY SOLAR UNIT?

A. Yes, there are, but these forms do not involve UCB like that proposed in this docket. As discussed in more detail below, in some jurisdictions, the utility, not a third-party, owns and operates the community solar generator. In these situations, the community solar service is typically a tariffed service approved by the local utility regulator, such as a green tariff, and the utility includes the associated charges on the participating customers' existing utility bills. This situation is fundamentally different from UCB because the utility is billing for the services that it is providing pursuant to a tariff and using the subscription revenues to offset the cost of the community solar installations. Such an arrangement is consistent with a traditionally regulated vertically-integrated utility's operations, such as ENO's operations subject to the Council's jurisdiction.

Q11. WHO STANDS TO BENEFIT FROM UCB?

A. The project developers or Subscriber Organizations are the primary beneficiaries of UCB as UCB enables them to avoid the billing and collection costs (including implementation and maintenance costs) associated with a traditional community solar subscription model.

Q12. WOULD ENO'S CUSTOMERS BENEFIT FROM UTILITY CONSOLIDATED BILLING?

A. Not necessarily. While some customers may prefer to avoid paying a separate bill to the Subscriber Organization, doing so can mask the cost of the community solar subscription

and make it difficult for the Subscriber/customer to understand if the retained bill credit is consistent with the contractual terms the Subscriber/customer and the Subscriber Organization agreed to. This is illustrated by experiences in other jurisdictions where UCB is allowed but Subscriber Organizations and Subscribers continue to interact directly in a traditional dual billing configuration.

Q13. WHY WOULD SUBSCRIBERS/CUSTOMERS OR SUBSCRIBER ORGANIZATIONS NOT PARTICIPATE IN UCB WHEN IT IS AVAILABLE?

A. There are a number of reasons why Subscribers/customers or Subscriber Organizations choose to remain on dual billing. As discussed above, from the Subscriber/customer perspective, receiving a separate bill from the Subscriber Organization makes it easier for the Subscriber/customer to verify that the subscription fee is being billed correctly. For example, if the Subscriber Organization has the right to change the level of the subscription fee, the Subscriber/customer will want to monitor the subscription fee. With UCB, the Subscriber Organization could direct the utility to change the level of credit and may not inform the Subscriber/customer, and the Subscriber/customer may be unaware of the change.

In addition, a separate bill allows the customer to readily compare offers from other Subscriber Organizations. Finally, there may be some jurisdictions where the application of the community solar credit to the customer bill can reduce applicable taxes and fees that the utility would otherwise collect, effectively increasing the value of the credit.

From the perspective of some Subscriber Organizations, such as those that offer other energy efficiency, equipment monitoring and maintenance, and other customer

services, maintaining an ongoing relationship with the Subscriber can lead to other sales opportunities.

Q14. DOES UCB IMPOSE BURDENS ON ANY PARTIES?

A. Yes, first and foremost, Utility Consolidated Billing imposes significant burdens on the utility. As discussed in more detail in the affidavit of Melissa Lejeune, ENO would have to devote significant time and money to modify their billing systems and to develop and integrate new communication pathways with the Subscriber Organizations to receive and input into the same billing system the amount of bill credit(s) to be retained and remitted to the Subscriber Organizations. ENO also would incur ongoing maintenance costs associated with UCB, as well as the costs and burdens of handling Subscriber/customer issues and inquiries that would result, which I discuss below. In addition, ENO would need to develop processes to remit the cash payment to the Subscriber Organizations.

Q15. ARE THERE OTHER CONCERNS WITH UTILITY CONSOLIDATED BILLING?

A. Yes. Implementing UCB creates challenges for the utility's call center when Subscribers inquire about their reduced credits. Because ENO is not a party to the contract between the Subscriber and the Subscriber Organization, ENO's call center personnel would not be prepared to explain the basis for the reduced credits. Nevertheless, ENO's call center personnel will be the recipient of the bulk of customer inquiries. In addition, the retention of credits and the corresponding payments to Subscriber Organizations will likely require changes to accounting processes. Finally, consolidated billing may impact other customer

care processes such as budget billing, collections processes as well as rules for shut-off for non-payment.

Q16. CAN OTHER CUSTOMERS BE HARMED BY UCB?

A. Yes. To the extent that the full cost of implementing UCB, inclusive of both one-time system modification costs and ongoing expenses for increased call center usage and Subscriber Organization interaction, is not fully paid for by the Subscriber Organizations, there will be incremental costs imposed on non-participating customers.

IV. CONSOLIDATED BILLING LANDSCAPE

Q17. HOW MANY U.S. JURISDICTIONS HAVE AUTHORIZED SOME FORM OF A COMMUNITY SOLAR PROGRAM?

A. According to data published by the National Renewable Energy Laboratory ("NREL"), as of February 2025, twenty-four (24) states and the District of Columbia currently have some form of authorized community solar program.[2]

Q18. OF THESE JURISDICTIONS, HOW MANY PROGRAMS HAVE UCB?

A. Of these jurisdictions, currently, nine have third-party community solar programs operating under UCB (i.e., AK, IL, MD, NJ, NY, MN, OR, VA and VT).[3] This list excludes several states in which utilities own solar generation and then permit customers to opt-in pursuant

[2] See www.nrel.gov/state-local-tribal/community-solar which indicates there are 44 states with community solar projects but only 24 states with community solar programs.

[3] See NREL data tracker CS State Policy Tracker_Q2&3_2025_v2.0_External. Available at: https://www.nrel.gov/state-local-tribal/community-solar.

to a tariff (i.e., CA, DE, NH, NM, RI and VA). These programs are excluded from consideration here because these programs do not require utilities to bill for solar generation supplied by third parties as would be required under the proposed New Orleans community solar program.

Q19. ARE THERE NOTABLE DIFFERENCES BETWEEN THE JURISDICTIONS THAT AUTHORIZED CONSOLIDATED BILLING AND WHAT IS BEING CONTEMPLATED IN THIS DOCKET BEFORE THE COUNCIL?

A. Yes. The notable difference is that the Council employs traditional regulation of its vertically-integrated utility ENO. In contrast, of the nine jurisdictions that have implemented UCB, Maryland, Illinois, New Jersey, New York and Virginia have historically operated under a fully competitive retail electric model where customers shop for retail electric supply and the utility bills for these supplier services under agreements executed between the licensed competitive supplier and the host utility. As described in greater detail below in Section VI, the requirements of suppliers and utilities under vertical-integration and competitive retail supply differ significantly and should be a critical factor considered in the determination of the use of UCB. In fact, of the jurisdictions that do not have competitive retail markets, only Alaska, Minnesota, Oregon, and Vermont offer UCB for community solar.

Q20. WHAT OTHER NOTABLE COMMUNITY SOLAR PROGRAM REQUIREMENTS HAVE BEEN SET BY STATES TO PROTECT CONSUMERS OR TO ADDRESS THE PER CUSTOMER COST OF ADMINISTERING A COMMUNITY SOLAR PROGRAM?

A. The New York Public Service Commission ("NYPSC") requires that Subscriber Organizations abide by the Uniform Business Practices for Distributed Energy Resource Suppliers which specifies minimum standards that all service providers must meet.[4] In addition, the NYPSC specifies that under UCB, subscribers must receive at least 5% of the bill credits. This protection was added following a NYPSC determination that many residential consumers choosing competitive retail supply in New York had paid higher rates to competitive retail suppliers than available through the utility's default generation service.[5]

Regarding excess implementation costs, Illinois has restricted the required use of UCB to the two larger utilities, Commonwealth Edison and Ameren, by setting a threshold of 200,000 customer accounts. Commonwealth Edison serves over 4 million electric customers, and Ameren Illinois serves 1.2 million electric customers. Illinois' restriction is designed to ensure that billing system costs, such as those identified by Company witness

[4] dps.ny.gov/system/files/documents/2024/11/uniform-buisness-practices-for-distributed-energy-resource-supplies.pdf

[5] See Case 15-M-0127, Order Adopting Changes to the Retail Access Energy Market and Establishing Further Process, issued December 12, 2019. This Order mandates that competitive retail suppliers selling to mass-market customers must either: guarantee savings compared to the utility's full-service pricing; offer a fixed rate no higher than the trailing 12-month average utility cost; or deliver an energy-related value-added product or service.

Melissa Lejeune, do not exceed the benefits arising from such investments for smaller utilities.[6]

V. CONSOLIDATED BILLING WORKS BEST IN COMPETITIVE ELECTRIC MARKETS

Q21. WHAT IS THE RELATIONSHIP BETWEEN RETAIL COMPETITIVE MARKETS AND UTILITY CONSOLIDATED BILLING?

A. Within most competitive retail electric markets, utilities bill for residential supplier generation services under either a "rate ready" or "bill-ready" arrangement. Under these billing arrangements, a licensed retail electric supplier enters into an agreement with the utility permitting the utility to bill and collect charges for supplier services. The utility then collects both utility and supplier charges from customers and remits payment back to the supplier.[7]

Q22. WHY IS THE EXISTENCE OF RETAIL COMPETITION A REASONABLE PRECONDITION FOR UCB?

A. Retail competition provides access to a billing process and billing system designed to manage the pass-through of third-party generation charges as would occur with UCB. This system can then be leveraged for community solar programs. Pass-through billing

[6] Community Solar Consolidated Billing Review of State Requirements, Policies and Key Considerations, National Association or State Energy Officials, at 13. Available at: https://www.naseo.org/data/sites/1/documents/publications/Community%20Solar%20Consolidated%20Billing%20Final[43].pdf

[7] Most retail competitive electric markets operate under a "purchase-of-receivables" structure in which the competitive supplier is paid by the utility whether or not the customer pays their consolidated electric bill.

processes and systems have been in place for more than 15 years in most competitive markets and thus the billing processes and systems are well developed. In their 2025 report on community solar implementation, NREL noted that "[s]tates with competitive retail choice markets are more likely to be better prepared for consolidated billing."[8] NREL further noted that in cases in which utilities are using billing software that lacks that ability to handle pass through billing, community solar UCB may require "an entirely new feature to be operationalized."[9] Thus, the Council should not rely on experience from jurisdictions with existing competitive retail programs to inform its decision regarding UCB implementation in the case of ENO without considering the above advantages that competitive retail jurisdictions have in implementing UCB.

Q23. DOES THE EXISTENCE OF RETAIL COMPETITION PRIOR TO THE IMPLEMENTATION OF COMMUNITY SOLAR UCB PROVIDE OTHER CONSUMER BENEFITS?

A. Yes. Competitive retail markets include a set of consumer protections that would also protect community solar customers. These protections take the form of an extensive set of procedures, policies and rules that are designed to ensure that consumers understand retail electric supplier offers and suppliers adhere to specific consumer protections (i.e., supplier tariffs, licensing and required training for supplier sales representatives) and seek to ensure that consumers understand that the bill they receive from the utility includes both cost-of-

[8] See https://docs.nrel.gov/docs/fy25osti/90867.pdf at 6.

[9] Ibid.

service rates approved by regulators and unregulated competitive generation rates that regulators do not set. Insufficient understanding and consumer education can lead to consumer confusion over which entity is providing the services being billed and what rights the consumer has related to these services and charges.

Q24. DESPITE THE PROTECTIONS THAT EXIST IN COMPETITIVE RETAIL MARKETS SURROUNDING UCB, DO THESE MARKETS STILL EXPERIENCE PROBLEMS RELATED TO CONSUMER EDUCATION?

A. Yes. Even in competitive retail electric markets, there have been numerous cases in which suppliers have used UCB to charge consumers rates above otherwise applicable utility rates without the consumer's knowledge. These situations have resulted in several states requiring that competitive offers cannot exceed the otherwise applicable utility rate and mandating the elimination of UCB for low-income customers.[10] This experience suggests that UCB can actually be detrimental to the advancement of community solar if it results in a negative consumer experience.

[10] *See* Maryland Senate Bill 1 which ends utility consolidated billing; NY PSC ban on electricity and gas sales to low incomes customers under Case Number 16085/12-M-0476; and MA Senate Bill 2738 which prohibits an energy marketer from signing a new or renewal contract for residential electricity generation service.

VI. CONCERNS OF IMPLEMENTING COMMUNITY SOLAR CONSOLIDATED BILLING

Q25. GIVEN THAT ENO IS JUST ROLLING OUT ITS COMMUNITY SOLAR PROGRAM, DO YOU BELIEVE IT IS APPROPRIATE TO REQUIRE THE COMPANY TO ALSO IMPLEMENT UCB?

A. No. While UCB may be an option in certain mature jurisdictions that already have experience with and significant levels of participation from community solar, it would not be appropriate to require it for ENO.

Q26. WHY IS THAT?

A. First, UCB is not a prerequisite for a healthy community solar program. In fact, many markets are working effectively without it. Secondly, as recognized by Illinois, for a smaller utility such as ENO, it is not clear that the benefits of UCB justify the time and expense that will be borne by the Company and its customers to develop the necessary systems for implementation.

Q27. CAN UCB BE IMPLEMENTED MANUALLY WITHOUT BILLING SYSTEM MODIFICATIONS?

A. No, the operational risk of manually billing processes is significant and any delays and/or errors could give Subscribers/customers a frustrating experience with community solar and undermine the positive benefits a simpler program can bring. For example, the desire to implement “Net Crediting”, New York’s term for UCB, after New York had a robust community solar market led to numerous complaints and significant frustration from

customers, developers, utilities and regulators alike due to the complexity of the underlying processes. Similarly, NREL's report acknowledges that "[t]he technical and administrative considerations are clearly complex and numerous where consolidated billing is concerned."[11] Simply put, UCB can only be implemented with careful planning, an automated billing system, defined rules for setting subscription fees, and defined processes for communicating both subscriptions shares and retained credits between the developer and the utility, none of which are simple or inexpensive.

Q28. BUT WON'T CONSUMERS BENEFIT FROM UCB?

A. As discussed above, not all customers desire it. Furthermore, because neither the Council nor the Company is privy to the contract terms between the Subscriber Organization and the Subscriber, UCB can cause customer confusion and adversely impact program receptivity. Also, for any existing contracts, the Subscriber Organization is likely to retain any cost savings associated with the utility handling the billing, collections, and customer care functions. Therefore, it is not guaranteed that UCB requirements lead to savings for community solar Subscribers compared to dual billing arrangements.

Dual billing is a proven model that has been used to successfully initiate other community solar markets and has a proven ability to grow community solar participation. It is a better model for smaller utilities like ENO because it avoids unnecessary investments

[11] NREL at 7.

in customer care and billing systems and avoids imposing additional regulatory burdens on both the Company and the Council.

VII. RECOMMENDATIONS AND CONCLUSIONS

Q29. WHAT ARE YOUR RECOMMENDATIONS?

A. The Council should recognize that successful community solar billing does not require Utility Consolidated Billing and maintain dual billing as the standard for ENO. Doing so maintains clarity and accountability as the Company handles regulated energy transactions and the Subscriber Organizations manage the contractual and billing obligations under their agreements with individual Subscribers. UCB introduces complexity, cost, and risk without clear benefits in a traditional regulated jurisdiction with a vertically-integrated utility such as ENO. In contrast, dual billing is practical, cost-effective, and customer-friendly.

Q30. DOES THIS COMPLETE YOUR TESTIMONY?

A. Yes, it does.

AFFIDAVIT

STATE OF NEW YORK

COUNTY OF NEW YORK

NOW BEFORE ME, the undersigned authority, personally came and appeared, **STEPHEN B. WEMPLE**, who after being duly sworn by me, did depose and say:

That the above and foregoing is his sworn testimony in this proceeding and that he knows the contents thereof, that the same are true as stated, except as to matters and things, if any, stated on information and belief, and that as to those matters and things, he verily believes them to be true.

Stephen B Wemple

STEPHEN B. WEMPLE

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 16 DAY OF JANUARY 2026

Oleksandra Sorochenko

NOTARY PUBLIC

My commission expires: 10/21/2027

OLEKSANDRA SOROCHENKO
Notary Public - State of New York
NO. 01SO0014709
Qualified in Bronx County
My Commission Expires Oct 21, 2027

STEPHEN B. WEMPLE
VICE PRESIDENT

Stephen Wemple joined Concentric in 2024 with over thirty years of experience in the energy industry. Most recently, Mr. Wemple served as a senior executive at Consolidated Edison, where his work included extensive experience developing and implementing clean energy strategies at utility scale. Mr. Wemple's expertise is in regulatory and future of energy matters, including distributed energy resources, distribution system planning, development of green hydrogen, battery storage, and renewable power development, as well as energy trading across wholesale and retail markets. He is an effective and well-networked communicator with demonstrated success in shaping energy policy at the New York State and regional levels.

AREAS OF EXPERTISE

Distributed Energy Resources

Developed market strategies and compensation mechanisms to utilize distributed energy resources (DER) through New York State's Market Design and Integration Working Group, Value of DER (VDER) proceeding, Utility Thermal Energy Network proceeding and the Market Design and Platform Technology Working Group.

Distribution System Planning

Led development of the initial Distribution System Implementation Plans to integrate DER into the New York utilities planning and forecasting process and establish criteria for solicitations of non-wire alternatives to potentially defer traditional utility investments.

Hydrogen

Developed plan with NE Regional Hydrogen Hub to use green hydrogen to decarbonize the Company's steam system.

Energy Storage

Negotiated contract with 100 MW / 400 MWh energy storage project to be built in Queens, NY; successfully advocated with NYPSC to prioritize larger storage projects participating in the NYISO's wholesale markets.

Large Scale Renewables

Advocated for coordinated transmission buildout to interconnect offshore wind installations and for utility ownership of large-scale renewables to provide more renewable energy at a lower cost to utility customers.

Business Development

Generating positive financial results for Con Edison and third-party clients through the acquisition of transmission scheduling and asset management contracts with utilities and merchant generators; development and execution of cross-border capacity trades between PJM, ISONE and NYISO for CEE

and third-party clients; support of CES' commodity and demand-response sales efforts; and qualification of CES' energy efficiency projects in PJM capacity markets. Ensured all such activities were properly modelled in trade capture / risk reporting system and compliant with risk policies.

Market Development & Advocacy

Providing regulatory coverage in NYISO, ISO-NE, and PJM Committees and Working Groups; representation in FERC proceedings and settlement negotiations; and advocacy in state regulatory proceedings. Member of the Market Design and Platform Technology working group developing market rules for the NY PSC's Reforming the Energy Vision (REV) proceeding.

Compliance

Developed corporate procedures for mandatory NERC obligations; FERC training and compliance with Market Based Rate requirements; CFTC compliance with Dodd Frank obligations; registration and compliance for renewable generation facilities with DOE and FERC.

Regulatory lead for Con Edison's Competitive Energy Businesses (CEBs) in NYISO, PJM, FERC and state proceedings:

- Submitted affidavit to FERC on market power screens to maintain Market Based Rates for all Con Edison companies.
- Identified and acquired profitable Transmission Congestion Contracts for CEE and assisted CES in developing new retail commodity products.
- Developed and implemented pricing programs and marketing strategies for CES' retail electric sales.
- Favorably influenced NY PSC's Renewable Portfolio Standard and Provider of Last Resort Proceedings and Maryland's Resource Adequacy and Standard Offer Services proceedings.
- Testified at FERC and in New York, New Jersey and Pennsylvania state proceedings addressing retail and wholesale energy markets.
- Developed business strategies and marketing plans for gas and electric commodity sales.
- Developed product offerings and trading strategies to hedge customer costs with price fixed and floating priced retail electricity contracts.
- Successfully advocated for NYISO rules to allow customer-sited generation and demand response to participate in NYISO's capacity markets.
- Member of the NYISO Transition Team – precursor to the Management Committee – responsible for NYISO's initial market rules and governance processes.

PROFESSIONAL HISTORY

Concentric Energy Advisors, Inc. (2024 - Present)
Vice President

Consolidated Edison (2016-2023)
General Manager, Utility of the Future

Con Edison Competitive Shared Service (2006 – 2016)
Vice President, Regulatory Affairs

Con Edison Energy/Solutions (1998 – 2006)
Director, Regulatory Affairs

Consolidated Edison (1987 – 2006)
Manager, Competitive Opportunities' Transition Team
Manager, Energy Services

EDUCATION

Cornell University
Master of Engineering & Bachelor of Science in Mechanical Engineering

DESIGNATIONS AND PROFESSIONAL AFFILIATIONS

Point O' Woods Volunteer Fire Company
Assistant Chief, and active firefighter since 1987

NYISO Business Issues Committee
Past Chair

SPONSOR	DATE	CASE/APPLICANT	DOCKET	SUBJECT
Public Service Commission of the District of Columbia				
Washington Gas Light	2025	Investigation into Pipe Replacement Plan	Formal Case No. 1179	Gas Decarbonization and Non-Pipe Alternatives
Illinois Commerce Commission				
Commonwealth Edison Company	2024	Petition for Approval of a Multi-Year Rate Plan	Docket No. 23-0055 (cons)	Co-Located Load and Generation, Non-Wires Alternatives and Distributed Energy Resources
New York State Public Service Commission				
Consolidated Edison Company of New York	2023	Con Edison Rate Case	Docket No. 22-E-0064	Ownership of utility-scale renewables
New Jersey Board of Public Utilities				
Con Edison Development	2013	Jersey Central Power & Light Rate Case	Docket No. ER12111052	Cost allocation to solar facilities
Connecticut Energy & Technology Committee				
Con Edison Development & Con Edison Solutions	2009, 2010, 2011	Legislative Testimony	Senate Bill 1, House Bills 5505, 6507, 6010 & 6512	Renewable energy development and procurement of retail electric supply
Federal Energy Regulatory Commission (FERC)				
Con Edison Solutions	2008	Keyspan-Ravenswood	Docket No. EL05-17-003	NYISO calculation of capacity obligations.
EEI & Con Edison Energy	2006	FERC Technical Conference	Docket No. ER05-1410 & EL05-148	Long Term Fixed Resource Adequacy Requirement

CERTIFICATE OF SERVICE
Docket No. UD-18-03

I hereby certify that I have served the required number of copies of the foregoing pleading upon all other known parties of this proceeding individually and/or through their attorney of record or other duly designated individual, by: ☒ electronic mail, ☐ facsimile, ☐ hand delivery, and/or by depositing same with ☐ overnight mail carrier, or ☐ the United States Postal Service, postage prepaid.

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New Orleans, Louisiana, this 16th day of January 2026.

Leslie M. LaCoste

Erin Spears, Chief of Staff & Counsel, Council Utilities Regulatory Office **MEMORANDUM**

TO:	Clerk of Council
FROM:	Erin Spears, Chief of Staff & Counsel, Council Utilities Regulatory Office
DATE:	January 21, 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 January 27, 2026.

Communications from Entergy New Orleans, LLC

1. Direct Testimony, UD-18-03

Other Communications

1. Petition for Intervention, submitted by Air Products and Chemicals Inc., UD-25-02
2. Petition for Intervention, submitted by the Alliance for Affordable Energy, UD-25-02
3. Motion to Establish Procedural Guardrails for the Supplemental Evidentiary Process, submitted by Together New Orleans, UD-18-03

January 20, 2026

Via Electronic Mail

Clerk of Council
Room 1E09, City Hall
1300 Perdido Street
New Orleans, LA 70112

RE: RESOLUTION AND ORDER ESTABLISHING A DOCKET AND PROCEDURAL SCHEDULE WITH RESPECT TO THE APPLICATION OF ENTERGY NEW ORLEANS, LLC FOR CERTIFICATION OF COSTS RELATED TO HURRICANE FRANCINE (UD-25-02)

Dear Clerk,

Please find the attached Petition of the Alliance for Affordable Energy for Intervention and Inclusion on Service List for filing under the docket referenced above. We will submit physical copies at your instruction. If you have any questions, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

Jesse S. George
New Orleans Policy Director
Alliance for Affordable Energy

Before
The Council of the City of New Orleans

IN RE: RESOLUTION AND ORDER ESTABLISHING A DOCKET AND PROCEDURAL SCHEDULE WITH RESPECT TO THE APPLICATION OF ENTERGY NEW ORLEANS, LLC FOR CERTIFICATION OF COSTS RELATED TO HURRICANE FRANCINE

DOCKET NO. UD-25-02

JANUARY 20, 2026

PETITION OF THE ALLIANCE FOR AFFORDABLE ENERGY FOR INTERVENTION AND INCLUSION ON SERVICE LIST

The Alliance for Affordable Energy, ("the Alliance") respectfully requests that the Council of the City of New Orleans ("the Council") grant the Alliance the right to intervene in the above-captioned proceeding and participate as a party therein.

On December 18, 2025, the Council adopted Resolution R-25-627, establishing docket UD-25-02, providing for intervention by interested parties by January 20, 2026.

The Alliance is a non-profit Louisiana organization that serves as a consumer advocate for the electric ratepayers of Louisiana, with special concern for residential and small commercial customers. The Alliance is dedicated to supporting equitable, affordable, environmentally responsible energy policy for the citizens of New Orleans and Louisiana.

The Alliance is a formal intervenor in other dockets considering electric and gas infrastructure owned by Entergy New Orleans, LLC ("ENO").

The Alliance has members served by ENO. There is no other party representing the interests of the Alliance and its members.

Please note the Alliance is a non-profit consumer advocacy organization, thus pursuant to Council Resolution R-16-365, we request that all intervenor fees be waived.

The Alliance therefore possesses standing to intervene, and respectfully seeks intervenor status in order to fully participate in this matter. The Alliance requests that it be placed on the service list of this proceeding and be served with all pleadings, notices orders, and other filings.

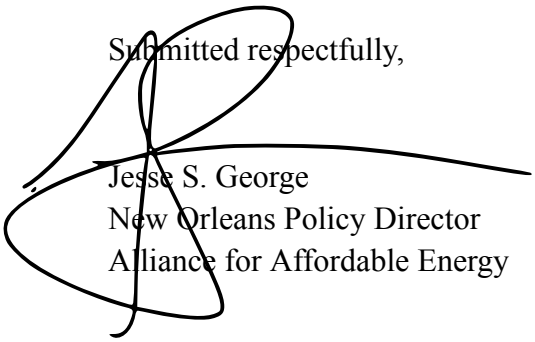
All communications and pleadings in this proceeding should be directed to:

Jesse S. George
Alliance for Affordable Energy
4505 S. Claiborne Ave.
(504) 208-9761
jesse@all4energy.org

Logan A. Burke
4505 S. Claiborne Ave.
(504) 208-9761
logan@all4energy.org

Sophi Zaken
4505 S. Claiborne Ave.
(504) 208-9761
regulatory@all4energy.org

Submitted respectfully,



Jesse S. George
New Orleans Policy Director
Alliance for Affordable Energy

Before
The Council of the City of New Orleans

IN RE: RESOLUTION AND ORDER ESTABLISHING A DOCKET AND PROCEDURAL SCHEDULE WITH RESPECT TO THE APPLICATION OF ENTERGY NEW ORLEANS, LLC FOR CERTIFICATION OF COSTS RELATED TO HURRICANE FRANCINE

DOCKET NO. UD-25-02

JANUARY 20, 2026

CERTIFICATE OF SERVICE

I do hereby certify that I have, this 20th day of January 2026, served the foregoing correspondence upon all other known parties of this proceeding by electronic mail.

Jesse S. George
Alliance for Affordable Energy

Service List

clerkofcouncil@nola.gov
Clerk of Council
City Hall - Room 1E09
1300 Perdido Street
New Orleans, LA 70112
Tel: (504) 658-1085
Fax: (504) 658-1140
Service of Discovery not required

Erin Spears, espears@nola.gov
Chief of Staff, Council Utilities Regulatory Office
Bobbie Mason, bfmason1@nola.gov
Christopher Roberts, cwroberts@nola.gov
Byron Minor, Byron.minor@nola.gov
Candace Carmouche, Candace.Carmouche@nola.gov
Jared Reese, jared.reese@nola.gov
Tyrianne Varnado, tyrianne.varnado@nola.gov
City Hall - Room 6E07
1300 Perdido Street
New Orleans, LA 70112
Tel: (504) 658-1110
Fax: (504) 658-1117

Krystal D. Hendon, CM Morrell Chief-of-Staff, Krystal.hendon@nola.gov
1300 Perdido St. Rm. 2W50
New Orleans, LA. 70112

Justyn Hawkins, 504-658-1108 jahawkins@nola.gov
Chief of Staff
City Hall - Room 1E06
1300 Perdido Street
New Orleans, LA 70112

Donesia D. Turner, Donesia.Turner@nola.gov
Law Department
City Hall - 5th Floor
New Orleans, LA 70112
Tel: (504) 658-9800
Fax: (504) 658-9869

Service of Discovery not required

Tanya L. Irvin, tlirvin@nola.gov
Chief Deputy City Attorney
Law Department
City Hall - 5th Floor
New Orleans, LA 70112
Tel: (504) 658-9800
Fax: (504) 658-9869

Norman White, Norman.White@nola.gov
Department of Finance
City Hall - Room 3E06
1300 Perdido Street
New Orleans, LA 70112
Tel: (504) 658-1502
Fax: (504) 658-1705

Greg Nichols, grnichols@nola.gov
Deputy Chief Resilience Officer
Office of Resilience & Sustainability
1300 Perdido Street, Suite 8E08
New Orleans, LA 70112
Tel: 504-658-4958
Cell: 504-253-1626

Sophia Winston, sophia.winston@nola.gov
Energy Policy & Program Manager
Office of Resilience & Sustainability
1300 Perdido Street, Suite 8E08
New Orleans, LA 70112
Tel: 504-658-4914
Cell: 504-677-9756

ADMINISTRATIVE HEARING OFFICER

Hon. Jeffrey S. Gulin, judgegulin@gmail.com
3203 Bridle Ridge Lane
Lutherville, MD 2109
Tel: (410) 627-5357

CITY COUNCIL CONSULTANTS and SUPPORT STAFF

Clinton A. Vince, clinton.vince@dentons.com
Presley Reed, presley.reedjr@dentons.com
Emma F. Hand, emma.hand@dentons.com
Dee McGill, dee.mcgill@dentons.com
Denton Law Firm,
1900 K Street NW
Washington, DC 20006
Tel: (202) 408-6400
Fax: (202) 408-6399

Basile J. Uddo (504) 583-8604 cell, buddo@earthlink.net
J. A. "Jay Beatmann, Jr. (504) 256-6142 cell, (504) 524-5446 office direct,
jay.beatmann@dentons.com
c/o DENTONS US LLP
650 Poydras Street
Suite 2850
New Orleans, LA 70130

Joseph W. Rogers, jrogers@legendcgl.com
Victor M. Prep, vprep@legendcgl.com
Byron S. Watson, bwatson@legendcgl.com
Legend Consulting Group
6041 South Syracuse Way, Suite 105
Greenwood Village, CO 80111
Tel: (303) 843-0351
Fax: (303) 843-0529

ENTERGY NEW ORLEANS, LLC

Leroy Nix, lnix@entergy.com
Entergy New Orleans, LLC
Vice-President, Regulatory and Public Affairs

Deanna Rodriguez, drodri2@entergy.com
Entergy New Orleans, LLC
President and Chief Executive Officer
Entergy New Orleans, LLC
Mail Unit L-MAG-505B
1600 Perdido Street
New Orleans, LA 70112

Polly Rosemond, prosemo@entergy.com
Kevin T. Boleware, (504) 670-3673, kbolewa@entergy.com
D'Angela Savoie, dsavoi1@entergy.com

Keith Wood, (504) 670-3633, kwood@entergy.com
Derek Mills, (504) 670-3527, dmills3@entergy.com

Ross Thevenot, (504) 670-3556, rtheven@entergy.com
1600 Perdido Street, L-MAG 505B
New Orleans, LA 70112

Vincent Avocato, (281) 297-3508, vavocat@entergy.com
Entergy New Orleans, LLC
2107 Research Forest Drive, T-LFN-4
The Woodlands, TX 77380

Courtney Nicholson, cnicho2@entergy.com
Heather Silbernagel, (504) 576-2806, hsilber@entergy.com
Leslie M. LaCoste (504) 576-4102, llacost@entergy.com
Lacresha D. Wilkerson, (504) 576-6571, lwilke1@entergy.com

Ed Wicker, (504) 576-3101, ewicker@entergy.com
Linda Prisuta, (504) 576-4137, lprisut@entergy.com
Entergy Services, LLC
Mail Unit L-ENT-26E
639 Loyola Avenue
New Orleans, LA 70113
Fax: 504-576-5579

Joe Romano, III (504) 576-4764, jroman1@entergy.com
Tim Rapier, (504) 576-4740, trapier@entergy.com
Erin Farrell, (504) 576-2758, efarrel@entergy.com
Entergy Services, LLC
Mail Unit L-ENT-3K
639 Loyola Avenue
New Orleans, LA 70113
Fax: (504) 576-6029

Jessica Coolidge, (504) 576-5407**,** jcoolid@entergy.com

Greg Crisler, (504) 670-3538, gcrisle@entergy.com

Regina Bartholomew-Woods, rbartho@entergy.com

Tamika Robinson, (225) 515-3575**,** trobi10@entergy.com

BEFORE THE

NEW ORLEANS CITY COUNCIL

IN RE: APPLICATION OF ENTERGY NEW ORLEANS, LLC FOR CERTIFICATION OF COSTS RELATED TO HURRICANE FRANCINE.	**DOCKET NO. UD-25-02 January 12, 2026**

AIR PRODUCTS AND CHEMICALS, INC.
MOTION FOR INTERVENTION AND INCLUSION ON SERVICE LIST

This Motion for Intervention is filed, through undersigned counsel, by and on behalf of Air Products and Chemicals, Inc. ("Air Products").

1.

Pursuant to the Resolution and Order Establishing a Docket and Opening a Rulemaking Proceeding to Establish Rules for Community Solar Projects (Resolution R-25-627), Air Products respectfully requests intervention for full participation in this docket, as a party therein.

2.

Air Products and its New Orleans operations are one of ENO's largest purchasers of electric power, and accordingly, have a major interest in this docket, will be affected substantially by the outcome thereof, and cannot be adequately represented by any other party.

3.

Air Products, upon being granted full Intervenor status, requests that it be added to the Official Service List for this docket, and that all notices, communication, pleadings, briefs, testimony, other filings be served upon the following:

Randy Young
Gordon Polozola
KEAN MILLER LLP
400 Convention Street, Suite 700 (70802)
Post Office Box 3513
Baton Rouge, LA 70821-3513
Tel: (225) 387-0999
Fax: (225) 388-9133

Carrie R. Tournillon
KEAN MILLER LLP
900 Poydras Street, Suite 3600
New Orleans, LA 70112

WHEREFORE, Air Products and Chemicals, Inc. prays that it be granted Intervenor status and that it be permitted to participate in this proceeding.

RESPECTFULLY SUBMITTED:



Randy Young (#21958)
Carrie R. Tournillon (#30093)
Gordon Polozola (#23900)
KEAN MILLER LLP
Post Office Box 3513
Baton Rouge, LA 70821
(225) 387-0999
Attorneys for Air Products and Chemicals, Inc.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been served by hand delivery to the Clerk of Council with a copy to the Director, Council Utilities Regulatory Office, and upon all known parties of record via electronic mail.

New Orleans, Louisiana this 12th day of January, 2026.



Carrie R. Tournillon

CHIEF ADMINISTRATIVE OFFICE

CITY OF NEW ORLEANS

HELENA N. MORENO
MAYOR

JOSEPH I. GIARRUSSO, III
CHIEF ADMINISTRATIVE OFFICER

January 13, 2026

Aisha R. Collier
Clerk of Council
1300 Poydras Street, Room 1E09
New Orleans, Louisiana 70112

Re: Notice of Interim Appointments Requiring Confirmation

Dear Madame Clerk:

In accordance with Section 2-477 of the New Orleans City Code, I am hereby notifying the City Council of the interim appointments to the Moreno Administration requiring confirmation by the City Council. **The effective date of these appointments is January 12, 2026. They are permanent appointments.**

Interim Appointment	Department
Charline Gipson	Law
Chad Brown	Safety and Permits
Steve Nelson	Public Works
Jennifer Avegno	Human Services
Alyssa Wenck Rambeau	Finance

All remaining Article IV department heads subject to confirmation have been retained in their positions from the previous administration and, therefore, are not subject to additional confirmation pursuant to the Charter.

We will, in the coming days, be providing you with the confirmation materials and questionnaires required by City Council Rule 56.

Sincerely,

Joseph I. Giarrusso, III
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 H. KORN, VICE-CHAIRPERSON
MARK SURPRENANT
RUTH WHITE DAVIS
ANDREW MONTEVERDE

AMY TREPAGNIER
DIRECTOR OF PERSONNEL

January 13, 2026

VIA EMAIL – clerkofcouncil@nola.gov

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

RE: Proposed agreement with Jay Ginsberg

Dear Ms. Collier:

Pursuant to Rule 57, please find attached: (1) a proposed Third Amendment to the Professional Services Agreement between the City of New Orleans Civil Service Commission and Jay Ginsberg; and (2) a completed contract summary form.

We ask that this contract execution request be referred to the appropriate Council committee.

Please let me know if you need any additional information.

Sincerely,

Christina Carroll
christina.carroll@nola.gov
Executive Counsel
Civil Service Commission

cc: Amy Trepagnier (abtrepagnier@nola.gov)

AMENDMENT NO. 3 TO PROFESSIONAL SERVICE AGREEMENT

BETWEEN

THE CIVIL SERVICE COMMISSION OF THE CITY OF NEW ORLEANS

AND

JAY GINSBERG

THIS THIRD AMENDMENT is entered into by and between the Civil Service Commission of the City of New Orleans ("**Commission**"), represented by Chairperson Brittney Richardson, and Jay Ginsberg, Attorney-at-Law ("**Contractor**"). The Commission and the Attorney are sometimes referred to collectively as "**the Parties**." This Amendment is effective as of **January 1, 2026**. (the "**Effective Date**").

RECITALS

WHEREAS, on February 19, 2024, the Commission issued a Request for Qualifications seeking qualified attorneys to conduct hearings for the Civil Service Commission (the "**RFQ");**

WHEREAS, the Contractor submitted a proposal dated March 7, 2024, and the Commission selected the Attorney to perform the professional legal services described in the RFQ;

WHEREAS, on July 29, 2024, the Commission and Attorney executed a Professional Services Agreement to provide said services (the "**Agreement**") for a term of one year, until July 29, 2025;

WHEREAS, on March 27, 2025, the Parties and the President of the City Council executed an amendment to provide for an increase of $55,000 for a total of $85,000 and an extension of the term to December 31, 2025;

WHEREAS, on October 15, 2025, the Parties and the President of the City Council executed an amendment for an increase of $20,000 for a total amount of $150,000 for the term beginning July 29, 2024, and ending December 31, 2005.

WHEREAS, the Commission and Attorney, each having authority to do so, desire to enter into this Amendment to extend the duration of the Agreement and to amend the maximum compensation during the term of the Agreement.

1. ***Compensation*.** The compensation described in Article IV, Section B of the Agreement, is amended to reflect a total amount of $70,000 for the term beginning January 1, 2025, and ending December 31, 2026;.
2. ***Duration and Termination***. The duration described in Article V, Section A of the Agreement is amended to a duration of one year from the Effective Date of this Amendment, or until December 31, 2026.
3. ***Prior Terms Binding.*** Except as otherwise provided in this Amendment, the terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Commission and the Contractor, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS CIVIL SERVICE COMMISSION

_____

BY: BRITTNEY RICHARDSON, CHAIRPERSON

JAY GINSBERG

_____

BY: JAY GINSBERG

APPROVED BY:

CITY OF NEW ORLEANS CITY COUNCIL

_____

BY: JEAN PAUL MORRELL, PRESIDENT

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

Requesting Department or Agency: Department of Civil Service

Name of Contact Person: Shanquell Wilson

Telephone Number: 504-658-3501

Email Address: sowilson@nola.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** An attorney to serve as a hearing examiner for Civil Service disciplinary appeals.

2. **The parties involved:** Jay Ginsberg

3. **The obligations, expectations, and deliverables of the parties involved:** Contractor to provide legal services as a hearing examiner for the Civil Service Commission and ancillary matters associated therewith.

4. **The duration of the contract:** One year

5. **The cost and any fiscal implications of the contract for the City:** $70,000

6. **Describe disadvantaged business enterprise (DBE) participation:** None, sole practitioner.

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

MOTION

NO. M-26-___

CITY HALL: [Date]

BY: COUNCILMEMBER _____ (BY REQUEST)

SECONDED BY: COUNCILMEMBER _____

WHEREAS, Section 70-10(a) of the New Orleans City Code ordains that certain contracts providing for legal representation paid with City funds must be signed by the president of the City Council; and

WHEREAS, Section 70-10(b) of the New Orleans City Code ordains that the President of the New Orleans City Council ("Council") shall not execute any such contract unless authorized to do so by Council motion; and

WHEREAS, the City of New Orleans Civil Service Commission ("Commission") and Jay Ginsberg, after completing the appropriate procurement process desire to enter into a Third Amendment to the July 29, 2024, Professional Services Agreement for a hearing examiner for the Civil Service Commission for a total amount of $70,000 for the term beginning January 1, 2026, and ending December 31, 2026;

NOW THEREFORE,

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the President of the Council shall be added as a signatory to the professional services agreement between the Commission and Jay A. Ginsberg.

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the President of the Council is authorized to sign the professional services agreement between the Commission and Jay A. Ginsberg.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW

ORLEANS, that the Clerk of Council shall forward copies of this motion to the Executive Counsel for the Civil Service Commission for preparation the professional services agreement to effectuate this request.

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.

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 H. KORN, VICE-CHAIRPERSON
MARK SURPRENANT
RUTH WHITE DAVIS
ANDREW MONTEVERDE

AMY TREPAGNIER
DIRECTOR OF PERSONNEL

January 13, 2026

VIA EMAIL – clerkofcouncil@nola.gov

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

RE: Proposed agreement with Big Easy Law Group, LLC

Dear Ms. Collier:

Pursuant to Rule 57, please find attached: (1) a proposed Amendment to the Professional Services Agreement between the City of New Orleans Civil Service Commission and Big Easy Law Group; and (2) a completed contract summary form.

We ask that this contract execution request be referred to the appropriate Council committee.

Please let me know if you need any additional information.

Sincerely,

Christina Carroll
christina.carroll@nola.gov
Executive Counsel
Civil Service Commission

cc: Amy Trepagnier (abtrepagnier@nola.gov)

AMENDMENT NO. 1 TO PROFESSIONAL SERVICE AGREEMENT

BETWEEN

THE CIVIL SERVICE COMMISSION OF THE CITY OF NEW ORLEANS

AND

BIG EASY LAW GROUP, LLC

THIS FIRST AMENDMENT is entered into by and between the Civil Service Commission of the City of New Orleans ("**Commission**"), represented by Chairperson Brittney Richardson, and Big Easy Law Group, LLC, represented by Jenny Abshier ("**Contractor**"). The Commission and the Contractor are sometimes referred to collectively as "**the Parties**." This Amendment is effective as of **January 1, 2026**. (the "**Effective Date**").

RECITALS

WHEREAS, on February 19, 2024, the Commission issued a Request for Qualifications seeking qualified attorneys to conduct hearings for the Civil Service Commission (the "**RFQ");**

WHEREAS, the Contractor submitted a proposal dated March 27, 2024, and the Commission selected the Attorney to perform the professional legal services described in the RFQ;

WHEREAS, on January 30, 2025, the Parties and the President of the City Council executed a Professional Services Agreement to provide said services (the "**Agreement**");

WHEREAS, the Commission and Contractor, each having authority to do so, desire to enter into this First Amendment to amend the term of the Agreement and the total compensation:

1. ***Compensation*.** The compensation described in Article IV, Section B of the Agreement, is amended to reflect a total amount of $25,000 for the term beginning January 1, 2026, and ending December 31, 2026;
2. ***Prior Terms Binding.*** Except as otherwise provided in this Second Amendment, the terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Commission and the Contractor, through their duly authorized representatives, execute this Second Amendment.

CITY OF NEW ORLEANS CIVIL SERVICE COMMISSION

BY: _____
BRITTNEY RICHARDSON, CHAIRPERSON

BIG EASY LAW GROUP, LLC

BY: _____
JENNY ABSHIER

_____
FEDERAL TAX I.D.

APPROVED BY:

CITY OF NEW ORLEANS CITY COUNCIL

_____
BY: JEAN PAUL MORRELL, PRESIDENT

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

Requesting Department or Agency: Department of Civil Service

Name of Contact Person: Shanquell Wilson

Telephone Number: 504-658-3501

Email Address: sowilson@nola.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** An attorney to serve as a hearing examiner for Civil Service disciplinary appeals.

2. **The parties involved:** Big Easy Law Group, LLC, through Jenny Abshier

3. **The obligations, expectations, and deliverables of the parties involved:** Contractor to provide legal services as a hearing examiner for the Civil Service Commission and ancillary matters associated therewith.

4. **The duration of the contract:** One year

5. **The cost and any fiscal implications of the contract for the City:** $25,000

6. **Describe disadvantaged business enterprise (DBE) participation:** Big Easy Law Group, LLC is a woman-owned business, but it has not obtained DBE certification.

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

MOTION

NO. M-26-___

CITY HALL: [Date]

BY: COUNCILMEMBER _____ (BY REQUEST)

SECONDED BY: COUNCILMEMBER _____

WHEREAS, Section 70-10(a) of the New Orleans City Code ordains that certain contracts providing for legal representation paid with City funds must be signed by the President of the City Council; and

WHEREAS, Section 70-10(b) of the New Orleans City Code ordains that the President of the New Orleans City Council ("Council") shall not execute any such contract unless authorized to do so by Council motion; and

WHEREAS, the City of New Orleans Civil Service Commission ("Commission") and Big Easy Law Group, LLC, after completing the appropriate procurement process desire to enter into an Amendment to the January 30, 2025, Professional Services Agreement for a hearing examiner for the Civil Service Commission for a total amount of $25,000 for the term beginning January 1, 2026, and ending December 31, 2026;

NOW THEREFORE,

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the President of the Council shall be added as a signatory to First Amendment to the Professional Services Agreement between the Commission and Big Easy Law Group, LLC.

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the President of the Council is authorized to sign the First Amendment to the Professional Services Agreement between the Commission and Big Easy Law Group, LLC.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council shall forward copies of this motion to the Executive Counsel for the Civil Service Commission for preparation of the professional services agreement to effectuate this request.

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.

Outlook

FW: Request for Reconsideration and Appeal - Reference Code 6DPWMK-Vyoones Restaurant 412 Girod

From Clerk of Council <clerkofcouncil@nola.gov>

Date Thu 1/15/2026 10:33 AM

To Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Eleanor S. Burke <esburke@nola.gov>; Angela G. Sarker <agsarker@nola.gov>

From: Vyoone Lewis <info@vyoone.com>
Sent: Thursday, January 15, 2026 10:00 AM
To: Clerk of Council <clerkofcouncil@nola.gov>
Cc: p k <pklotz@outlook.com>; Dennis P. Murphy <Dennis.Murphy@nola.gov>; Vyoone <vyoone1027@gmail.com>
Subject: Request for Reconsideration and Appeal - Reference Code 6DPWMK-Vyoones Restaurant 412 Girod

TO WHOM IT MAY CONCERN:

Historic District Landmarks Commission,

I am writing to respectfully request an appeal and reconsideration of the decision regarding the exterior lighting associated with the existing signage at Vyoone's Restaurant, 412 Girod Street.

We appreciate HDLC's role in preserving the historic character of the district and have made every effort to ensure that the lighting fixtures installed aligns with the intent of HDLC guidelines, particularly as they relate to minimal visual impact, reversibility, and compatibility with surrounding properties.

The lighting fixtures in question were installed as the existing fixtures on over 3 occasions did not sustain wind strength and damage the sign panel and many occasions left hanging causing safety issues for pedestrians.

We have multiple property crimes that have occurred during business hours while we had customers and during service, due to the fixtures not providing adequate lighting to restaurant. We are happy to provide more details around these crimes for the committee.

In addition, the surrounding businesses employees and others hang out in front restaurant during breaks smoking and loitering because it is very dark in front the restaurant.

For the **SAFETY of employees and customers, after the 3rd time the fixtures were blown away from sign and left hanging and damage the panel, we changed the fixtures to illuminate the existing sign in a subtle and non-intrusive manner, serving essential public and personal safety and wayfinding purposes.**

The sign is not internally illuminated, and the external lighting is low-level, directed, and designed to avoid glare, spillover, or disruption to the historic streetscape. The fixtures are fully reversible and do not result in permanent alteration to the structure.

Additionally, similar signage lighting can be observed on neighboring commercial properties within the district, demonstrating consistency with the surrounding context. The illumination improves visibility for pedestrians and motorists, particularly during business evening hours, contributing to safety while maintaining the character of the building and area.

We would also like to note that the lighting fixtures were installed with the **encouragement and support of nearby neighbors and businesses**, who recognized the importance of visibility and safety at this location.

We were encouraged by neighbors to start a petition to keep current lighting which we did and currently have over 175 signatures and some with comments on the impact of this decision. We are happy to provide the petition and letters of support from neighbors if the committee sees appropriate.

Also, **We have had no loitering or property crimes since the fixtures were changed over a year ago and the current fixtures sustained the last hurricane without damaging the sign panel.**

Based on the above, we respectfully request that HDLC reconsider its decision and approve the signage lighting as installed, or alternatively, approve it with reasonable conditions that would allow the sign to remain safely and visibly illuminated while remaining compliant with HDLC guidelines.

Thank you for your time, consideration, and continued work in preserving the historic integrity of our city. We remain fully willing to work collaboratively with HDLC staff and the Commission to reach a solution that satisfies both preservation goals and operational needs.

Respectfully submitted,

Vyoone's Restaurant NOLA
412 Girod Street
New Orleans, LA

Mobile 504-858-3885

Vyoone Segue, Proprietor

Vyoone's

Goldman Sachs 10,000 small businesses ALUMNI

LOUISIANA
FAIR HOUSING ACTION CENTER

BOARD OF DIRECTORS

ROSA GOMEZ-HERRIN
Board Chair

CAMILLE BRYANT
JEANIE DONOVAN
MICHAEL DUNN
SARAH OMOJOLA
VICTORIA ADAMS PHIPPS

EXECUTIVE DIRECTOR

AMECA REALI

New Orleans Clerk of Council
City Hall
1300 Perdido Street
New Orleans, Louisiana
70112

To whom it may concern,

I write today on behalf of the Louisiana Fair Housing Action Center to nominate Monique Blossom, Director of Policy and Communications, to the Housing Trust Fund Advisory Committee per city code § 70-415.342.

Thank you for your attention to this matter.

Sincerely,
Ameca Reali
Executive Director
Louisiana Fair Housing Action Center

MOTION

NO. M-25-98

CITY HALL: February 13, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Section 70-415.342 of the Code of the City of New Orleans provides that no money shall be appropriated from the New Orleans Housing Trust Fund in any year unless and until the City Council has appointed a housing trust fund advisory committee consisting of seven members, all of whom are electors of and domiciled in the city and who are experienced in one or more of the following areas: architecture and preservation, community development, community and housing development finance, economic development, fair housing, populations with special needs, smart growth, sustainable development, and local and regional housing and neighborhood data; and

WHEREAS, In accordance with City Code section 70-415.341, appointment nominations were timely submitted by the appointing bodies; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That, having ensured that all areas of expertise and experience required in City Code section 70-415.342 are represented, the following persons are hereby appointed to serve as members of the Housing Trust Fund Advisory Committee to advise the Council concerning appropriations from the New Orleans Housing Trust Fund and shall submit reports thereon to the Council as provided in Code section 70-415.342:

1. Tyra Brown Johnson, appointment nominee of the Mayor
2. Maxwell Ciardullo, appointment nominee of the City Council Quality of Life Committee Chair

3. Asali Ecclesiastes, appointment nominee of the City Council Community Development Committee Chair
4. Tashia Gaspard, appointment nominee of the City Council President, such nominee having lived experience being unhoused or living in a low-income or other affordable housing unit
5. Andreanecia Morris, appointment nominee of Greater New Orleans Housing Alliance
6. Monique Blossom, appointment nominee of Louisiana Fair Housing Action Center
7. Amanda Golob, appointment nominee of Southeast Louisiana Legal Services

BE IT FURTHER MOVED, That the terms of each foregoing member shall commence immediately and end on December 31, 2025.

BE IT FURTHER MOVED, That the Housing Trust Fund Advisory Committee may be reconstituted annually in accordance with section 3-127 of the Home Rule Charter, and as provided in section 70-415.341 of the City Code.

BE IT FURTHER MOVED, That the Clerk of Council shall send certified copies of this motion via electronic delivery to each of the seven appointed members of the Housing Trust Fund Advisory Committee.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, THE RESULT WAS AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

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January 20, 2026

To Whom It May Concern:

Per Section 70-415.342(c) of the City Code, I am requesting appointment of Elizabeth Harvey to the Housing Trust Fund Advisory Committee on behalf of the Southeast Louisiana Legal Services (SLLS). Thank you for your consideration.

Sincerely,

Laura Tuggle
Executive Director
Southeast La. Legal Services
1340 Poydras St. Ste 600
New Orleans, La. 70112
504 529-1000 ext. 270

LSC
LOUISIANA BAR FOUNDATION
FUNDING CIVIL LEGAL AID
United Way
United Way of Southeast Louisiana

Doc ID: 97966f5e09c4fed6312328381fbf5e05040eda41

Title	Housing Trust Fund Advisory Committee - Nomination 2026 -...
File name	Housing_Trust_Fun...al_Services_.docx
Document ID	97966f5e09c4fed6312328381fbf5e05040eda41
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Status	Signed

Document History

SENT	**01 / 20 / 2026** 10:33:20 UTC-6	Sent for signature to Laura Tuggle (ltuggle@slls.org) from eharvey@slls.org IP: 99.118.216.45
VIEWED	**01 / 20 / 2026** 11:21:56 UTC-6	Viewed by Laura Tuggle (ltuggle@slls.org) IP: 172.59.104.182
SIGNED	**01 / 20 / 2026** 11:22:06 UTC-6	Signed by Laura Tuggle (ltuggle@slls.org) IP: 172.59.104.182
COMPLETED	**01 / 20 / 2026** 11:22:06 UTC-6	The document has been completed.

Outlook

FW: Motion file - Contract with OPSO (1/27/2026)

From Denise M. Russ <dmruss@nola.gov>
Date Wed 1/21/2026 10:21 AM
To Cecil C. Hartzog <cchartzog@nola.gov>
Cc Aisha R. Collier <arcollier@nola.gov>

4 attachments (532 KB)
Mardi Gras 2026 Contract Summary Form.pdf; 2026 Mardi Gras CEA For Signatures.docx; OPSO MG CS.pdf; Mardi Gras 2026 Motion Approving Contracts (1).docx;

From: Elizabeth W Brusseau <Elizabeth.Brusseau@nola.gov>
Sent: Friday, January 16, 2026 3:51 PM
To: Denise M. Russ <dmruss@nola.gov>; Anita B. Curran <abcurran@nola.gov>
Cc: Andrew V. Tuozzolo <avtuozzolo@nola.gov>; Charles E Toney <Charles.Toney@nola.gov>; Krystal D Hendon <Krystal.Hendon@nola.gov>; Julia E. Zuckerman <Julia.Zuckerman@nola.gov>; James C Baker <James.Baker@nola.gov>; Nathan R. Carter <nrcarter@nola.gov>; Adam J. Swensek <adam.swensek@nola.gov>
Subject: Motion file - Contract with OPSO

Good afternoon Russ,
Attached is a motion for a contract with OPSO for Mardi Gras supplemental officer coverage.

We would like to file this motion for inclusion on the 1/27 regular meeting agenda. It will also be discussed at the 1/21 Governmental Affairs Committee meeting.

CM Morrell will sponsor.

Please let me know if you have any questions.

Thank you, and have a great weekend,

Liz Brusseau, M.P.S. (she/her)
Deputy Director for City Council Relations
Office of Mayor Helena Moreno
Office: (504) 658-4974
Cell: (504) 975-5128

COOPERATIVE ENDEAVOR AGREEMENT
BY AND BETWEEN
THE CITY OF NEW ORLEANS
AND
THE ORLEANS PARISH SHERIFF'S OFFICE
SUPPLEMENTAL MARDI GRAS COVERAGE

THIS COOPERATIVE ENDEAVOR AGREEMENT (the "**Agreement**") is entered into by and between the City of New Orleans, represented by Helena N. Moreno, Mayor (the "**City**"), and the Orleans Parish Sheriff's Office, represented by Susan Hutson, Sheriff of Orleans Parish, (the "**Contractor**" or "**OPSO**"). The City and the Contractor may sometimes be referred to as a "Party" and collectively referred to as the "Parties." The Agreement is effective as of February 1, 2026 (the "**Effective Date**").

RECITALS

WHEREAS, the City is a political subdivision of the State of Louisiana; and

WHEREAS, the Orleans Parish Sheriff's Office is a political subdivision of the State of Louisiana, located at 2800 Perdido Street, New Orleans, LA 70119; and

WHEREAS, pursuant to Article 7, Section 14(C) of the Louisiana Constitution of 1974 and related statutes, and Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with the State of Louisiana, its political subdivisions and corporations, the United States and its agencies, and any public or private corporation, association, or individual with regard to cooperative financing and other economic development activities, the procurement and development of immovable property, joint planning and implementation of public works, the joint use of facilities, joint research and program implementation activities, joint funding initiatives, and other similar activities in support of public education, community development, housing rehabilitation, economic growth, and other public purposes; and

WHEREAS, the City and the Orleans Parish Sheriff's Office desire to accomplish a valuable public purpose of providing public safety services throughout the City by supplementing the New Orleans Police Department's ("**NOPD**") coverage during Mardi Gras 2026; and

WHEREAS, in order to achieve this purpose, the City and OPSO intend to establish Mardi Gras Local Agency Compensated Enforcement Security Services ("**Mardi Gras Security Services**" or "**Security Services**"); and

WHEREAS, OPSO will provide deputies and officers who are properly commissioned and qualified to work the said Mardi Gras Security Services; and

WHEREAS, the OPSO will recruit other external law enforcement agencies, including Constables and University Campus Police Departments, to facilitate the Mardi Gras Security Services to further assist the NOPD with additional coverage at Mardi Gras parades held throughout the City; and

WHEREAS, external law enforcement agencies will participate in the Security Services under agreements with OPSO, and under the authority granted to OPSO in this Agreement; and

WHEREAS, the City acknowledges and agrees that OPSO will utilize the assistance of the supplemental deputies and officers provided by the external law enforcement agencies to achieve the terms and purposes of this Agreement; and

WHEREAS, the City will cover all costs incurred by the OPSO pursuant to this Agreement.

NOW THEREFORE, the City and the Orleans Parish Sheriff's Office, each having the authority to do so, agree as follows:

ARTICLE I – THE ORLEANS PARISH SHERIFF'S OFFICE'S OBLIGATIONS

A. The Orleans Parish Sheriff's Office will:

1. Contact external law enforcement agencies to determine whether those agencies are amenable to providing officers/deputies to supplement NOPD's Mardi Gras coverage.
2. Engage the officers/deputies, from external law enforcement agencies, to assist OPSO in its Security Services support of NOPD's Mardi Gras coverage during the term of the Agreement, with the goal of securing one hundred seventy-five (175) deputies for each of the ten (10) parading days of the Mardi Gras season.
3. In addition to the one hundred seventy-five (175) deputies referenced above, obtain the commitment and assignment of officers from the Louisiana Department of Public Safety and Corrections ("**LA DPS&C**"), to assist OPSO with enhanced street closures in the French Quarter during the term of the Agreement, with schedules, shift structures, locations, and duties identical in form and substance to the prior executed agreement, updated only to reflect Mardi Gras 2026 dates.
4. Collaborate with NOPD to determine deployment of officers/deputies assigned to the Security Services that will assist NOPD with Mardi Gras coverage.
5. Maintain a log/record of hours that each officer/deputy, OPSO Supervisor, OPSO Deputies, OPSO administrative staff, and civilians whom OPSO assigns to conduct or provide administrative support for the Security Services. The logs shall be provided to OPSO payroll staff for purposes of compensation after each day of parading and submitted to the City after the engagement ends, consistent with Mardi Gras 2026 timelines.
6. Ensure that each officer/deputy, assigned by OPSO to the Security Services to assist NOPD with Mardi Gras coverage, has an up-to-date Level 1 or Level 2 LA POST Basic Training certification with at least two (2) years of job experience.
7. Ensure that each officer/deputy, from external law enforcement agencies assigned to the Security Services to provide public safety services for the term of the Agreement, possesses all necessary training and certifications to perform duties of a peace officer pursuant to La. R.S. 40:2404.2.

8. Ensure that each officer/deputy assigned by OPSO to the Security Services to assist NOPD with Mardi Gras coverage is outfitted with radios, a reflective safety vest, and an operating body worn camera.

ARTICLE II – THE CITY'S OBLIGATIONS

A. The City will:

1. Administer this Agreement through the Chief Administrative Office and the NOPD.
2. Collaborate with the OPSO to provide Security Services assignments and objectives, as well as other documents, deemed necessary for the performance of any work required under this Agreement.
3. Provide OPSO with access to NOPD personnel to discuss the required services during normal working hours, as requested by OPSO and/or any external law enforcement agency, that OPSO has entered into agreements with to work the Security Services to assist NOPD with Mardi Gras coverage.
4. Provide OPSO with monetary funds that will cover hourly compensation to officers/deputies OPSO assigns to the Security Services that supplement NOPD's Mardi Gras coverage under this Agreement.
5. Provide OPSO with monetary funds to cover federal per diem and federal mileage rate reimbursements to officers/deputies from external law enforcement agencies that are located more than thirty-five (35) miles from OPSO Headquarters, located at 2800 Perdido Street, New Orleans, LA 70119. Per diem rates will be adjusted for any meals provided by OPSO. Only individuals using personal vehicles shall be eligible for mileage reimbursement.
6. Provide OPSO with monetary funds to cover one (1) meal for all external officers/deputies on each of the ten (10) parading days.
7. Provide OPSO with monetary funds to cover one (1) meal for all officers/deputies assigned to the Security Services, which meal will be made available at Gallier Hall, on each of the ten (10) parading days.
8. Provide single room lodging to any officers/deputies from external law enforcement agencies, which assist OPSO with Security Services in support of NOPD, and have to travel more than thirty-five (35) miles from their primary place of work to work the Mardi Gras Security Services, provided that the number of rooms needed per night is confirmed in advance for Mardi Gras 2026.
9. Coordinate with the New Orleans Regional Transit Authority to assist OPSO in obtaining transportation from OPSO's Headquarters to the district stations and parade routes for all officers/deputies assigned to the Security Services.

ARTICLE III – COMPENSATION

A. **Maximum Amount**. The maximum amount payable by the City under this Agreement is **$3,704,167.00**. Expenses incurred by OPSO pursuant to this Agreement will not be reimbursed unless explicitly authorized under the terms of this Agreement and submitted in an itemized invoice.

B. The maximum amount payable under this Agreement will be encumbered by the City, and a purchase order for the full amount will be issued to OPSO.

C. All compensation will be provided to officers/deputies by OPSO, through funds provided by the City, as described in the City's Obligations, listed above.

D. External, non-OPSO officers/deputies and Reserve OPSO Deputies, assigned to Security Services to supplement NOPD's Mardi Gras coverage, will be paid at the rate of fifty dollars ($50.00) per hour. A supervisory rate of fifty-eight dollars ($58.00) per hour shall apply to the first officer with the rank of Sergeant or higher supplied by an external agency. Additional officers with the rank of Sergeant or higher qualify for the supervisory rate only when the total number of officers/deputies supplied by an external agency reaches five (5) for a second Sergeant or higher, ten (10) for a third, and so on in increments of five (5). The external agency must designate to OPSO which officers are to receive the supervisory rate if this ratio is exceeded; all others will be paid fifty dollars ($50.00) per hour. On Mardi Gras Day, all officers/deputies, regardless of rank, will be paid at a rate of seventy-five dollars ($75.00) per hour.

E. OPSO Deputies, assigned to the Security Services, will receive an additional thirty-two dollars ($32.00) per hour in addition to their base rate of pay for all hours worked on the Security Services.

F. OPSO administrative staff that are assigned to directly support Mardi Gras Security Services shall be eligible for an additional ten percent (10%) increase on their base rate of pay. This increase shall be applied to payment for non-exempt employees only. Exempt employees shall be paid at their standard rate.

G. OPSO Deputies assigned to the Security Services will receive overtime in accordance with FLSA standards.

H. Costs associated with holiday pay provided to OPSO Deputies are not reimbursable under this Agreement.

I. Additionally, payments for all OPSO Deputies and administrative staff, who work the Security Services, will be processed through OPSO's payroll department. As such, the City will provide to OPSO an additional (12.95%) of any hourly rate due by OPSO to any OPSO Deputy working for the Mardi Gras Security Services in support of NOPD under this Agreement.

J. Additionally, the City will provide to OPSO additional payments for all officers/deputies from external law enforcement agencies, whose headquarters are in excess of thirty-five (35) miles outside of Orleans Parish, to cover per diem rates of fifty-three dollars ($53.00) per day and mileage reimbursement rates of seventy cents ($0.70) per mile driven pursuant to this Agreement for personal vehicles only.

K. Upon execution of the Agreement, the City shall issue a payment to OPSO in the amount of **$1,222,375.11** within ten (10) business days of OPSO's submission of an invoice in the City's BRASS system. The City shall issue an additional payment to OPSO in the amount of **1,222,375.11** within ten (10) business days of OPSO's submission of an invoice in BRASS, **which invoice shall be submitted no sooner than February 9**. The City shall issue a final payment to OPSO in the amount of **$1,236,916.78** within ten (10) business

days of OPSO's submission of an invoice in BRASS, **which invoice shall be submitted no sooner than March 6**. The City will reimburse all expenses incurred by OPSO, provided the expenses are within the scope of this Agreement, up to the maximum amount payable under this Agreement.

ARTICLE IV – DURATION AND TERMINATION

A. Term. The term of this Agreement shall be from February 1, 2026, to March 31, 2026.

B. Termination for Convenience. The City may terminate this Agreement at any time during the term of the Agreement by giving the Orleans Parish Sheriff's Office written notice of the termination. In the event of termination, the City agrees to pay all expenses incurred by OPSO until and including the day of termination.

C. 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 or abide by any condition of this Agreement or the failure of any representation or warranty in this Agreement. 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 from the date of the original written notice of termination for cause was sent to the challenging party; no further notice will be required.

ARTICLE V – INDEMNITY

A. 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 or injury or damage to persons or property arising from or relating to any act or omission or the operation of the Contractor, its agents or employees while engaged in or in connection with the discharge or performance of any services 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.

B. Limitation. The Contractor's indemnity does not extend to any loss arising from the negligence, gross negligence, or willful misconduct of any of the Indemnified Parties, provided that neither the Contractor nor any of its agents or employees contributed to such negligence, gross negligence, or willful misconduct.

C. 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: (1) the allegations are or may be groundless, false, or fraudulent; or (2) the Contractor is ultimately absolved from liability.

D. Expenses. Notwithstanding any provision to the contrary, the Contractor shall bear the expenses including, but not limited to, the City's reasonable attorney fees and expenses, incurred by the City in enforcing this indemnity.

ARTICLE VI – INSURANCE

A. During the term of this Agreement, both Parties acknowledge that the other is self-insured and shall maintain the self-insurance or insurance coverages currently in place.

B. The Orleans Parish Sheriff's Office shall require and verify that all officers/deputies, through their law enforcement agency, maintain insurance and coverage limits that meet the following requirements:

A. Workers' Compensation & Employers Liability Insurance in compliance with the Louisiana Workers' Compensation Act(s). Statutory and Employers Liability Insurance with limits not less than $1,000,000.00. Coverage shall include ALTERNATE Employer Endorsement (where applicable).

B. 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 not less than $1,000,000.00 each occurrence / $2,000,000.00 policy aggregate.

C. Law Enforcement Liability – Contractor shall maintain Law Enforcement Liability or equivalent Errors and Omission Insurance appropriate to the profession, with limits of liability not less than $1,000,000.00 each occurrence and $2,000,000.00 aggregate.

D. Automobile Liability Insurance with a combined single limit of liability not less than $1,000,000.00 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned, and hired vehicles.

ARTICLE VII – PERFORMANCE MEASURES

A. Factors. The City will measure the performance of the Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office fails to perform according to the Agreement, the City will notify the Orleans Parish Sheriff's Office. If there is a continued lack of performance after notification, the City may declare the Orleans Parish Sheriff's Office in default and may 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 – NON-DISCRIMINATION

A. Equal Employment Opportunity. In all hiring or employment made possible by, or resulting from this Agreement, the Orleans Parish Sheriff's Office (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 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 Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office in any of Orleans Parish Sheriff's Office'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 Orleans Parish Sheriff's Office agrees to comply with and abide by all applicable federal, state, and local laws relating to non-discrimination, including, without limitation, Title VII 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 Orleans Parish Sheriff's Office 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, including each assigned officer and/or deputy who supplements NOPD Mardi Gras coverage.

D. The City may terminate this Agreement for cause if the Orleans Parish Sheriff's Office fails to comply with any obligation in this Article, which failure is a material breach of this Agreement.

ARTICLE IX – INDEPENDENT CONTRACTOR

A. Independent Contractor Status. The Orleans Parish Sheriff's Office 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.

1. Each assigned officer and/or deputy, who supplements NOPD Mardi Gras coverage, is also an independent contractor and shall not be deemed an employee, servant, agent, or joint venture of the City and will not hold itself or any of his or her employees, subcontractors, or agents to be an employee, partner, or agent of the City.

B. Exclusion of Workers' Compensation Coverage. The City will not be liable to the Orleans Parish Sheriff's Office nor any assigned officer and/or deputy, as independent contractors as defined in La. R.S. 23:1021(6), for any benefits or coverage as provided by the Workers' Compensation Law of the State of Louisiana. Under the provisions of La. R.S. 23:1034, any person employed by the Orleans Parish Sheriff's Office or deployed by

the Orleans Parish Sheriff's Office to supplement Mardi Gras coverage will not be considered an employee of the City for the purpose of Worker's Compensation coverage.

C. **Exclusion of Unemployment Compensation Coverage**. The Orleans Parish Sheriff's Office or any assigned officer and/or deputy, as independent contractors, are being hired by the City under this Agreement for hire and defined in La. R.S. 23:1472(E) and neither the Orleans Parish Sheriff's Office nor anyone employed or deployed by it will be considered an employee of the City for the purpose of unemployment compensation coverage, which coverage same being hereby expressly waived and excluded by the Parties, because: (a) the Orleans Parish Sheriff's Office has been and will be free from any control or direction by the City over the performance of the services covered by this Agreement; (b) the services to be performed by the Orleans Parish Sheriff's Office are outside the normal course and scope of the City's usual business; and (c) the Orleans Parish Sheriff's Office has been independently engaged in performing the services required under this Agreement prior to the date of this Agreement.

D. **Waiver of Benefits**. The Orleans Parish Sheriff's Office and any assigned officer and/or deputy, as independent contractors, will not receive from the City any sick and annual leave benefits, medical insurance, life insurance, paid vacations, paid holidays, sick leave, pension, nor Social Security for any services rendered to the City under this Agreement.

ARTICLE X – 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:**

Anne E. Kirkpatrick
Superintendent
New Orleans Police Department
715 S. Broad Street
New Orleans, Louisiana 70119

&

City Attorney
City of New Orleans Law Department
1300 Perdido Street, Suite 5E03
New Orleans, LA 70112

2. **To the OPSO:**

Orleans Parish Sheriff's Office
Sheriff Susan Hutson 2800 Perdido Street
New Orleans, LA 70119

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. If the intended recipient

refuses or avoids delivery, then the date of the first attempted delivery will be deemed as the date of receipt.

C. **Notification of Change**. Each party is responsible for notifying the other in writing of any changes in its address(es) set forth above that references this Agreement.

ARTICLE XI – ADDITIONAL PROVISIONS

A. **Amendment**. No amendment 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**. This Agreement and any part of the Orleans Parish Sheriff's Office interest in it are not assignable nor transferable without the City's prior written consent.

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. **Construction of Agreement**. Neither Party will be deemed to have drafted this Agreement. This Agreement has been reviewed by the 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 the Parties. No term of this Agreement shall be construed or resolved in favor of or against the City or the Orleans Parish Sheriff's Office 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 genders.

E. **Convicted Felon Statement**. The Contractor complies with City Code § 2-8(c) and no principal, member, or officer of the Contractor has, within the preceding five (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.

F. **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 Orleans Parish Sheriff's Office shall reimburse the City or disgorge anything of value or economic benefit received from the City if the Orleans Parish Sheriff's Office fails to meet its contractual obligations.

G. **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.

H. **Jurisdiction**. The Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office.

I. **Limitations of the City's Obligations**. The City has no obligations not explicitly set forth in this Agreement or any incorporated documents or expressly imposed by law.

J. **No Third-Party Beneficiaries**. Other than the outside law enforcement agencies addressed above, with whom OPSO will contract under the terms of this Agreement, 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.

K. **Non-Exclusivity**. This Agreement is non-exclusive, and the Orleans Parish Sheriff's Office 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.

L. **Non-Solicitation Statement**. The Contractor has not employed nor 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 nor 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.

M. **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 nor 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.

N. **Ownership of Records**. Upon final payment, all data collected and all products of work prepared, created or modified by the Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office personnel and administrative records and any tools, systems, and information used by the Orleans Parish Sheriff's Office 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 the 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 the 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 Orleans Parish Sheriff's Office's consent and for no additional consideration to the Orleans Parish Sheriff's Office.

O. **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 the Orleans Parish Sheriff's Office, 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 the Orleans Parish Sheriff's Office pursuant to this Agreement without regard to the Orleans Parish Sheriff's Office's otherwise satisfactory performance of the Agreement.

P. 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.

Q. 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. If reformation is not possible, then the unenforceable provision shall be fully severable. The remaining provisions of the Agreement shall remain in full force and effect and shall be construed and enforced as if the unenforceable provision was never a part of the Agreement.

R. Survival of Certain Provisions. All representations and warranties and all obligations concerning record retention, inspections, audits, ownership, indemnification, payment, remedies, jurisdiction, choice of law, insurance, and cost recovery shall survive the expiration, suspension, or termination of this Agreement and continue in full force and effect.

S. Terms Binding. The terms and conditions of this Agreement are binding on any heirs, successors, transferees, and assigns.

ARTICLE XII – 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 XIII – 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 originally 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 THE NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Orleans Parish Sheriff's Office, through their duly authorized representatives, execute this Agreement.

CITY OF NEW ORLEANS

BY: _____
HELENA N. MORENO, MAYOR

Executed on this _____ **of** _____, **2026**

FORM AND LEGALITY APPROVED:
Law Department

By: _____
Printed Name: _____

NEW ORLEANS CITY COUNCIL

BY: _____
CITY COUNCIL PRESIDENT

ORLEANS PARISH SHERIFF'S OFFICE

BY: _____
SUSAN HUTSON, SHERIFF OF ORLEANS PARISH

_____
FEDERAL TAX I.D.

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

Requesting Department or Agency: Chief Administrative Office

Name of Contact Person: Abby Vienne

Telephone Number: 504-658-4055

Email Address: Abby.Vienne@nola.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** City of New Orleans and Orleans Parish Sheriff's Office to provide public safety services supplementing the New Orleans Police Department's coverage during Mardi Gras 2026;
2. **The parties involved:** City of New Olreans and The Orleans Parish Sheriff's Office
3. **The obligations, expectations, and deliverables of the parties involved:** OPSO will recruit, certify, equip, and deploy supplemental law enforcement to support NOPD' s Mardi Gras operations, while the City will administer the agreement and fund compensation, meals, lodging, transportation, and related support.
4. **The duration of the contract:** Feb 1, 2026 to March 31, 2026
5. **The cost and any fiscal implications of the contract for the City:** $3,704,167.00
6. **Describe disadvantaged business enterprise (DBE) participation:** N/A

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

Calendar No. (Rev)
(Exp)

Name Abby Vienne Ext. 84055
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: A motion adding the President of the City Council as a signatory to the Cooperative Endeavor Agreement between the City of New Orleans and the Orleans Parish Sheriff's Office; and authorizing the President of the Council to sign the Agreement.

1. Abigail Vienne Abigail Vienne
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:

6. _____

Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

MOTION

NO. M-26-XXX

CITY HALL: January 27, 2026

BY: COUNCILMEMBER MORRELL (BY REQUEST)

SECONDED BY:

WHEREAS, Section 70-10 of the Code of the City of New Orleans requires that certain contracts providing for the aggregate expenditure of more than $1,000,000.00 in city funds during the initial term and all allowable renewal terms or having an initial term of more than one year must be signed by the President of the City Council; and

WHEREAS, Section 70-10 further provides that the President of the City Council shall not execute any such contract unless authorized to do so by Council motion; and

WHEREAS, The City of New Orleans and Orleans Parish Sherrif's Office desire to enter into a cooperative endeavor agreement relative to providing public safety services supplementing the New Orleans Police Department's coverage during Mardi Gras 2026; to set the total compensation to an amount not to exceed $ 3,704,167; and to set forth certain other matters in connection therewith; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the President of the Council shall be added as a signatory to the contract between the City of New Orleans and Orleans Parish Sheriff's Office; and

BE IT FURTHER MOVED, That the President of the Council is hereby authorized to sign the contract between the City of New Orleans and Orleans Parish Sheriff's Office, as attached hereto as Exhibit A; and

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion, including Exhibit A, to the City Attorney's Office to effectuate this request.

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.

Outlook

FW: Agenda item for 1/27/26 Council Meeting

From Clerk of Council <clerkofcouncil@nola.gov>
Date Thu 1/22/2026 11:50 AM
To Cecil C. Hartzog <cchartzog@nola.gov>

From: Aisha R. Collier <arcollier@nola.gov>
Sent: Wednesday, January 21, 2026 3:41 PM
To: Erin R Hansen <Erin.Hansen@nola.gov>; Clerk of Council <clerkofcouncil@nola.gov>
Cc: Courtney M Fleming <Courtney.Fleming@nola.gov>; Matthew Willard <mwillard@nola.gov>
Subject: RE: Agenda item for 1/27/26 Council Meeting

Good afternoon Erin,

Received.

From: Erin R Hansen <Erin.Hansen@nola.gov>
Sent: Wednesday, January 21, 2026 3:13 PM
To: Clerk of Council <clerkofcouncil@nola.gov>; Aisha R. Collier <arcollier@nola.gov>
Cc: Courtney M Fleming <Courtney.Fleming@nola.gov>; Matthew Willard <mwillard@nola.gov>
Subject: Agenda item for 1/27/26 Council Meeting

Dear Ms. Collier,

Please include Councilmember Willard's appointment to the Housing Trust Fund Advisory Committee, from his position as the chair of the Community Development Committee, for consideration on the consent agenda for the January 27, 2026 Regular Meeting.

The appointee's name is Maxwell Ciardullo.

I do not have letterhead yet, but we will follow this email with our appointment on letterhead at our earliest convenience.

Please let us know if you have questions or need anything else from us.

Sincerely,
Erin

Erin Hansen
Policy Director

Office of Matthew Willard
City Council Vice President
1300 Perdido Street, Suite 2W40
New Orleans, LA 70112
Office 504.658.1060

Cell 504.892.2873

RALPH W. JOHNSON
PRESIDENT

LYNES R. SLOSS
VICE PRESIDENT

TRACY DAVID MADISON
SECRETARY

ANH THUY NGUYEN
ASST. SECRETARY

Board of Liquidation, City Debt

MEMBERS OF BOARD
RALPH W. JOHNSON
CHADRICK KENNEDY
JULIUS E. KIMBROUGH, JR.
TODD O. McDONALD
LYNES R. SLOSS
AMY WOODFIN

LATOYA CANTRELL, EX OFFICIO
HELENA N. MORENO, EX OFFICIO
JEAN PAUL MORRELL, EX OFFICIO

1300 PERDIDO STREET – ROOM 8E17
New Orleans, La. 70112

AREA CODE (504)
658-1410
(FAX) 658-1411
www.bolcd.com

January 7, 2025

Ms. Lora W. Johnson
Clerk of Council
1300 Perdido St., Room 1E09
New Orleans, LA 70112

Dear Ms. Johnson:

Please find enclosed the Board of Liquidation, City Debt (BLCD) 2025 annual meeting attendance report as required by municipal code 2-87. If you need any further information, please email tracym@bolcd.com or call (504) 658-1410.

Sincerely,

Tracy D. Madison

TDM:tj

Enclosure

Cc: Mr. Justyn A. Hawkins, Chief of Staff
Ms. Valerie D. Bouldin

Board of Liquidation, City Debt
Schedule of Meeting Attendance FYE 12/31/2025

BLCD 2025 Meeting Dates	Regular / Special	Scheduled / Cancelled	McDonald	Sloss	Johnson	Kimbrough	Woodfin (Fields)*	Kennedy	Cantrell / Montaño**/ Threat	Moreno	Morrell	Present	Absent	Vacancy
January 15, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
February 19, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
March 19, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
April 16, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
May 21, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
June 18, 2025	Regular	Scheduled	absent	absent	present	present	present	present	presentt	absent	absent	5	4	-
July 16, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
August 20, 2025	Regular	Scheduled	present	absent	present	absent	present	present	present	absent	absent	5	4	
September 17, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-
October 15, 2025	Regular	Scheduled	absent	present	present	absent	present	present	present	present	absent	6	3	-
November 19, 2025	Regular	Scheduled	absent	absent	present	present	present	present	present	absent	absent	5	4	-
December 17, 2025	Regular	Cancelled	-	-	-	-	-	-	-	-	-	-	-	-

***Ms. Amy Woodfin had a name change and requested we change all documents from Fields to Woodfin on 6/18/2025.**

****Mr. Gilbert Montaño resigned as the CAO of the City of New Orleans on August 29, 2025, and have been replaced by interim CAO Mr. Joseph W. Threat.**

Outlook

FW: FMC 2025 Board Attendance

From Clerk of Council <clerkofcouncil@nola.gov>

Date Thu 1/8/2026 8:21 AM

To Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>

4 attachments (584 KB)

BOD Attendance 2025.docx; Public Markets Committee Attendance 2025.docx; Real Estate Committee Attendance 2025.docx; Marketing Committee Attendance 2025.docx;

From: KC Guidry <kguidry@frenchmarket.org>
Sent: Wednesday, January 7, 2026 4:24 PM
To: Clerk of Council <clerkofcouncil@nola.gov>; Valerie D. Bouldin <vbouldin@nola.gov>
Subject: FMC 2025 Board Attendance

Please see attached.

Thank you,

KC Guidry
Executive Director

French Market Corporation
518 Saint Peter Street, New Orleans, LA 70116
Phone: (504) 636-6400 | Direct: (504) 636-6375 | Cell: (504) 330-7697
Email: kguidry@frenchmarket.org

FRENCH MARKET
EST. 1791
CORPORATION

2025 FMC BOD Attendance / January - December (updated 11/18/2025)

BOARD MEETINGS	MAR	JUL	SEPT	NOV	% Of Attd.
Board Members					
Wendy Burns	P	P	P	A	75%
Aaron DeLong (Secretary)	P	P	P	A	75%
Jason Doucette (Vice President)	P	P	P	A	75%
Cheryl Frilot	P	P	P	P	100%
Councilmember Green	A	P	P	P	75%
Allen Johnson (Treasurer)	P	P	P	P	100%
Steven Kennedy	A	A	P	A	25%
Councilmember King	A	A	A	A	0%
Melissa McClendon	P	P	A	P	75%
Councilmember Thomas	A	P	A	A	50%
Anna Tusa (President)	P	A	P	P	75%

FRENCH MARKET
EST. 1791
CORPORATION

2025 FMC Public Markets Committee Attendance / January - December

(updated 10/14/2025)

COMMITTEE MEETINGS	MAR	AUG	OCT	% of Attd.	Notes
Committee Members					
Jason Doucette (Chair)	P	P	P	100%	
Ms. Burns	P	P	P	100%	
Ms. Frilot	A	P	P	33%	
Mr. Johnson	P	P	P	100%	

FRENCH MARKET
EST. 1791
CORPORATION

2025 FMC Real Estate Committee Attendance / January - December

(updated 11/4/2025)

COMMITTEE MEETINGS	MAR	JUN	NOV	% of Attd.	Notes
Committee Members					
Aaron DeLong (Chair)	P	A	P	50%	
Wendy Burns	P	P	A	50%	
Melissa McClendon	P	P	P	100%	

FRENCH MARKET
EST. 1791
CORPORATION

2025 FMC Marketing Committee Attendance / January - December

(updated 11/6/2025)

COMMITTEE MEETINGS	NOV	% of Attd.	Notes
Committee Members			
Jason Doucette (Chair)	P	100%	
Cheryl Frilot	P	100%	
Councilmember Green	P	100%	
Councilmember Thomas	P	100%	

Summary – Budget to Actuals and Projections

This sheet will automatically populate with the information you enter in the monthly tabs. As you input data in a monthly tab, it will be reflected in the corresponding monthly column. The sheet will also calculate your Year-to-Date (YTD) revenue and expenses.

A helper column provides a linear estimate of expected revenue and expenses for the year. Additionally, you can enter large expenses in the "Projected Fixed Exp_Revenue" tab, which will be factored into the Expected YTD Expenditures—see the tab for details.

Finally, the Over/Under column automatically calculates the difference between your actual YTD values and the expected YTD projection.

Budget of Revenues for FY2025

	Adopted Budget	Expected YTD	YTD Revenue	Over/Under	January	February	March	April	May	June	July	August	September	October	November	December
State Revenue	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
State Grants	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Federal Revenue	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Federal Grants	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
City Revenue	$17,486,185.00	$17,486,185.00	$16,627,423.52	$858,761.48	$0.00	$8,693,092.50	$0.00	$0.00	$0.00	$0.00	$4,346,546.25	$414,054.50	$0.00	$0.00	$3,173,730.27	$0.00
City Grants	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Self-Generated	$6,554,662.00	$6,554,662.00	$5,516,500.46	$1,038,161.54	$698,291.16	$396,068.80	$287,657.07	$787,658.73	$295,118.21	$316,730.45	$765,436.39	$303,405.07	$299,117.17	$769,086.79	$316,085.16	$281,845.46
Interest	$120,500.00	$120,500.00	$138,424.16	$17,924.16	$2,311.77	$5,907.69	$20,950.86	$17,554.15	$14,484.76	$8,966.21	$16,546.17	$17,875.47	$12,332.53	$7,903.31	$5,623.74	$7,967.50
Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Other (specify)	$492,037.00	$492,037.00	$608,122.05	$116,085.05	$33,722.95	$7,706.56	$71,234.90	$85,811.07	$18,244.28	$168,612.01	$37,491.52	$69,521.73	$6,084.88	$18,584.83	$50,722.26	$40,385.06
TOTAL REVENUE	**$24,653,384.00**	**$24,653,384.00**	**$22,890,470.19**	**$1,762,913.81**	**$734,325.88**	**$9,102,775.55**	**$379,842.83**	**$891,023.95**	**$327,847.25**	**$494,308.67**	**$5,166,020.33**	**$804,856.77**	**$317,534.58**	**$795,574.93**	**$3,546,161.43**	**$330,198.02**

Budget of Expenditures for FY2025

Personal Services	Adopted Budget	Expected YTD	YTD Expenditures	Over/Under	January	February	March	April	May	June	July	August	September	October	November	December
Salaries	$12,924,698.00	$12,924,698.00	$10,765,644.06	$2,159,053.94	$574,070.86	$885,089.74	$1,313,346.20	$822,598.25	$791,573.11	$850,074.47	$890,655.66	$1,282,511.88	$871,067.65	$842,277.44	$798,552.97	$843,825.83
Overtime	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Medicare Tax	$187,408.00	$187,408.00	$150,749.05	$36,658.95	$8,228.42	$12,394.15	$18,384.32	$11,495.50	$11,046.10	$11,893.60	$12,467.92	$17,914.12	$12,185.02	$11,778.01	$11,156.22	$11,805.67
FICA	$801,331.00	$801,331.00	$644,581.80	$156,749.20	$35,183.54	$52,995.70	$78,608.87	$49,153.14	$47,231.54	$50,855.38	$53,310.97	$76,598.32	$52,101.32	$50,361.01	$47,702.54	$50,479.47
Hospitalization	$1,564,319.00	$1,564,319.00	$1,574,002.60	$9,683.60	$60,749.36	$182,966.34	$120,143.88	$178,620.42	$58,582.46	$175,058.22	$125,924.42	$124,916.41	$186,082.01	$120,286.68	$123,813.66	$116,858.74
Wage Reserve & Vacancies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fringe	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Other (Fringe, Uniform Allowance & CAO Misc Adjustment)	$2,302,460.00	$2,302,460.00	$1,822,224.34	$480,235.66	$84,699.69	$200,015.31	$136,755.43	$128,244.56	$197,439.17	$139,236.23	$149,358.28	$155,427.34	$151,134.08	$205,359.77	$135,974.21	$138,580.27
	$17,780,216.00	**$17,780,216.00**	**$14,957,201.85**	**$2,823,014.15**	$762,931.87	$1,333,461.24	$1,667,238.70	$1,190,111.87	$1,105,872.38	$1,227,117.90	$1,231,717.25	$1,657,368.07	$1,272,570.08	$1,230,062.91	$1,117,199.66	$1,161,549.98

Other Operating	Adopted Budget	Expected YTD	YTD Expenditures	Over/Under	January	February	March	April	May	June	July	August	September	October	November	December
Advertising	$8,100.00	$8,100.00	$0.00	$8,100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Accreditation	$15,335.00	$15,335.00	$7,900.50	$7,434.50	$393.75	$393.75	$1,181.25	$2,781.75	$393.75	$393.75	$393.75	$393.75	$393.75	$393.75	$393.75	$393.75
Building & Maintenance	$1,000.00	$1,000.00	$1,219.88	$219.88	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,219.88	$0.00	$0.00	$0.00
Clothing	$7,500.00	$7,500.00	$0.00	$7,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Computer Equipment	$83,897.00	$83,897.00	$0.00	$83,897.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Computer Supplies	$60,000.00	$60,000.00	$0.00	$60,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Conferences	$2,300.00	$2,300.00	$11,480.00	$9,180.00	$0.00	$2,595.00	$0.00	$6,840.00	$0.00	$525.00	$0.00	$600.00	$0.00	$920.00	$0.00	$0.00
Contract Services	$15,995.00	$15,995.00	$5,826.09	$10,168.91	$399.00	$695.50	$199.00	$855.71	$221.47	$856.92	$444.22	$67.35	$795.56	$172.06	$714.49	$404.81
Drug & Background Checks	$2,000.00	$2,000.00	$5,372.65	$3,372.65	$74.00	$168.25	$95.00	$1,741.70	$268.70	$376.00	$0.00	$887.45	$96.05	$1,573.50	$72.00	$20.00
Dues & Subscriptions	$954,876.00	$954,876.00	$438,471.09	$516,404.91	$41,432.00	$31,344.16	$33,544.36	$42,855.35	$33,546.65	$40,974.52	$5,567.05	$65,447.65	$31,796.65	$40,348.65	$35,447.65	$36,166.40
Educarion & Training	$68,022.00	$68,022.00	$22,621.06	$45,400.94	$1,350.45	$14,450.00	$0.00	$229.00	$284.04	$4,823.00	$118.56	$0.00	$622.00	$119.01	$625.00	$0.00
Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fees, Taxes and Assessments	$500.00	$500.00	$56,442.71	$55,942.71	$6,393.12	$6,941.47	$3,767.23	$6,891.27	$3,003.32	$3,572.05	$6,644.23	$3,032.71	$3,076.96	$7,001.35	$3,232.24	$2,886.76
Hardware Software Maintenance	$1,642,222.00	$1,642,222.00	$2,173,607.82	$531,385.82	$50,347.49	$250,131.07	$137,341.46	$144,923.59	$170,541.66	$178,054.39	$169,991.46	$133,052.38	$168,942.05	$225,394.32	$131,279.55	$514,303.38
Insurance	$242,000.00	$242,000.00	$544,546.12	$302,546.12	$43,322.55	$86,645.10	$0.00	$43,322.55	$86,645.10	$43,322.55	$0.00	$43,875.19	$48,053.13	$48,094.91	$96,534.46	$4,730.58
Interest Expense	$24,000.00	$24,000.00	$8,290.12	$15,709.88	$0.00	$2,220.45	$0.00	$0.00	$0.00	$2,220.45	$0.00	$0.00	$2,197.28	$0.00	$1,651.94	$0.00
Janitorial Supplies	$14,600.00	$14,600.00	$10,176.01	$4,423.99	$0.00	$1,008.01	$0.00	$1,606.58	$824.82	$897.29	$1,185.13	$553.94	$1,427.53	$947.51	$1,641.99	$83.21
Leases	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Note Payable	$440,000.00	$440,000.00	$0.00	$440,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Office Cleaning	$7,200.00	$7,200.00	$4,620.00	$2,580.00	$0.00	$770.00	$0.00	$770.00	$385.00	$385.00	$0.00	$0.00	$1,155.00	$385.00	$385.00	$385.00
Office Supplies	$31,000.00	$31,000.00	$7,609.93	$23,390.07	$0.00	$508.30	$377.34	$322.52	$90.14	$178.74	$366.36	$396.62	$5,201.66	$0.00	$0.00	$168.25
Printing & Postage	$5,000.00	$5,000.00	$3,751.51	$1,248.49	$352.86	$5.00	$300.00	$927.47	$201.50	$121.92	$341.00	$5.00	$15.00	$1,019.62	$140.00	$322.14
Professional Development	$16,244.00	$16,244.00	$3,510.00	$12,734.00	$0.00	$0.00	$1,050.00	$250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,105.00	$1,105.00	$0.00
Professional services	$644,994.00	$644,994.00	$962,195.32	$317,201.32	$11,040.56	$59,525.63	$24,094.31	$32,176.79	$52,020.89	$64,658.99	$64,122.16	$25,856.40	$120,542.56	$433,941.98	$45,596.43	$28,618.62
Public Education & Sservice Awards	$1,200.00	$1,200.00	$0.00	$1,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Rental Expense - Equipment	$700.00	$700.00	$2,434.22	$1,734.22	$0.00	$371.00	$55.50	$130.00	$241.00	$208.50	$150.00	$150.00	$349.11	$130.00	$499.11	$150.00
Rental Expense - Land	$340,370.00	$340,370.00	$192,383.05	$147,986.95	$3,699.67	$3,699.67	$3,699.67	$3,699.67	$3,699.67	$3,699.68	$28,364.17	$28,364.17	$28,364.17	$28,364.17	$28,364.17	$28,364.17
Repairs & Maintenance	$379,400.00	$379,400.00	$192,643.66	$186,756.34	$482.00	$6,334.22	$1,544.08	$10,087.21	$4,765.97	$4,131.28	$43,425.78	$3,357.42	$37,477.26	$55,969.67	$19,751.77	$5,317.00
Repairs & Maintenance - Building	$360,000.00	$360,000.00	$270,484.99	$89,515.01	$0.00	$123,887.37	$0.00	$37,183.82	$71,992.80	$10,125.00	$0.00	$0.00	$21,991.00	$0.00	$0.00	$5,305.00
Repairs & Maintenance - Vehicles	$5,800.00	$5,800.00	$6,621.61	$821.61	$0.00	$0.00	$0.00	$458.76	$0.00	$242.90	$170.90	$0.00	$0.00	$345.05	$5,404.00	$0.00
Special Supplies	$331,641.00	$331,641.00	$81,187.99	$250,453.01	$0.00	$1,035.23	$3,136.57	$22,026.91	$3,218.14	$3,807.60	$12,415.98	$2,360.98	$205.94	$23,798.25	$7,086.02	$2,096.37
Student Loan Repayment Program	$30,000.00	$30,000.00	$24,437.78	$5,562.22	$2,666.72	$2,544.00	$2,438.00	$2,400.50	$2,438.00	$2,656.00	$2,756.00	$2,756.00	$2,332.00	$2,332.00	$2,226.00	$2,226.00
Travel	$90,683.00	$90,683.00	$49,075.69	$41,607.31	$305.96	$0.00	$494.96	$12,784.28	$7,790.37	$8,323.04	$3,465.67	$9,397.55	$1,828.97	$3,316.76	$0.00	$1,368.13
Vending Supplies	$15,200.00	$15,200.00	$12,981.16	$2,218.84	$1,779.67	$849.60	$583.70	$744.84	$700.60	$1,386.50	$1,021.10	$1,903.96	$921.53	$1,059.34	$1,152.02	$878.30
Worker's Compensation Expense	$32,400.00	$32,400.00	$14,331.05	$18,068.95	$0.00	$3,587.50	$3,587.50	$3,587.50	$3,568.55	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Furniture & Fixtures Acquisition	$30,000.00	$30,000.00	$0.00	$30,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Utilities	$1,477,716.00	$1,477,716.00	$842,228.51	$635,487.49	$12,931.19	$68,716.28	$75,611.44	$71,211.96	$68,618.70	$71,303.10	$100,501.92	$29,743.72	$88,011.78	$78,560.58	$99,892.92	$77,124.92
Other (Miscellaneous Adjustment for Capital Expenditures)	$508,727.00	$508,727.00	$0.00	$508,727.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL OPERATING EXPENDITURES	$6,873,168.00	$6,873,168.00	$5,956,450.52	$916,717.48	$70,942.57	$668,426.56	$293,101.37	$450,809.73	$515,460.84	$447,244.17	$441,445.44	$352,202.24	$567,016.82	$955,292.48	$483,195.51	$711,312.79
TOTAL EXPENDITURES	$24,653,384.00	$24,653,384.00	$20,913,652.37	$3,739,731.63	$833,874.44	$2,001,887.80	$1,960,340.07	$1,640,921.60	$1,621,333.22	$1,674,362.07	$1,673,162.69	$2,009,570.31	$1,839,586.90	$2,185,355.39	$1,600,395.11	$1,872,862.77

	Adopted Budget	Expected YTD	YTD	Negative/Positive*
TOTAL REVENUE	$24,653,384.00	$24,653,384.00	$22,890,470.19	$1,762,913.81
TOTAL EXPENDITURES	$24,653,384.00	$24,653,384.00	$20,913,652.37	$3,739,731.63
Difference	$0.00	$0.00	$1,976,817.82	$1,976,817.82

*A negative revenue variance indicates that actual or projected revenue is below the amount originally planned, while a positive revenue variance indicates revenue is above the amount originally planned.

*A negative expenditure variance indicates that actual or projected spending is above the amount originally budgeted, while a positive expenditure variance indicates spending is below the amount originally budgeted.

*A negative net difference indicates a projected deficit relative to the originally adopted budget and financial plan, while a positive net difference indicates a projected surplus relative to the originally adopted budget and financial plan.

ORLEANS PARISH COMMUNICATION DISTRICT

Administrators of New Orleans' 9-1-1/3-1-1 System

Board of Commissioners

Chair
Dr. Jennifer Avegno, Director
New Orleans Health Department

Vice Chair
Director Collin Arnold
New Orleans Homeland Security

Secretary
Michelle Woodfork
City of New Orleans (At-Large)

Members
Col. Robert Hodges, Superintendent
Louisiana State Police

Col. Kenneth Donnelly (Ret)
Louisiana National Guard

Dr. Joseph C Dyson, Sr, PhD
City of New Orleans (At-Large)

Jason Hughes, Representative
Stephanie Hilferty, Representative
Louisiana State House

Joseph Bouie Jr, Senator
Louisiana State Senate

Supt. Roman Nelson
New Orleans Fire Department

Supt. Anne Kirkpatrick
New Orleans Police Department

Dr. Meg Marino, Director
New Orleans EMS

Dr. Brobson Lutz
Orleans Parish Medical Society

Thomas Patrias, CEO
LCMC Health

Executive Staff
Karl Fasold, ENP, CPE
Executive Director

January 9, 2026

Ms. Aisha R. Collier, Assistant Clerk
Clerk of Council
1300 Perdido Street, Room 1E09
New Orleans, LA

Good morning Ms. Collier,

Attached please find the Orleans Parish Communication District 12.31.2025 CAO Monthly Report.

If any additional information is required, please do not hesitate to contact me at 504-671-3611.

Regards

Cassandra B. Robert

Cassandra B. Robert, MBA
Finance Manager

Industrial Development Board of the City of New Orleans, Louisiana, Inc.

January 6, 2026

LaToya Cantrell
Mayor

Board of Directors
Officers

Darrel J. Saizan, Jr.
President

Iam C. Tucker
Vice President

Susan P. Good
Secretary / Treasurer

Members

Mindy Brickman

Deshanda Firmin, Ph. D.

Ernest G. Gethers

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Eric J. Jones, Ph. D.

Derrick O. Martin

Lisa S. Mazique

Theodore C. Sanders, III

C. David Thompson

The Honorable LaToya Cantrell
Mayor, City of New Orleans
1300 Perdido Street
New Orleans, LA 70112

RE Mrs. Iam C. Tucker
Industrial Development Board Appointee

Dear Mayor Cantrell:

In compliance with City Ordinance No. 24132 of the Mayor Council Series, as well as the By-Laws of the Industrial Development Board ("IDB"), we report herewith your appointee's board meeting attendance record for 2025. Please be advised that Mrs. Tucker attended four of the seven scheduled board meetings held in 2025. For your records, please find attached a copy of the 2025 Attendance Roll.

If you have any questions, please feel free to call me at 504-658-4242.

Sincerely,

Angelle Laraque

Angelle Laraque
Assistant Administrator

cc: Nathan Carter, Council Research Division
Clerk of Council

Sharon Martin
Administrator

Angelle Laraque
Assistant Administrator

1340 Poydras Street, Suite 1114 ⊃ New Orleans, LA 70112
P. O. Box 19996 ⊃ New Orleans, LA 70179
Office: (504) 658-4242⊃ mail@idbcno.com ⊃ www.idbcno.com

INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC.
2025 YEARLY ATTENDANCE RECORD

BOARD MEMBERS	JAN. 15	FEB. 12	MARCH 12	APR. 9	MAY 15	JUNE 11	JULY 16	AUG. 13	SEPT. 10	OCT. 8	NOV. 12	DEC. 10	TOTAL
Brickman, Mindy	P		A		A		P	P		P		P	5/7
Firmin, Deshanda	-		P		P		P	P		A		P	5/6
Gethers, Ernest G.	P	C	P	C	P	C	P	P	C	P	C	P	7/7
Good, Susan P.	P	A	P	A	P	A	P	P	A	P	A	P	7/7
Henley, Cherie Teamer	P	N	P	N	A	N	A	P	N	A	N	P	4/7
Jones, Edith G.	A	C	P	C	A	C	P	P	C	P	C	P	5/7
Jones, Dr. Eric	A	E	P	E	P	E	A	P	E	A	E	A	3/7
Martin, Derrick	A	L	P	L	A	L	A	A	L	A	L	A	1/7
Mazique, Lisa S.	A	L	A	L	P	L	A	P	L	A	L	P	3/7
Saizan, Jr., Darrel J.	P	E	P	E	P	E	P	P	E	P	E	P	7/7
Sanders, III, Theodore C.	P	D	P	D	A	D	A	A	D	A	D	P	3/7
Thompson, C. David	P		P		A		P	P		A		P	5/7
Tucker, Iam C.	A		A		P		P	P		A		P	4/7
Waddy, Currita C.	P		A	Resigned	Resigned		Resigned	Resigned		Resigned		Resigned	Resigned

NEW ORLEANS CITY COUNCIL
COUNCIL RESEARCH
INTEROFFICE MEMORANDUM

TO: **CLERK OF COUNCIL**

CC: **COUNCILMEMBER LESLI HARRIS, DISTRICT B**

FROM: **ANITA CURRAN, COUNCIL RESEARCH OFFICER**

DATE: **JANUARY 9, 2026**

SUBJECT: **DEMOLITION APPLICATION REPORT – 2119 LOUISIANA AVENUE**

Pursuant to City Code § 26-5, please find below for inclusion on the consent agenda for the City Council's January 27, 2026 meeting, the Council Research Office Report regarding the following application for demolition of a structure in a National Register Historic District (Central City), which the Council received at its meeting on January 8, 2026:[1]

Property Address: 2119 Louisiana Ave.
Application No.: 25-36276-DEMO
Owner/Applicant: Robinson Property Investors LLC/Henry Robinson III (owner/contractor)
Request: Demolition to grade of commercial property

The Council must act on the demolition application within 45 days of receipt; failing to do so is deemed a denial of the application.[2] **The date of the last regular meeting at which the Council can consider this demolition application is February 12, 2026.**

Council action by motion approving the demolition must "expressly authorize the department of safety and permits to issue a demolition permit."[3] The motion may include reasonable conditions needed to protect the public welfare in relation to the preservation of the Historic District's

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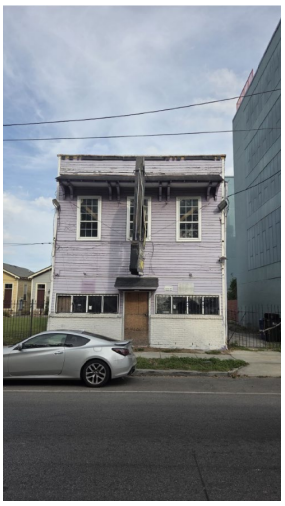
[1] Any demolition of a structure within National Register Historic Districts, not expressly exempt by law, must be first reviewed and approved by the City Council at a public hearing. New Orleans, La., City Code § 26-4(a). Prior to such hearing, the Council Research Office reviews the demolition application and provides Council with a written report examining the application based upon enumerated criteria. Id. § 26-5(d).
[2] Id. § 26-6(b).
[3] Id. § 26-6(a).

overall integrity (e.g., requiring demolition/redevelopment to be completed within a reasonable timeframe; requiring deconstruction or salvage of historic elements).[4]

COUNCIL RESEARCH OFFICE REPORT

1. **The current condition of the structure as evidenced by application photographs:**

FRONT OF STRUCTURE



REAR OF STRUCTURE



LEFT OF STRUCTURE



RIGHT OF STRUCTURE



2. **The reason for the demolition request and the cause for the current conditions, if known:**

   Per administrative hearing judgment issued on March 10, 2025, the property, having been found guilty of multiple violations of the Minimum Property Maintenance Code, was deemed a blight and public nuisance and ordered demolished. (See Case No. 23-04944-MPM).

[4] New Orleans, La., City Code § 26-6(c).

3. **The architectural and historical significance of the structure, working in consultation with Historic District Landmarks Commission (HDLC):**

The HDLC staff provided the following report, including the request that the Council stipulate that the iconic signage be donated for preservation.

City Council HDLC Demolition Review

1/8/2026

2119 Louisiana Ave.

2119 Louisiana Avenue is a contributing-rated building in the Central City National Register Historic District.

The HDLC strongly objects to demolition of this structure; if the demolition is allowed, the HDLC respectfully requests that the Council include a proviso that the signage be donated for preservation.

Located in the Central City Historic District (Period of significance – 1830 – 1930)

Built ca. 1940, this structure is a Historic Black-owned neighborhood bar with iconic neon signage; first opened in 1957 as Turk's Lounge. In 1960, the Madrona, "New Orleans' Finest Cocktail Lounge and After-Dark Rendezvous" opened. Became The Sandpiper Lounge in 1968 and was an important stop along secondline routes. The Golden Comanches Black Masking Indians started their Mardi Gras mornings at the Sandpiper.

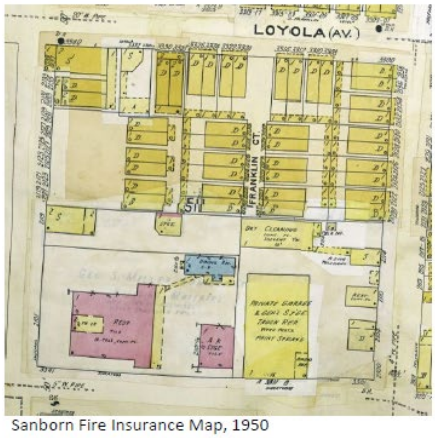
The loss of this quintessential and classic New Orleans bar cannot be overstated.



Baby Let Me Hold Your Hand, Sandpiper Lounge, Louisiana Avenue, 2019. Kasimu Harris
https://64parishes.org/the-vanishing-black-bars-of-new-orleans



The Sandpiper/New Orleans Funk, 2009
https://crescentcitysoul.blogspot.com/2009/12/sandpipernew-orleans-funk.html



Sanborn Fire Insurance Map, 1950



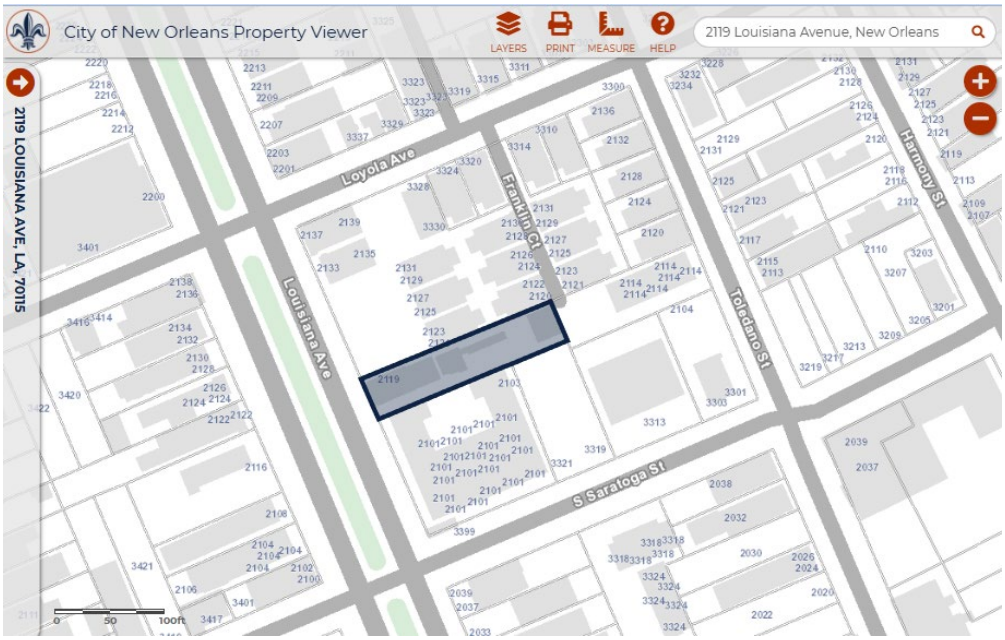
The Sandpiper Lounge, 2024. Jordan Hirsch.
https://www.jordan-hirsch.com/

Information from A Closer Walk NOLA, WWOZ, The Vanishing Black Bars of New Orleans, 64 Parishes, NYT Capturing New Orleans Vanishing Black Bars, L. Kasimu Harris Vanishing Black Bars & Lounges

4. **The neighborhood context of the structure and the overall effect demolition will have on the area.**

   The commercial structure fronts Louisiana Ave. and is bounded by Loyola Ave., Toledano St., and S. Saratoga St. in the Central City Historic District. The zoning district is HU-MU, Historic Urban Mixed-Use, which "is intended for areas of mixed-use development that are close to residential neighborhoods [and] that are compatible with adjacent or nearby land uses and pedestrian-oriented in character."[5]

   The HDLC *objects* to the demolition of this structure because it is a contributing-rated building built during the period of significance for this historic district, and as an Historic Black-owned neighborhood bar, is an important stop along second line routes.



5. **The proposed length of time the site is anticipated to remain undeveloped if demolition is granted.**

   The property owner did not indicate how long the site will remain vacant before redevelopment; however, the owner intends to install a fence and landscaping.

6. **The proposed plans for redevelopment and if redevelopment is permitted by the Comprehensive Zoning Ordinance, or if additional entitlements will be needed.**

   The property owner intends to build a new building similar to the existing structure; however, no redevelopment plans have been filed with the City.

[5] New Orleans, La., Comprehensive Zoning Ordinance, art. 12.1.C, http://czo.nola.gov/Article-12#12-1-C

Sewerage and Water Board of New Orleans

625 St. Joseph Street
New Orleans, LA 70165

January 12, 2026

(via electronic email)
Clerk of Council
City Hall, Room 1E09
1300 Perdido Street
New Orleans, LA 70112

Re: Legislative Storm Report – January 10, 2026

Dear Clerk of Council:

This report is delivered in accordance with Revised Statute 33:4091, Section F, which states: *"In addition to the other requirements of this Section, the board shall send a report, by electronic mail, to the members of the Orleans Parish legislative delegation and the members of the governing authority of Orleans Parish detailing the pumping and electrical power of its facilities and the available manpower no later than twenty-four hours prior to a hurricane entering the Gulf of Mexico as determined by the National Weather Service and no later than forty-eight hours after a flood watch or warning or thunderstorm watch or warning is issued by the National Weather Service for any area of Orleans Parish."*

This report is being submitted for the flood watch that was issued for January 10, 2026. We request that this communication be received at the next regular meeting of the City Council.

If you have any questions or concerns regarding this correspondence, please contact me at your convenience.

Sincerely,

Kaitlin Tymrak, P.E., Deputy General Superintendent

Enclosures

cc: Hon. Jean Paul "JP" Morrell (via Electronic Mail)
Hon. Aimee McCarron (via Electronic Mail)
Hon. Lesli Harris (via Electronic Mail)

Hon. Freddie King III (via Electronic Mail)
Hon. Eugene J. Green (via Electronic Mail)
Hon. Jason Hughes (via Electronic Mail)
Hon. Matthew Willard (via Electronic Mail)
Hon. Helena Moreno (via Electronic Mail)
Orleans Parish Legislative Delegation (via Electronic Mail)
Erin Spears, CURO (via Electronic Mail)

The Sewerage & Water Board

OF NEW ORLEANS

625 ST. JOSEPH STREET

504.529.2837 OR 52.WATER

www.swbno.org

January 12, 2026

Dear Mayor Moreno, Honorable Members of the New Orleans City Council, and Orleans Parish Delegation:

This report is delivered in accordance with Revised Statute 33:4091, Section F, which states: "*In addition to the other requirements of this Section, the board shall send a report, by electronic mail, to the members of the Orleans Parish legislative delegation and the members of the governing authority of Orleans Parish detailing the pumping and electrical power of its facilities and the available manpower no later than twenty-four hours prior to a hurricane entering the Gulf of Mexico as determined by the National Weather Service and no later than forty eight hours after a flood watch or warning or thunderstorm watch or warning is issued by the National Weather Service for any area of Orleans Parish.*"

A flood watch was issued for the New Orleans area on January 10, 2026 due to a strong cold front that moved through the area that morning, including the potential for strong storms and heavy rainfall. The status of SWBNO's pumping and power equipment before and during the events is detailed below.

STORM IMPACTS

The rain passed through the area relatively quickly on Saturday morning, between around 9am and 11am.

The highest total rainfall amount was observed at DPS 14 in New Orleans East, at 0.83 inches. This location recorded the highest rain rate per hour of 5.88 inches per hour.

The average collection amount across the network was 0.48 inches, with an average rain rate across the network of 2.5 inches/hour.

No reports of flooding were recorded by the Real Time Crime Center (RTCC).

PUMPING AND POWER

Below is the status of SWBNO's pumping and power equipment at the outset of the event.

Drainage Pumps:

A total of 87 of 93 drainage pumps were reported in service at the outset of the event.

DPS 3: **D pump is out of service as of August 2025. A contractor has completed the required work and the components are being reinstalled at the station, with return to service (RTS) anticipated by end of January 2026.**

4 additional pumps are available at this station

DPS 6: **F pump is out of service due to a motor bearing repair needed. RTS anticipated in the first quarter of 2026.**

11 additional pumps are available at this station

DPS 13: **No. 4 pump (diesel pump) is for emergency use only. Additional drainage funding is needed to move forward with repairs.**

No. 6 pump is on standby for emergency use only as of July 2025. An investigation of the repairs needed is underway.

4 additional pumps are available at this station

DPS 14: **No. 1 pump out of service due to electrical issues. Repair work is underway by SWBNO crews, with RTS anticipated by end of January 2026.**

3 additional pumps are available at this station
Note that drainage from this area can also be addressed by DPS 10, DPS 16, and Dwyer DPS via the Morrison Canal.

DPS 18: **Pump No. 2 out of service as of December 2025. A contractor recently completed work on the other pump at this station, and a new contract will be needed to repair Pump #2. RTS is to be determined, based on funding.**

1 additional pump is available at this station and a temporary pump has been installed

No pump issues were encountered during the event.

For reference, maps showing the tributaries (i.e. drainage areas) for each pumping station are included on the Pumping and Power Dashboard (https://www.swbno.org/Projects/PumpingandPower), which are included as reference maps at the end of this report.

Underpass Stations:

At UPS Old Carrollton, which services the Carrollton Ave/Interstate I-10 underpass, two of three pumps at that location are out of service. A temporary pump is installed at this location.

No issues with the underpass stations were reported during this event.

Power:

A combination of rotary frequency changers and Static Frequency Changer #3 were used for the event. It was anticipated that Turbine 5 would also be used and was online in anticipation of rain. Around 8am on Saturday, Turbine 5 indicated an alarm that was serious enough to take the unit offline to protect the equipment. SWBNO crews were able to quickly diagnose and repair the problem, and it was available again for use by 10am.

Unit*	**Frequency**	**Capacity in MW**	**Available**
Static Frequency Changer #1	25 Hz	22 MW	Not available for this event due to on-going contract work
Static Frequency Changer #3	25 Hz	22 MW	22
T4	25 Hz	20 MW (18.5 MW revised capacity)	18.5
T5	25 Hz	20 MW (17.5 MW revised capacity)	17.5
Carrollton Frequency Changers 1&2	Converts 60 to 25Hz	8.5 MW	8.5
Station D Frequency Changers 3&4	Converts 60 to 25Hz	12 MW	12
West Bank Power Complex (Algiers Water Treatment Plant)	Converts 60 to 25Hz	2.5 MW	0 (out of service)

Unit*	**Frequency**	**Capacity in MW**	**Available**
Five EMDs	25Hz	12.5 MW (total) 2.5 MW (each)	0 – out of service due to electrical configuration activities for the Power Complex
Plant Frequency Changer via T6	Converts 60 to 25Hz	3.75 MW	0 MW (RTS to be determined)
		Total 25 Hz:	**78.5 MW**
T6	60 Hz	22 MW	

*T3 has been decommissioned as of May 2021, and T1 has been decommissioned as of June 2022. Both units have been removed from this table.

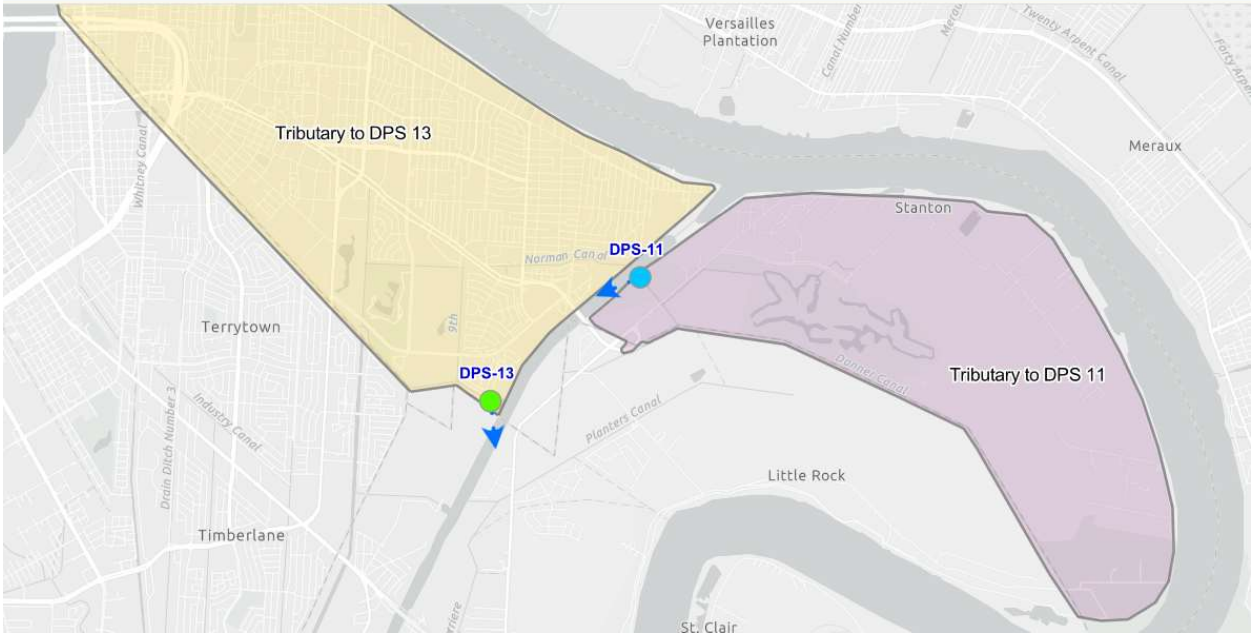
STAFFING

Of New Orleans' 24 drainage pumping stations, some are staffed, some run remotely, and some are staffed as circumstances dictate. For this event, all stations were staffed appropriately.

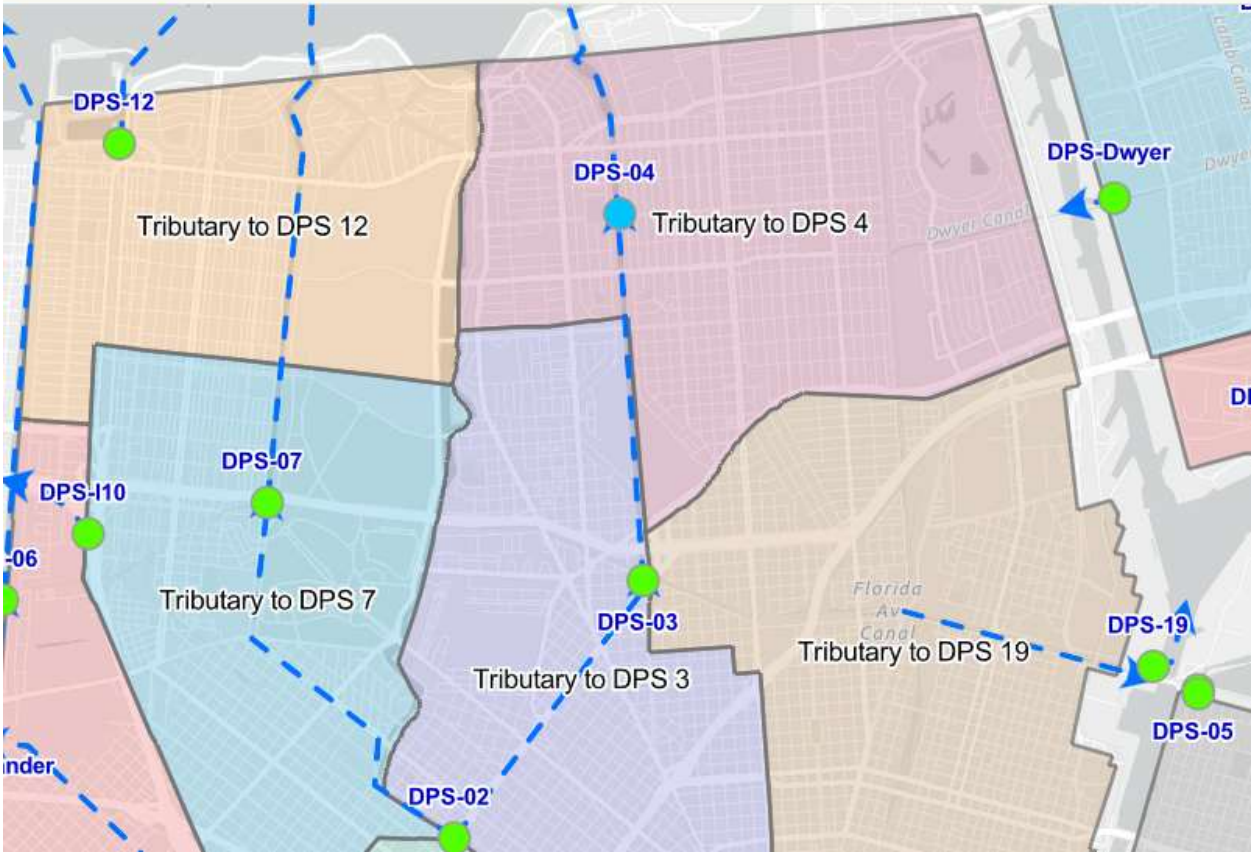
DRAINAGE AREA REFERENCE MAPS

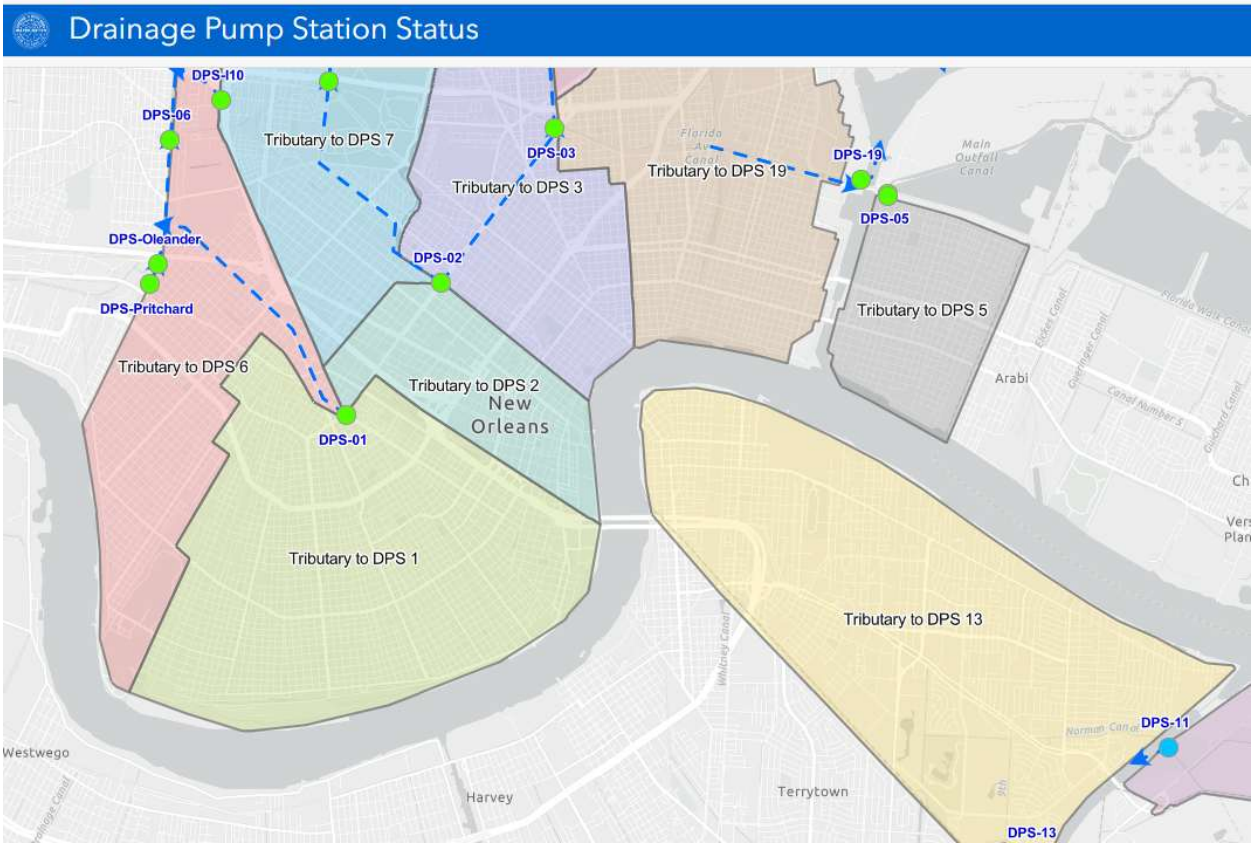
For a complete map, visit https://www.swbno.org/Projects/PumpingandPower

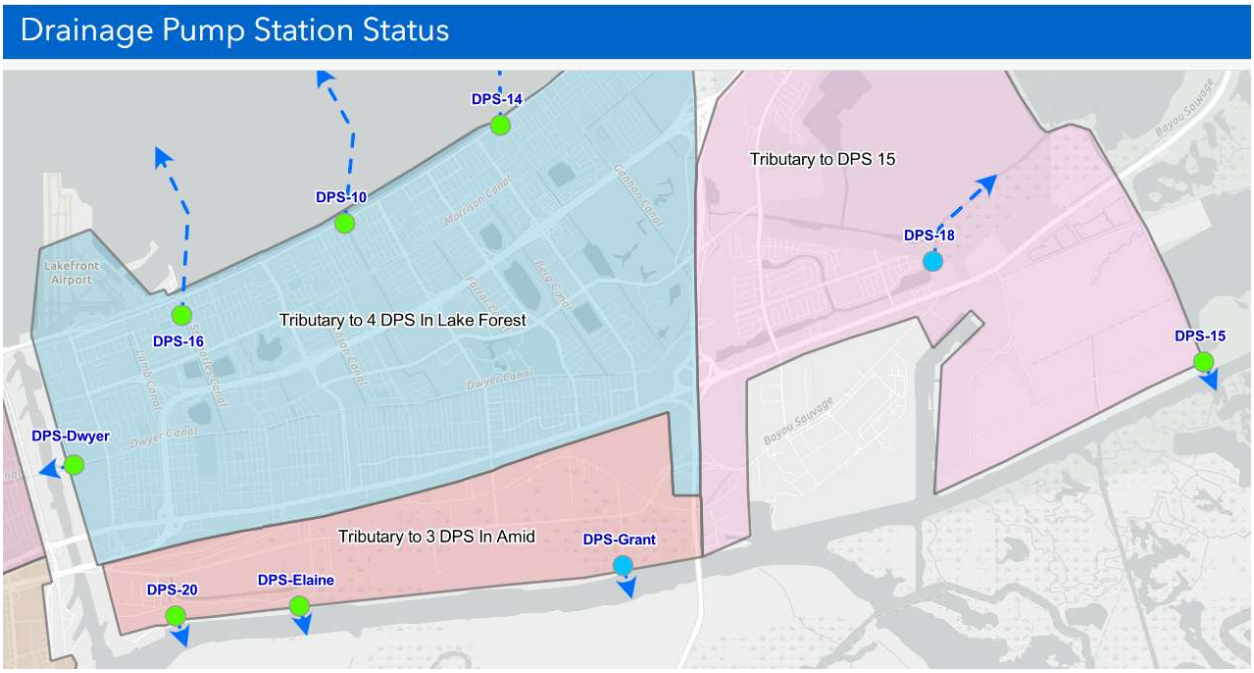
Drainage Pump Station Status



Drainage Pump Station Status




Drainage Pump Station Status
DPS-I10
DPS-06
Tributary to DPS 7
DPS-03
Tributary to DPS 3
Tributary to DPS 19
DPS-19
DPS-05
DPS-Oleander
DPS-02'
DPS-Pritchard
Tributary to DPS 5
Tributary to DPS 6
Tributary to DPS 2
New Orleans
DPS-01
Arabi
Tributary to DPS 1
Tributary to DPS 13
DPS-11
Westwego
Harvey
Terrytown
DPS-13


Drainage Pump Station Status
DPS-14
DPS-10
Tributary to DPS 15
DPS-18
Lakefront Airport
Tributary to 4 DPS In Lake Forest
DPS-16
DPS-15
DPS-Dwyer
Tributary to 3 DPS In Amid
DPS-Grant
DPS-20
DPS-Elaine

DEPARTMENT OF HEALTH
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

GILBERT MONTAÑO
CHIEF ADMINISTRATIVE OFFICER

JENNIFER AVEGNO, MD
DIRECTOR OF HEALTH

January 12, 2026

Ms. Lora W. Johnson
Clerk of Council
City Hall – Room 1E09
1300 Perdido Street
New Orleans, LA 70112

Re: Monthly Reporting regarding Section 82-703

Dear Ms. Johnson,

Please find enclosed the December 2025 documentation of all encampment clean-up efforts as required by Section 82-703.

Sincerely,

Jennifer Avegno, MD
Director of Health, City of New Orleans

Results of Encampment Cleaning Events

Notice Date: 1/16/2025
Areas Receiving Notice: 3
Cleanup Date: 12/17/2025

Cleanup Start Time: 07:00 AM **Cleanup End Time:** 9:40 AM
Individuals Receiving Outreach: *Update to be provided by UNITY*
Camp Locations: Elysian Fields and Agriculture St, 1400 blk Lafitte St, and Josephine and S Derbigny St

Staff Present:

NOHD: 2
NOPD: 4
Sanitation: 10
OCD: 1
UNITY: 0
Other Agencies: 1 (Mayor's Office of Homeless Services)

	District A	District B	District C	District D	District E
Number of Camps Cleaned		2	1	1	
Number of Individuals Present at Camps		3	4	2	
Vulnerable Individuals (children, disabled, pregnant women)		0	0	0	
Domesticated Animals Present		No	No	No	
Arrests in District		No	No	No	
Response to Medical Issue/Death		No	No	No	
Voluntary Storage Offered		N/A	N/A	N/A	
Voluntary Storage Accepted		N/A	N/A	N/A	
Post-remediation Notices		N/A	N/A	N/A	
Storage Details		N/A	N/A	N/A	
Other		Built pallet structure underneath Elysian Fields. Previous history of fires.	Large built structure in the street	Multiple built structures and couches removed.	

Board Meeting Commissioner Attendance - 2022

Meeting Date	Geri Broussard	Ralph Mahana	Camille Whitworth
1/26/2022			
NOPFMI/NOEHA	Present	Present	Absent
2/23/2022			
NOPFMI/NOEHA	Present	Present	Present
3/23/2022			
NOPFMI/NOEHA	Present	Present	Present
4/27/2022			
NOPFMI/NOEHA	Present	Present	Absent
5/18/2022			
NOPFMI/NOEHA	Absent	Present	Absent
6/22/2022			
NOPFMI/NOEHA	Present	Absent	Present
7/27/2022			
NOPFMI/NOEHA	Present	Present	Present
8/24/2022			
NOPFMI/NOEHA	Present	Present	Present
9/21/2022			
NOPFMI/NOEHA	Present	Absent	Absent
10/26/2022			
NOPFMI/NOEHA	Present	Present	Present
11/16/2022			
NOPFMI/NOEHA	Present	Present	Present
12/00/2022			
No Meeting Held - NOPFMI/NOEHA			
TOTAL NOPFMI/NOEHA			
Present	10	9	7
Absent	1	2	4

Board Meeting Commissioner Attendance - 2023

Meeting Date	Geri Broussard	Ralph Mahana	Camille Whitworth
1/25/2023			
NOPFMI/NOEHA	Present	Present	Present
2/15/2023			
NOPFMI/NOEHA	Absent	Present	Present
3/29/2023			
NOPFMI/NOEHA	Present	Present	Absent
4/26/2023			
NOPFMI/NOEHA	Absent	Present	Absent
5/24/2023			
NOPFMI/NOEHA	Present	Absent	Present
6/28/2023			
No Meeting Held - NOPFMI/NOEHA			
7/19/2023			
NOPFMI/NOEHA	Absent	Present	Present
8/23/2023			
NOPFMI/NOEHA	Present	Present	Present
9/27/2023			
NOPFMI/NOEHA	Present	Present	Absent
10/25/2023			
NOPFMI/NOEHA	Present	Present	Absent
11/15/2023			
NOPFMI/NOEHA	Present	Absent	Present
12/13/2023			
NOPFMI/NOEHA	Present	Present	Present
TOTAL NOPFMI/NOEHA			
Present	8	9	7
Absent	3	2	4

Board Meeting Commissioner Attendance - 2024

Meeting Date	Geri Broussard	Ralph Mahana	Camille Whitworth
1/25/2024			
NOPFMI/NOEHA	Absent	Absent	Present
2/15/2024			
NOPFMI/NOEHA	Present	Present	Present
3/27/2024			
NOPFMI/NOEHA	Absent	Present	Present
4/24/2024			
NOPFMI/NOEHA	Present	Present	Present
5/22/2024			
NOPFMI/NOEHA	Absent	Present	Present
6/26/2024			
NOPFMI/NOEHA	Absent	Present	Absent
7/24/2024			
NOPFMI/NOEHA	Absent	Present	Absent
8/28/2024			
NOPFMI/NOEHA	Present	Present	Absent
9/25/2024			
NOPFMI/NOEHA	Present	Present	Present
10/23/2024			
NOPFMI/NOEHA	Present	Present	Absent
11/20/2024			
NOPFMI/NOEHA	Present	Present	Absent
12/18/2024			
No Meeting Held - NOPFMI/NOEHA			
TOTAL NOPFMI/NOEHA			
Present	6	10	6
Absent	5	1	4

Board Meeting Commissioner Attendance - 2025

	Commissioners		
Meeting Date	Geri Broussard	Ralph Mahana	Camille Whitworth
1/30/2025			
NOPFMI/NOEHA	Present	Present	Present
2/26/2025			
NOPFMI/NOEHA	Absent	Absent	Present
3/26/2025			
NOPFMI/NOEHA	Present	Present	Present
4/23/2025			
NOPFMI/NOEHA	Present	Present	Present
5/28/2025			
NOPFMI/NOEHA	Absent	Present	Absent
6/25/2025			
NOPFMI/NOEHA	Absent	Present	Present
7/26/2025			
No Meeting Held - NOPFMI/NOEHA			
8/23/2025			
NOPFMI/NOEHA	Present	Present	Present
9/27/2025			
NOPFMI/NOEHA	Present	Absent	Absent
10/25/2025			
NOPFMI/NOEHA	Present	Absent	Present
11/15/2025			
NOPFMI/NOEHA	Present	Present	Absent
12/10/2025			
NOPFMI/NOEHA	Absent	Present	Present
TOTAL NOPFMI/NOEHA			
Present	7	8	8
Absent	4	3	3

Outlook

FW: Communication Pursuant to Sec. 2-87

From Clerk of Council <clerkofcouncil@nola.gov>
Date Thu 1/15/2026 10:31 AM
To Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Naomi R. Mark <nrmark@nola.gov>

4 attachments (2 MB)
2022 Board Attendance Report.pdf; 2023 Board Attendance Report.pdf; 2024 Board Attendance Report.pdf; 2025 Board Attendance Report.pdf;

From: Melissa Portillo <melissa.portillo@mccno.com>
Sent: Wednesday, January 14, 2026 4:23 PM
To: Clerk of Council <clerkofcouncil@nola.gov>; Julia E. Zuckerman <Julia.Zuckerman@nola.gov>
Cc: 'russell@ksolv.com' <russell@ksolv.com>; James Cook <james.cook@mccno.com>
Subject: Communication Pursuant to Sec. 2-87

On Behalf of Jim Cook:

Madam Clerk,

Attached please find attendance records for mayoral appointees to the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority for the years 2022-2025 pursuant to a request made by Councilmember Morrell. Please let me know if you have any questions or difficulties opening the documents.

* Please make note of new MCCNO email addresses. I can now be reached at melissa.portillo@mccno.com.

Melissa Portillo
Executive Assistant, Finance & Administration
New Orleans Ernest N. Morial Convention Center
900 Convention Center Boulevard
New Orleans, Louisiana 70130

Phone: (504) 582-3001 ext. 1045
Email: melissa.portillo@mccno.com
Visit our website: www.mccno.com

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NEW ORLEANS REDEVELOPMENT AUTHORITY

January 16, 2026

VIA ELECTRONIC MAIL: clerkofcouncil@nola.gov
Clerk of Council
New Orleans City Council
1300 Perdido Street, Room 1E09
New Orleans, Louisiana 70112

RE: New Orleans Redevelopment Authority: 2025 Board of Commissioners' Annual Attendance Report

Dear Clerk of Council:

In accordance with the City Council Ordinance Cal. No. 28,133, attached is the New Orleans Redevelopment Authority's 2025 Attendance Report for its Board of Commissioners.

If you should have any questions, please feel free to contact me at (504)658-4445.

Sincerely,

Temea Johnson
Executive Administrative Assistant

cc: Brenda M. Breaux, Executive Director, NORA

NEW ORLEANS
REDEVELOPMENT
AUTHORITY

2025 ANNUAL ATTENDANCE
NORA BOARD OF COMMISSIONERS

Regular Board meetings are held every other month beginning in February.

BOARD MEMBERS
Adam Stumpf, Chair
Kristyna Jones, Vice-Chair
John Sullivan, Secretary
Brian Egana
Toni Hackett Antrum
Delisha Boyd
Hattie Broussard
John Pourciau
Arthur Johnson
Christopher L. Hammond (Appointed April 2025)

FEBRUARY

Antrum	Present
Stumpf	Present
Egana	Absent
Jones	Present
Broussard	Present
Boyd	Absent
Sullivan	Present
Pourciau	Absent
Johnson	Present

APRIL

Antrum	Present
Stumpf	Present
Egana	Present
Jones	Absent
Broussard	Present
Boyd	Absent
Sullivan	Present
Pourciau	Present
Johnson	Present

NEW ORLEANS REDEVELOPMENT AUTHORITY

JUNE
We did not have a meeting

AUGUST

Antrum	Present
Stumpf	Present
Egana	Absent
Jones	Present
Broussard	Present
Boyd	Absent
Sullivan	Present
Pourciau	Absent
Johnson	Absent
Hammond	Present

OCTOBER

Antrum	Present
Stumpf	Present
Egana	Present
Jones	Present
Broussard	Present
Boyd	Absent
Sullivan	Present
Pourciau	Present
Johnson	Absent
Hammond	Present

DECEMBER

Antrum	Present
Stumpf	Present
Egana	Present
Jones	Present
Broussard	Present
Boyd	Absent
Sullivan	Present
Pourciau	Present
Johnson	Absent
Hammond	Present

Sewerage and Water Board of New Orleans
Board Members' Attendance 2022

Finance & Administration Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Dec
	12th	9th	9th	NM	NM	NM	NM	10th	13th	NM	NM	1st	7th
Chair - Lynes Sloss	P	P	A					P	P			P	A
Ralph Johnson	P	P	P					R	R			R	R
Janet Howard	P	P	P					P	A			P	P
Alejandra Guzman	P	P	P					A	A			A	A
Joseph Peychaud	P	P	A					P	P			P	P
Carol Markowitz	X	X	X					P	P			A	P
Audit Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	8th	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
Chair - Dr. Tamika Duplessis		P											
Robin Barnes		P											
Joseph Peychaud		P											
Alejandra Guzman		A											
Maurice Sholas		P											
Governance Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	11th	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
Chair - Ralph Johnson	P												
Robin Barnes	P												
Lynes Sloss	P												
Jay Banks, Couiclmember	A												
Janet Howard	P												
Strategy Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	11th	8th	NM	NM	NM	NM	NM	9th	NM	NM	NM	NM	
Chair - Robin Barnes	P	P						P					
Dr.Tamika Duplessis	A	P						A					
Lynes Sloss	P	P						P					
Janet Howard	P	P						P					
Dr. Maurice Sholas	A	P						P					

Sewerage and Water Board of New Orleans
Board Members' Attendance 2022

Operations Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	NM	12th	10th	NM	NM	NM	NM	18th	NM	NM	
Chair - Janet Howard				P	P					P			
Dr.Tamika Duplessis				P	A					P			
Nichelle Taylor				A	A					A			
Joseph Peychaud				P	A					P			
Dr. Maurice Sholas				P	P					A			

Pension Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	9th	NM	NM	11th	NM	NM	10th	NM	18th	NM	NM	
Chair - Joseph Peychaud		P			P			P		P			
Alejandra Guzman		P			A			A		P			
Dr. Maurice Sholas		P			P			P		A			
Ralph Johnson		P			A			R		R			
Nichelle Taylor		X			P			P		A			
Mr. Kenneth Davis		P			P			P		P			
Ms. Latressia Matthews		P			P			P		P			
Mr. Mubashir Maqbool		P			P			P		P			
Mr. Harold Heller		P			A			A		A			
Ms. Rebecca Johnsey		X			X			X		P			
special meeting on 8/3/2022 (attendance record pending)													

Board of Directors	Jan	Feb	Mar	Apr	May	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	19th	16th	16th	20th	11th	18th	15th	NM	17th	21st	26th	16th	14th
Mayor LaToya Cantrell, President	A	P	P	P	A	P	P		P	P	P	P	A
Director Tamika Duplessis, President Pro Tem	P	P	P	A	A	P	P		P	P	A	P	P
Freddie King III, Councilmember	P	P	P	A	A	A	A		P	P	P	A	P
Director Lynes Sloss	P	P	P	P	P	P	P		P	P	P	P	P
Director Ralph Johnson	P	P	A	P	P	P	P		R	R	R	R	R
Director Joseph Peychaud	P	P	P	P	P	P	P		P	P	A	P	P
Director Janet Howard	P	P	P	P	P	A	P		A	P	P	P	P
Director Alejandra Guzman	P	P	P	A	P	A	A		P	A	A	A	P
Director Dr. Maurice Sholas	P	P	P	P	P	P	P		P	A	A	P	P
Director Robin Barnes	P	P	P	P	P	A	P		P	P	P	P	P
Director Nichelle Taylor	P	P	P	P	P	P	A		A	P	P	A	A

Sewerage and Water Board of New Orleans
Board Members' Attendance 2022

Carol Markowitz	X	X	X	X	X	X	X		P	A	P	A	P
Special meeting 5/18/2022													

Board of Trustees	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	16th	NM	NM	NM	NM	NM	17th	NM	26th	NM	NM	
Mayor LaToya Cantrell, President		P						P		P			
Director Tamika Duplessis, President Pro Tem		P						P		A			
Freddie King III, Councilmember		A						A		A			
Director Lynes Sloss		P						P		P			
Director Ralph Johnson		P						R		R			
Director Joseph Peychaud		P						P		A			
Director Janet Howard		P						A		P			
Director Alejandra Guzman		P						P		A			
Director Dr. Maurice Sholas		P						P		A			
Director Robin Barnes		P						P		P			
Director Nichelle Taylor		P						A		P			
Director Carol Markowitz		X						P		P			
Mr. Kenneth Davis		P						P		P			
Ms. Latressia Matthews		P						P		P			
Mr. Mubashir Maqbool		A						P		P			
Mr. Harold Heller		A						A		A			

No Meeting = NM
Absent = A
Present = P
Not a Member = X
Term Expired = TX
Resigned = R

Sewerage and Water Board of New Orleans
Board Members' Attendance 2023

Finance & Administration Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	17th	NM	8th	12th	10th	20th	12th	22nd	NM	11th	8th	NM	
Director Lynes R.Sloss - Chair	P		P	P	P	P	P	P		P	P		
Director Janet Howard - Vice Chair	P		P	A	P	A	A	P		P	P		
Director Joseph Peychaud	P		P	P	P	P	P	P		P	P		
Director Alejandra Guzman	P		P	A	P	P	P	A		P	A		
Director Carol Markowitz	P		A	A	P	A	A	A		A	P		
Director Nichelle Taylor	X	X	X	A	R	R	R	R	R	R	R	R	
meeting 12/6/2023 (attendance record pending)													
Audit Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	18th	NM	NM	12th	NM	NM	NM	NM	20th	NM	NM	12th	
Director Maurice Sholas, M.D., Ph.D. - Chair	P			P					P			P	
Director Tamika Duplessis, Ph.D. - Vice Chair	P			P					P			A	
Director Robin Barnes	P			P					P			P	
Director Carol Markowitz	X	X	X	A					A			A	
Director Freddie King III	P			X	X	X	X	X	X	X	X	X	
Director Alejandra Guzman	A			X	X	X	X	X	X	X	X	X	
Director Tyler Antrup	X	X	X	X	X	X	X	X	A			P	

Governance Committee	Jan	Jan	Feb	Mar	Jun	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	17th	23rd	NM	NM		NM	NM	NM	NM	19th	NM	NM	NM	
Director Tamika Duplessis, Ph.D. - Chair	A	P								P				
Director Alejandra Guzman - Vice Chair	X	X								P				
Director Lynes R. Sloss	P	P								A				
Director Robin Barnes	P	P								P				
DirectorJanet Howard	P	P								P				
Councilmember Freddie King III	A	A				X	X	X	X	X	X	X	X	
meeting 1/23/2023(attendance record pending)														

Strategy Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	7th	NM	9th	NM	NM	16th	NM	NM	NM	NM	
Director Robin Barnes - Chair			P		P			P					
Director Alejandra Guzman	X	X	X		P			P					
Director Lynes R. Sloss			P		P			P					
Director Janet Howard			P		P			A					

Sewerage and Water Board of New Orleans
Board Members' Attendance 2023

Director Maurice Sholas, M.D., Ph.D.			P		P			A					
Director Tyler Antrup	X	X	X	X	X	X	X	X					
Operations Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	7th	NM	NM	NM	NM	NM	NM	17th	NM	NM	
Director Janet Howard - Chair	P		P							P			
Director Maurice Sholas, M.D., Ph.D.	P		P							P			
Director Tamika Duplessis, Ph.D.	P		P							P			
Director Joseph Peychaud	A		A							P			
Director Nichelle Taylor	A		P		R	R	R	R	R	R	R	R	
Pension Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	8th	NM	NM	14th	12th	1st	NM	17th	NM	13th	
Director Joseph Peychaud - Chair			P			P	P	P		P		P	
Director Nichelle Taylor			P			R	R	R	R	R	R	R	
Director Maurice Sholas, M.D., Ph.D.			P			A	P	A		P		P	
Director Carol Markowitz			A			A	A	A		A		A	
Mr. Kenneth Davis			P			P	A	P		A		A	
Ms. Rebecca Johnsey			P			P	P	P		P		P	
Mr. Mubashir Maqbool			P			P	A	P		P		P	
Mr. Harold Heller			A			P	A	P	TX	TX	TX	TX	
Director Alejandra Guzman			P	X	X	X	X	X	X	X	X	X	
Director Tyler Antrup	X	X	X	X	X	X	X	X		A		P	
Ms. Jackie Shine	X	X	X	X	X	X	X	X		P		P	
meeting on 11/20/2023 (attendance record pending)													

Board of Directors	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	25th	NM	15th	19th	17th	21st	19th	NM	20th	18th	17th	20th	
Mayor LaToya Cantrell, President	P		P	A	P	P	A		A	A	P	P	
Director Tamika Duplessis, President Pro Tem	A		A	P	P	A	A		P	P	A	P	
Councilmember Freddie King III	P		P	A	P	P	P		P	A	A	P	
Director Lynes R. Sloss	P		P	P	P	P	P		P	P	P	P	
Director Carol Markowitz	A		A	P	P	A	A		A	P	A	P	
Director Joseph Peychaud	P		P	P	P	P	A		P	P	P	A	
Director Janet Howard	P		P	P	P	A	P		P	P	P	P	
Director Alejandra Guzman	P		A	P	P	P	P		P	P	P	P	
Director Maurice Sholas, M.D., Ph.D.	P		P	P	A	P	P		P	P	A	P	
Director Robin Barnes	P		P	A	P	P	P		P	P	P	P	

Sewerage and Water Board of New Orleans
Board Members' Attendance 2023

Director Nichelle Taylor	P		A	P	R	R	R	R	R	R	R	R	
Director Tyler Antrup	X	X	X	X	X	X	X	X	P	P	P	P	

Board of Trustees	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	NM	NM	NM	21st	NM	NM	20th	NM	NM	20th	
Mayor LaToya Cantrell, President						P			A			P	
Trustee Tamika Duplessis, President Pro Tem						A			P			P	
Freddie King III, Councilmember						P			A			A	
Trustee Lynes R. Sloss						P			P			P	
Trustee Carol Markowitz						A			P			A	
Trustee Joseph Peychaud						P			P			A	
Trustee Janet Howard						A			P			A	
Trustee Alejandra Guzman						P			P			A	
Trustee Maurice Sholas, M.D., Ph.D.						P			P			P	
Trustee Robin Barnes						P			A			P	
Trustee Nichelle Taylor						R	R	R	R	R	R	R	
Trustee Kenneth Davis						P			P			P	
Trustee Rebecca Johnsey						P			P			A	
Trustee Mubashir Maqbool						A			P			A	
Trustee Harold Heller									TX	TX	TX	TX	
Trustee Jackie Shine	X	X	X	X	X	X	X	X	P			P	

meeting on 7/19/2023 (attendance record pending)

No Meeting = NM
Absent = A
Present = P
Not a Member = X
Term Expired = TX
Resigned = R

Sewerage and Water Board of New Orleans
Board Members' Attendance 2024

Finance & Administration Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	21st	13th	10th	15th	12th	10th	NM	NM	16th	13th	11th	
Director Lynes R. Sloss - Chair		P	P	P	P	P	A			A	P	P	
Director Janet Howard - Vice Chair		P	P	P	A	P	A			P	A	P	
Director Joseph Peychaud		P	P	A	P	P	P			P	P	P	
Director Alejandra Guzman		A	A	P	P	A	P		TX	TX	TX	TX	
Director Chadrick Kennedy		P	P	P	P	P	P			P	P	P	
Director Robin Barnes	X	X	X	X	X	X	X	X		P	P	P	
Audit Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	12th	NM	15th	NM	NM	NM	25th	NM	NM	10th	
Director Maurice Sholas, M.D., Ph.D.- Chair			P		P				P			P	
Director Tamika Duplessis, Ph.D. - Vice Chair			P		A				A			P	
Director Robin Barnes			P		P				A			P	
Director Tyler Antrup			A		A				A			P	
Director Alejandra Guzman					A				TX	TX	TX	TX	
Director H, Davis Cole	X	X	X	X	X	X	X		P			P	
Governance Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	13th	NM	NM	NM	NM	NM	NM	NM	NM	NM	
Director Tamika Duplessis, Ph.D. - Chair			P										
Director Alejandra Guzman -Vice Chair			A						TX	TX	TX	TX	
Director Lynes R. Sloss			P										
Director Robin Barnes			P										
Director Janet Howard			P										
Strategy Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	12th	NM	NM	NM	NM	NM	NM	NM	13th	NM	
Director Robin Barnes - Chair			P								P		
Director Alejandra Guzman			A						TX	TX	TX	TX	
Director Lynes R. Sloss			P								P		
Director Janet Howard			P								A		
Director Maurice Sholas, M.D., Ph.D.			P								P		
Director Tyler Antrup			P								P		

Sewerage and Water Board of New Orleans
Board Members' Attendance 2024

Operations Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	NM	20th	NM	9th	21st	NM	NM	NM	17th	NM	19th	NM
Director Janet Howard - Chair		P		P	P				P		P	
Director Maurice Sholas, M.D., Ph.D.		P		A	A				A		P	
Director Tamika Duplessis, Ph.D.		P		P	A				A		A	
Director Joseph Peychaud		P		P	P				P		A	
Director Chadrick Kennedy		P		P	A				P		P	

Pension Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	NM	20th	NM	NM	14th	12th	10th	NM	17th	NM	12th	10th
Director Joseph Peychaud - Chair		P			P	P	P		P		P	P
Director Maurice Sholas, M.D., Ph.D.		P			P	A	P		A		P	P
Director Tyler Antrup		P			P	P	P		P		A	P
Director Chadrick Kennedy		P			A	P	P		P		P	P
Councilmember Freddie King III	X	X			A	A	A		A		A	A
Mr.Kenneth Davis		P			P	P	P	R	R		R	R
Ms.Rebecca Johnsey		P			P	P	P		P		A	P
Mr.Mubashir Maqbool		P			P	P	P		P		A	P
Ms.Jackie Shine		P			P	P	P		P		P	P
Mr. Dexter Joseph	X	X	X	X	X	X	X	X	X		P	P

meeting 9/24/2024 (attendance record pending)

Board of Directors	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	23rd	4-Mar	27th	17th	22nd	26th	17th	NM	18th	23rd	20th	18th
Mayor LaToya Cantrell, President	P	P	P	P	P	P	P		P	P	P	P
Councilmember Freddie King III	A	P	P	A	P	A	P		A	A	A	P
Director Lynes R. Sloss, President Pro Tempore	P	P	P	P	P	P	P		P	A	A	P
Director Tamika Duplessis, Ph.D.	P	A	P	A	A	P	A		P	A	P	A
Director Chadrick Kennedy	P	P	P	P	P	P	P		P	P	P	P
Director Joseph Peychaud	P	P	P	A	P	P	P		P	P	A	P
Director Janet Howard	P	P	P	P	P	A	A		P	P	P	P
Director Alejandra Guzman	A	P	P	P	P	P	P		TX	TX	TX	TX
Director Maurice Sholas, M.D., Ph.D.	A	A	A	P	P	P	P		P	A	P	P
Director Robin Barnes	P	P	P	A	P	P	A		P	P	P	P
Director Tyler Antrup	P	P	P	P	P	P	P		P	P	P	P
Director H. Davis Cole	X	X	X	X	X	X	X		P	P	P	P

Sewerage and Water Board of New Orleans
Board Members' Attendance 2024

Board of Trustees	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	NM	NM	27th	NM	NM	26th	17th	NM	NM	NM	NM	18th
Mayor LaToya Cantrell, President			A			P	P					P
Councilmember Freddie King III			A			A	P					A
Trustee Lynes R. Sloss, President Pro Tem			A			A	P					P
Trustee Tamika Duplessis, Ph.D.			P			P	A					A
Trustee Chadrick Kennedy			P			P	P					A
Trustee Joseph Peychaud			P			P	P					P
Trustee Janet Howard			P			A	A					P
Trustee Alejandra Guzman			P			P	P		TX	TX	TX	TX
Trustee Maurice Sholas, M.D., Ph.D.			A			P	P					P
Trustee Robin Barnes			P			P	A					P
Trustee Tyler Antrup			P			A	P					P
Trustee H. Davis Cole	X	X	X	X	X	X	X					A
Trustee Kenneth Davis			P			P	P	R	R	R	R	R
Trustee Rebecca Johnsey			P			P	P					P
Trustee Mubashir Maqbool			P			P	P					A
Trustee Jackie Shine			P			P	P					P
Trustee Dexter Joseph	X	X	X	X	X	X	X	X	X			P

No Meeting = NM
Absent = A
Present = P
Not a Member = X
Term Expired = TX
Resigned = R

Sewerage and Water Board of New Orleans
Board Members' Attendance 2025

Finance & Administration Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	15th	12th	12th	9th	14th	16th	9th	NM	10th	8th	12th	15th
Director Lynes R. Sloss - Chair	P	A	P	A	R	R	R		R	R	R	R
Director Janet Howard - Chair	P	P	A	P	P	P	P		P	P	P	P
Director Joseph Peychaud	P	P	P	P	P	P	P		P	P	P	P
Director Chadrick Kennedy - Vice Chair	A	P	P	P	A	P	P		P	P	P	A
Director Robin Barnes	P	A	P	A	P	P	P		TX	TX	TX	TX
Director Courtney Scrubbs	X	X	X	X	X	X	X		P	P	P	P
Audit Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	NM	NM	11th	NM	13th	NM	NM	NM	10th	NM	NM	10th
Director Maurice Sholas, MD, PhD - Chair			P		P				TX	TX	TX	TX
Director Tamika Duplessis, PhD - Vice Chair			A		A				P			P
Director Robin Barnes			P		P				TX	TX	TX	TX
Director Tyler Antrup			P		P				P			A
Director H. Davis Cole - Chair as of 9/25			A		P				A			P
Councilmember Freddie King III	X	X	X	X	X				A			A

Governance Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Nov	Nov	Dec	Dec
	NM	NM	12th	8th	28th	17th	8th	NM	NM	8th	12th	17th	20th	2nd	10th
Director Chadrick Kennedy - Chair			P	P	P	P	P			P	P	P	P	A	A
Director Lynes R. Sloss - Vice Chair			P	A	R	R	R	R	R	R	R	R	R	R	R
Director H. Davis Cole -Vice Chair as of 9/25			A	P	A	A	P			A	P	A	P	P	P
Director Robin Barnes			P	P	P	P	A		TX	TX	TX	TX	TX	TX	TX
Director Janet Howard			A	P	P	P	P			P	P	A	P	A	A
Director Courtney Scrubbs	X	X	X	X	X	X	X	X		P	P	P	P	P	P
Director Kimberly Thomas	X	X	X	X	X	X	X	X		P	A	P	P	P	P

AD HOC Committee	Jan	Feb	Mar	Apr	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	NM	12th	NM	9th	15th	5th	NM	NM	NM	NM	NM	NM	NM
Director Chadrick Kennedy - Chair		P		P	P	P							
Director Lynes R. Sloss - Vice Chair		P		A	A	R	R	R	R	R	R	R	R
Director H. Davis Cole		P		P	P	P							
Director Tyler Anthrup		P		P	P	P							
Director Janet Howard		P		P	P	P							

Sewerage and Water Board of New Orleans
Board Members' Attendance 2025

Director Joseph Peychaud		P		P	P	P							
Special meeting 4/9, 5/5													
Operations Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	15th	NM	NM	NM	14th	NM	9th	NM	10th	NM	NM	10th	
Director Janet Howard - Chair	P				P		P		P			A	
Director Chadrick Kennedy	A				P		P		P			A	
Director Maurice Sholas, MD, PhD	A				P		P		TX	TX	TX	TX	
Director Joseph Peychaud	P				P		P		P			X	
Director Tamika Duplessis, PhD	A				A		P		P			P	
Director H. Davis Cole - Vice Chair as of 9/25	X	X	X	X	X	X	X	X	A			P	
Director Kimberly Thomas	X	X	X	X	X	X	X	X	P			P	
Strategy Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	NM	NM	11th	NM	13th	18th	NM	NM	NM	7th	12th	NM	
Director Robin Barnes - Chair			P			P			TX	TX	TX	TX	
Director Maurice Sholas, MD, PhD			P			P			TX	TX	TX	TX	
Director Tyler Antrup- Chair as of 9/25			P			P				P	P		
Director Janet Howard - Vice Chair as of 9/25			P			P				P	P		
Director Lynes Sloss			A		R	R	R	R	R	R	R	R	
Director Courtney Scrubbs	X	X	X	X	X	X	X	X		P	P		
Director H. Davis Cole	X	X	X	X	X	X	X	X		P	P		
Director Kimberly Thomas	X	X	X	X	X	X	X	X		P	A		
Pension Committee	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	14th	NM	NM	NM	13th	17th	8th	NM	NM	8th	NM	NM	
Director Joseph Peychaud - Vice Chair	P				P	P	A			P			
Director Maurice Sholas, MD, PhD	P				P	P	A		TX	TX	TX	TX	
Director Tyler Antrup	A				P	A	A			A			
Director Chadrick Kennedy - Chair	P				P	P	P			P			
Director Kimberly Thomas	X	X	X	X	X	X	X	X		P			
Councilmember Freddie King III	A				A	A	A			A			
Trustee Dexter Joseph	P				P	P	P			P			
Trustee Rebecca Johnsey	P				P	P	P			P			
Trusttee Mubashir Maqbool	A				P	A	A			P			
Trustee Jackie Shine	P				P	A	P			P			

Sewerage and Water Board of New Orleans
Board Members' Attendance 2025

Board of Directors	Jan	Feb	Mar	Apr	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Dec
	27th	19th	19th	16th	22/23	21st	25th	16th	NM	17th	15th	19th	17th	23rd
Mayor LaToya Cantrell, President	P	P	P	A	P	P	A	P		P	P	P	P	P
Councilmember Freddie King III	A	P	P	A	A	A	A	P		A	A	A	A	A
Director Lynes R. Sloss, President Pro Tem	P	P	P	P	P	R	R	R	R	R	R	R	R	R
Director Tamika Duplessis, PhD	P	A	A	P	P	P	P	A		P	A	P	P	TX
Director Chadrick Kennedy,***President ProTem 9/17***	P	P	P	P	P	P	P	P		P	P	P	P	P
Director Joseph Peychaud	P	P	P	P	P	P	P	P		P	P	P	P	P
Director Janet Howard	P	P	P	P	P	P	P	P		P	A	P	P	A
Director H. Davis Cole	P	P	P	A	P	P	P	P		P	P	P	P	P
Director Maurice Sholas, MD, PhD	A	P	P	P	P	P	P	P		TX	TX	TX	TX	TX
Director Robin Barnes	P	P	P	P	P	P	P	P		TX	TX	TX	TX	TX
Director Tyler Antrup	P	P	P	P	P	P	P	A		P	P	P	P	P
Director Courtney Scrubbs	X	X	X	X	X	X	X	X	X	P	P	P	P	A
Director Kimberly Thomas	X	X	X	X	X	X	X	X	X	P	P	P	P	A
Director Ariane Greenidge	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Special Board Meetings 4/22/25, 4/23/25, and 12/23/2025														

Board of Trustees	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	NM	19th	12th	NM	NM	NM	16th	NM	NM	15th	NM	NM
Mayor LaToya Cantrell, President		P	A				A			P		
Councilmember Freddie King III		P	A				A			A		
Trustee Lynes R. Sloss, President Pro Tem		P	P		R	R	R	R	R	R	R	R
Trustee Tamika Duplessis, PhD		A	A				A			A		
Trustee Chadrick Kennedy,***President ProTem 9/17/25***		P	P				P			P		
Trustee Joseph Peychaud		P	P				P			P		
Trustee Janet Howard		A	A				P			A		
Trustee H. Davis Cole		P	A				P			P		
Trustee Maurice Sholas, MD, PhD		P	P				P		TX	TX	TX	TX
Trustee Robin Barnes		P	P				P		TX	TX	TX	TX
Trustee Tyler Antrup		A	A				A			P		
Trustee Courtney Scrubbs	X	X	X	X	X	X	X	X		P		
Trustee Kimberly Thomas	X	X	X	X	X	X	X	X		P		
Trustee Dexter Joseph		P	P				P			P		

Sewerage and Water Board of New Orleans
Board Members' Attendance 2025

Trustee Rebecca Johnsey		A	A				P			P		
Trustee Mubashir Maqbool		P	P				P			A		
Trustee Jackie Shine		P	P				P			P		

No Meeting = NM
Absent = A
Present = P
Not a Member = X
Term Expired = TX
Resigned = R

Sewerage and Water Board of New Orleans
625 St. Joseph Street
New Orleans, LA 70165

January 2, 2026

Clerk of Council
1300 Perdido Street
Room 1E09
New Orleans, LA 70122
Via Email: *clerkofcouncil@nola.gov*

Re: Communication Pursuant to Sec. 2-87
Attendance Records for Sewerage & Water Board New Orleans

Dear Clerk of Council,

Per the City Code Section 2-87, attached please find the attendance records for the Board of Directors of the Sewerage and Water Board of New Orleans. The attached documents reflect the annual attendance records for years 2022, 2023, 2024, and 2025.

If you have any questions about this submission, please do not hesitate to reach out.

Regards,

Randy E. Hayman, Esq.
Executive Director of the Sewerage and Water Board of New Orleans

Industrial Development Board of the City of New Orleans, Louisiana, Inc.

LaToya Cantrell
Mayor

Board of Directors
Officers

Darrel J. Saizan, Jr.
President

Iam C. Tucker
Vice President

Susan P. Good
Secretary / Treasurer

Members

Mindy Brickman

Deshanda Firmin, Ph. D.

Ernest G. Gethers

Cherie Teamer Henley

Edith G. Jones

Eric J. Jones, Ph. D.

Derrick O. Martin

Lisa S. Mazique

Theodore C. Sanders, III

C. David Thompson

Sharon Martin
Administrator

Angelle Laraque
Assistant Administrator

January 8, 2026

Ms. Lora Johnson
Clerk of Council
City of New Orleans
1300 Perdido Street, 1st Floor
New Orleans, LA 70112

RE 2025 Attendance Roll of the Industrial Development Board of the City of New Orleans, Louisiana, Inc.

Dear Ms. Johnson:

In compliance with City Ordinance No. 24132 of the Mayor Council Series, as well as the By-Laws of the Industrial Development Board ("IDB"), we report herewith and have attached for your records a copy the IDB's Board attendance record for 2025.

If you have any questions, you can reach me at 504-658-4242.

Sincerely,

Angelle Laraque

Angelle Laraque
Assistant Administrator

cc: Nathan Carter, Council Research Division
Clerk of Council
C. David Thompson

INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC.

2025 YEARLY ATTENDANCE RECORD

BOARD MEMBERS	JAN. 15	FEB. 12	MARCH 12	APR. 9	MAY 15	JUNE 11	JULY 16	AUG. 13	SEPT. 10	OCT. 8	NOV. 12	DEC. 10	TOTAL
Brickman, Mindy	P		A		A		P	P		P		P	5/7
Firmin, Deshanda	-		P		P		P	P		A		P	5/6
Gethers, Ernest G.	P	C	P	C	P	C	P	P	C	P	C	P	7/7
Good, Susan P.	P	A	P	A	P	A	P	P	A	P	A	P	7/7
Henley, Cherie Teamer	P	N	P	N	A	N	A	P	N	A	N	P	4/7
Jones, Edith G.	A	C	P	C	A	C	P	P	C	P	C	P	5/7
Jones, Dr. Eric	A	E	P	E	P	E	A	P	E	A	E	A	3/7
Martin, Derrick	A	L	P	L	A	L	A	A	L	A	L	A	1/7
Mazique, Lisa S.	A	L	A	L	P	L	A	P	L	A	L	P	3/7
Saizan, Jr., Darrel J.	P	E	P	E	P	E	P	P	E	P	E	P	7/7
Sanders, III, Theodore C.	P	D	P	D	A	D	A	A	D	A	D	P	3/7
Thompson, C. David	P		P		A		P	P		A		P	5/7
Tucker, Iam C.	A		A		P		P	P		A		P	4/7
Waddy, Currita C.	P		A	Resigned	Resigned		Resigned	Resigned		Resigned		Resigned	Resigned

Industrial Development Board of the City of New Orleans, Louisiana, Inc.

Helena Moreno
Mayor

BOARD OF DIRECTORS

Officers

Darrel J. Saizan, Jr.
President

Iam Christian Tucker
Vice President

Susan P. Good
Secretary-Treasurer

Members

Mindy Brickman

Deshanda D. Firmin

Ernest G. Gethers, Jr.

Cherie Teamer Henley

Edith G. Jones

Eric J. Jones, Ph.D.

Derrick O. Martin

Theodore C. Sanders, III

C. David Thompson

Administrator

Sharon Martin

Assistant Administrator

Angelle Laraque

January 14, 2026

Email: ClerkofCouncil@nola.gov, and
hand delivery to each Councilmember's Office
Hon. New Orleans City Council
c/o Council Clerk
1300 Perdido St., 2nd Floor West
New Orleans, LA 70112

All City Council Members
1300 Perdido St., 2nd Floor
New Orleans, LA 70112

Re: Industrial Development Board of the City of New Orleans, Louisiana, Inc. - Response to Substitute Council Resolution No. R-25-604

Ladies and Gentlemen:

As President of the Industrial Development Board of the City of New Orleans, Louisiana, Inc. (the "IDB"), and in response to Substitute Council Resolution No. R-25-604, adopted by the City Council on December 18, 2025, I am pleased to submit the following responses to matters addressed in the resolution.

1. The resolution requests that the IDB "submit recommendations to the Council as to how the Council should structure and encourage oversight of economic development incentives within 30 days of passage of this resolution."

Most importantly, the Council should ensure that any oversight policies and procedures of economic development incentives should apply equally to any and all economic development organizations ("EDOs") that can structure or implement such incentives in New Orleans. Aside from the IDB, this should also include (i) public trusts such as the Finance Authority of New Orleans and the LPFA, (ii) special districts such as the River District, (iii) economic development districts, sometimes called "TIF Districts" created under R.S. 33:9038.31 *et seq.*, and (iv) political subdivisions created by the Louisiana Legislature, such as the BioDistrict New Orleans, the LCDA, and port commissions.

As far as we know, the IDB is unique among all of the foregoing EDOs to have already adopted formal policies and procedures relating to payment-in-lieu-of-tax ("PILOT") incentives, which have been posted and are already publicly available on the IDBs webpages, located within the City's website.

In addition to the IDB's already-implemented PILOT policies and procedures, the IDB also has formal application forms for PILOTs and for tax-exempt bonds, which include criteria for evaluations. We suggest that the Council require all EDOs to develop similar applications and schedules of required supporting documentation. Finally, we suggest that all EDOs should be required to maintain a list of each property-tax recipient body in the City, and to notify every tax recipient body, as well as each member of the New Orleans City Council of all regular and special meetings in accordance with the Open Meetings Law.

Finally, we suggest that the Council require all EDOs to follow the same procedure that the IDB has followed for many years with regard to notification of the Mayor's Office of Economic Development of the details of all economic development incentives, and involvement of the Mayor's Office of Economic Development (or similar office or officer under any future reorganization) in the negotiation and finalization of the details of any economic development incentives. Written evidence of the support of the Mayor or Mayor's Office should be retained in the closing binder for all economic development incentive packages, regardless of who the sponsoring EDO is.

2. The resolution further requests that the IDB "refrain from approving any new tax incentives until the incoming mayoral administration announces its economic development plans and goals for the next four years."

The IDB agrees to refrain from approving any new tax incentives until such announcement has been made, or in the absence of any such announcement, until the IDB has received written support of such new tax incentives from the Mayor or the Economic Development representative of the Mayor's office, as well as the District councilmember representing the area where the project is located, and the two councilmembers-at-large.

Although the IDB does not currently have any pending applications for new PILOT incentives, there are currently several pending requests to extend expiring PILOT incentives on projects involving rental housing, the terms of which have not yet been finalized.

3. The resolution also requests that the IDB ". . .perform a comprehensive audit of all PILOTs granted in the last ten years, analyzing the following criteria: (1) the project's proposed benefit versus the proven benefit to businesses and residents; (2) whether the applicant undervalued property for lower taxes, and how did the applicant's valuation differ from third party appraisals; (3) detailed accounting of how long the project took to complete after the initial PILOT grant , if delays played a role in diminished project return, if re-negotiation could have improved the projected return; and (4) how the IDB can improve its evaluation criteria to ensure it recommends PILOTs for projects with the highest benefit return, analyzing certain criteria set out in the resolution."

The IDB has identified the list of PILOT projects granted in the last ten years, which are shown in the following table:

Capital Investment	Name of Project	Date of Closing	Status	PILOT
33,400,000	RSD/Sophie Wright School	28-Apr-2016	Discharged	--
8,380,000	Bastion New Orleans - Phase 1	1-Jun-2016	Active	2017-2032
11,000,000	Starlight Studios - Phase 1	9-Aug-2016	Active	2017-2027
24,100,000	On Iberville Phase V	9-Dec-2016	Active	2016-2039
17,100,000	On Iberville Phase VI	9-Dec-2016	Active	2016-2039
33,424,000	Edwards NOLA Midcity Phase 1	21-Aug-2017	Active	2018-2032
19,776,000	Edwards NOLA Midcity Phase 2	21-Aug-2017	Active	2018-2032
38,150,000	Woodward Audubon	9-Nov-2017	Active	2018-2028
18,600,000	On Iberville Phase VII	14-Dec-2017	Active	2018-2038
4,500,000	Bastion Phase 2	20-Dec-2017	Active	2017-2038
19,900,000	RSD/Tubman School Facility	28-Dec-2017	Discharged	--
34,800,000	RSD/John McD School Facility, LLC	28-Dec-2017	Discharged	--
29,160,000	Edwards LGD Annunciation	6-Jun-2018	Active	2019-2032
11,990,000	South Market - Odeon Commercial	28-Jun-2018	Active	2019-2031
93,635,000	South Market - Odeon Residential	28-Jun-2018	Active	2019-2031
17,000,000	Drive Shack New Orleans	11-Dec-2019	Discharged	--
18,265,000	Bourgogne Bywater Apt.	20-Dec-2019	Active	2020-2036
23,200,000	WD Phase 1/Iberville Offsite	13-Jan-2020	Active	2021-2044
8,690,000	OCH School Senior Apts.	5-Feb-2020	Active	2021-2035
46,000,000	RSD/Loving School Facility LLC	30-Aug-2022	Active	2024-2033
10,000,000	New LGD Rental	30-Sep-2022	Active	2021-2038
30,000,000	Five O Fore Golf	30-Aug-2022	Active	2026-2036

The IDB agrees to undertake the comprehensive audit so requested, and upon completion the IDB will submit its findings to the Council.

With kindest regards, I am

Yours very truly,

Darrel J. Saizan, Jr., President

cc: All NOIDB Members
Courtney Stuckwisch Wong, Deputy Director, Mayor's Office of Economic Development

MOTION

NO. M-26-33

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS MORRELL, MCCARRON, GREEN AND HUGHES (BY REQUEST)

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That Charline Gipson be and hereby is confirmed as the City Attorney for the City of New Orleans, 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 Charline Gipson 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.

Calendar No. (Rev)
(Exp)

Name Liz Brusseau Ext. 4974
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 Charline Gipson as Director of the Law Department.

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: Liz Brusseau

Telephone Number: 504-658-74974

Email Address: elizabeth.brusseau@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 Charline Gipson as the Director of the Law Department.

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

MOTION

NO. M-26-34

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS MORRELL, MCCARRON, HARRIS AND GREEN (BY REQUEST)

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That Jennifer Avegno, M.D., be and hereby is confirmed as the Director of the Department of Human Services, 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 Jennifer Avegno, M.D. 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.

Calendar No. (Rev)
(Exp)

Name Liz Brusseau Ext. 4974
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 Jennifer Avegno as Deputy Mayor for Health and Human Services.

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: Chief Administrative Office

Name of Contact Person: Liz Brusseau

Telephone Number: 504-658-74974

Email Address: elizabeth.brusseau@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 Jennifer Avegno as the Director of the Department of Human Services.

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

MOTION

NO. M-26-35

CITY HALL: January 27, 2026

BY: COUNCILMEMBER MCCARRON (BY REQUEST)

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Mayor's appointment of Hattie Collins (vice Frances Fayard) to the board of the New Orleans Recreation Development Commission representing Council District A, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2029, be, and the same is, hereby ratified, confirmed, and approved.

BE IT FURTHER MOVED, That the Clerk of Council shall immediately provide a certified copy of this motion to Hattie Collins the New Orleans Recreation Development Commission, the Law Department, and the Mayor's Office of Intergovernmental Affairs.

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.

LEGISLATIVE SUMMARY

TO ACCOMPANY MOTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Mayor's Office

Name of Contact Person: Hattie Collins

Telephone Number: 504.658.1922

Email Address: chante.powell@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE MOTION

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

This motion is to appoint Hattie Collins to the New Orleans Recreation Development Authority, representing District C.

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: _____

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

MOTION

NO. M-26-36

CITY HALL: January 27, 2026

BY: COUNCILMEMBER KING (BY REQUEST)

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Mayor's appointment of Jamar McKneely (fulfilling the unexpired term of Theodore Sanders, III) to the board of the New Orleans Recreation Development Commission representing Council District C, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2028, be, and the same is hereby ratified, confirmed, and approved.

BE IT FURTHER MOVED, That the Clerk of Council shall immediately provide a certified copy of this motion to Jamar McKneely the New Orleans Recreation Development Commission, the Law Department, and the Mayor's Office of Intergovernmental Affairs.

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.

LEGISLATIVE SUMMARY

TO ACCOMPANY MOTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Mayor's Office

Name of Contact Person: Chante Powell

Telephone Number: 504.658.1922

Email Address: chante.powell@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE MOTION

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

This motion is to appoint Jamar McKneely to the New Orleans Recreation Development Authority, representing District C.

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: _____

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

MOTION

NO. M-26-37

CITY HALL: January 27, 2026

BY: COUNCILMEMBER MORRELL (BY REQUEST)

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Mayor's appointment of Kyle Walker (vice Dana Peterson) as an at-large member of the board of the New Orleans Recreation Development Commission, effective upon approval by the Council of the City of New Orleans, for a term concurrent with the appointing authority, be, and the same is hereby ratified, confirmed, and approved.

BE IT FURTHER MOVED, That the Clerk of Council shall immediately provide a certified copy of this motion to Kyle Walker, the New Orleans Recreation Development Commission, the Law Department, and the Mayor's Office of Intergovernmental Affairs.

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.

LEGISLATIVE SUMMARY

TO ACCOMPANY MOTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Mayor's Office

Name of Contact Person: Hattie Collins

Telephone Number: 504.658.1922

Email Address: chante.powell@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE MOTION

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

This motion is to appoint Hattie Collins to the New Orleans Recreation Development Authority, representing District C.

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: _____

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

MOTION

NO. M-26-42

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 (Sewerage and Water Board).

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 Job Series

Class Code	**New Classification**	Grade/Step Hiring Rate
C3480	Utility Inventory Control Technician I (Non-Exempt)	52/36 $38,433
C3481	Utility Inventory Control Technician II (Non-Exempt)	55/38 $42,449
C3482	Utility Inventory Control Technician, Lead (Non-Exempt)	65/26 $46,885
C3483	Utility Inventory Control Supervisor (Non-Exempt)	69/26 $51,783

At the request of the Sewerage and Water Board, the Commission approved the creation of a specialized inventory control series for its Support Services Division. Work includes administrative and field work tagging, labeling and documenting equipment, heavy machinery, instrumentation, spare components, and property. Work also includes performing computerized data entry for inventory, fleet and capital equipment such as model numbers, serial numbers and specifications for assets into handheld devices; 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.

MOTION

NO. M-26-43

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 (Sewerage and Water Board).

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:

Job Title, Pay Grade and Hiring Rate Change

Action:	**Class Code**	Grade	Grade/Step Hiring Rate Annual
From:	C4173	Safety Administrator (Exempt)	90/21 $74,242
To:	C4173	Utility Safety Administrator (Exempt)	94/28 $98,795

At the request of the Sewerage and Water Board, the Commission approved the aforementioned title, grade and hiring rate of present Safety Administrator position based on the added programmatic expansion and staff of its Safety Program. Work includes developing, recommending, and implementing policies, programs, and procedures which optimize the health and safety of the workplace and ensure compliance with all laws, regulations, and safety standards. Work also includes oversight of investigations of safety and environmental health concerns and incidents and develops corrective actions and follow-up mechanisms; 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.

MOTION

NO. M-26-45

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 (Municipal Yacht Harbor).

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
C8224	Yacht Harbor Fiscal Manager	80/29 $70,643	Exempt

At the request of the Municipal Yacht Harbor, the Civil Service Commission approved the new classification of Yacht Harbor Fiscal Manager. Work includes directing the overall fiscal operations of the Municipal Yacht Harbor, including rentals, leases, purchases and budgetary operations. Work also includes budget preparation and control; accounting; billing and collection of fees; fiscal control of contracts, preparation of financial statements, statistical reports, and completing special projects; 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.

MOTION

NO. M-26-46

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 Civil Service Rules.

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Civil Service Rules as adopted by the Civil Service Commission at its meeting of October 29, 2025 as outlined below:

Submitting for Council Approval: Amendments to Civil Service Rules

Rule II, Section 12 ORGANIZATION, RULES, AND PROCEDURES OF COMMISSION

(Additions are in **bold** - Deletions have been ~~struck through~~)

~~From: 12.11 The employee member of the Commission shall be placed on civil leave when attending meetings of the City Civil Service Commission during the employee member's regular work day, and will not incur any reduction in salary for time spent away from his or her regular job. Thus, no honorarium shall be granted to the employee member, except for retired employees.~~

To: 12.11 When the employee member of the Commission attends meetings of the City Civil Service Commission during the employee member's regular work day, the employee member will be considered working, and no leave shall be reported. No honorarium shall be granted to the employee member, except for retired employees.

12.12 When the employee member is required to conduct other Commission business during the employee member's regular work day, other than the duties in section 12.13, the employee member will be considered working, and no leave shall be reported, based on the following conditions:

a) The Chairperson or Vice-Chairperson has requested that the employee member perform
Commission business during the employee member's regular work day; and

b) The employee member has notified the employee member's appointing authority of the need

to perform Commission business during the employee member's work day, and the employee member's absence will not pose an undue hardship to the employee member's appointing authority.

~~12.12~~ 12.13 The employee member of the Commission will be required to read transcripts of employee appeal hearings and to write opinions based on the facts determined therein. This portion of the employee Commission member's duties must be completed outside normal working hours, and is not eligible for remuneration.

RULE VIII: ANNUAL AND OTHER FORMS OF LEAVE (Section 4. CIVIL LEAVE)

(Additions are in **bold** - Deletions have been ~~struck through~~)

4.1 An employee shall be given time off without loss of pay:

(a) When performing jury duty;

(b) When subpoenaed to appear before a court, public body or Commission. However, in cases where the employee has a direct interest in the matter, Civil Leave shall not be authorized, but rather the appointing authority shall grant annual leave, or, in its absence, leave without pay;

(c) When performing emergency civilian duty in connection with national defense;

(d) When ordered to appear for a medical or other examination by the Selective Service System or by a branch of the Armed Forces of the State or the United States;

(e) When taking or participating in a New Orleans City Civil Service examination;

(f) When taking an examination for a license or certificate from a City or State agency, provided the appointing authority certifies in writing to the Civil Service Department that the city service will benefit by the employee's acquisition of the certificate or license.

~~(g) When attending meetings of the Civil Service Commission as the employee-elected member of the Commission during the employee-member's regular work day. (adopted January 21, 1988, effective February 1, 1988).~~

~~(h)~~ **(g)** When an appointing authority reduces, suspends or closes its operations due to concerns about the health and safety of the public or its employees, it may direct employees not to report to work. In advance of such reduction, suspension or closure, the appointing authority shall send written notice to the Personnel Director. To the extent practicable, the appointing authority should adjust the work schedules of those employees affected by the reduction, suspension or closure in order to allow the employee to make up the hours he or she was not able to work during that work period. However, if such rescheduling is not practicable, the appointing authority

shall allow the employees time off without loss of pay. Such allowance will be subject to the review of the Personnel Director. (Amended April 18, 2016 and ratified by the Council March 23, 2017)

~~(i)~~ **(h)** When impacted by a disaster as declared by the Mayor or the Governor. City employees who wish to use Civil Leave with pay pursuant to this section will make a request to their appointing authority. Upon verification by the appointing authority that the employee was directly affected by the disaster and that the use of Civil Leave is warranted, the employee may take up to twenty (20) working days of paid leave within twelve (12) months of the date of the disaster. Any use of Civil Leave under this provision must be verified and approved by the appointing authority. Civil Leave shall be available to the employee as of the date of the emergency declaration. (Amended February 20, 2017, ratified by the Council March 23, 2017, effective February 7, 2017)

The aforementioned rule amendments approved by the Civil Service Commission would essentially provide for treating the Commission's employee representative as working when conducting official commission business during regular work hours; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment(s) to the Civil Service Rules; **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 Civil Service Rules 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

NO. M-26-47

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on November 14, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Sewerage and Water Board).

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 14, 2025 as outlined below:

Power Control Room Operator Series

Class Code	**New Classification**	Grade/Step Hiring Rate
C3495	Power Control Room Operator I (Non-Exempt)	61/30 $44,612
C3496	Power Control Room Operator II (Non-Exempt)	67/30 $51,783
C3497	Power Control Room Operator Lead (Non-Exempt)	73/31 $60,859
C3498	Power Control Room Supervisor (Non-Exempt)	81/29 $72,420
C3499	Power Control Room Manager (Non-Exempt)	88/25 $81,999

At the request of the Sewerage and Water Board, the Commission approved the creation of the Power Control Room series for its Pumping and Power Division. Work of positions in this series includes the dispatching of power to plant and drainage operations by performing load balancing and switching of power sources either manually or remotely; 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 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

NO. M-26-48

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on November 14, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Sewerage and Water Board).

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 14, 2025 as outlined below:

Power Systems Field Operator Series

Class Code	**New Classification**	Grade/Step Hiring Rate
C3490	Power Systems Field Operator I (Non-Exempt)	61/30 $44,612
C3491	Power Systems Field Operator II (Non-Exempt)	67/30 $51,783
C3492	Power Systems Field Operator Lead (Non-Exempt)	73/31 $60,859
C3493	Power Systems Field Supervisor (Non-Exempt)	81/29 $72,420
C3494	Power Systems Field Manager (Non-Exempt)	88/25 $81,999

At the request of the Sewerage and Water Board, the Commission approved the creation of the Power Systems Field Operator series for its Pumping and Power Division. Work of positions in this series includes electrical and mechanical work in operating systems and machinery related to power generation, frequency conversion, potable water pumping, raw water pumping and auxiliary related equipment. Work also includes monitoring, operating, routine maintenance and minor repairs of water and sewer pumping and control equipment; 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 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

NO. M-26-49

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on December 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Sewerage and Water Board). 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 December 12, 2025, as outlined below:

Pay Grade Adjustment:

Class Code	Class Title	**Grade /Step**	Annual	**To: Grade/ Step**	Annual
C3725	Water Purification Manager	86/25	$78,024	88/25	$81,999

At the request of the Sewerage and Water Board, the Commission approved the aforementioned pay grade adjustment to maintain supervisory relationships with similar managerial classifications in the Operations Division at the Board. The Commission also approved a corresponding pay policy that provides for an on-step pay policy which guarantees the affected employees in this classification a 5% increase in pay by way of a two-grade adjustment; 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

NO. M-26-59

CITY HALL: January 27, 2026

BY: COUNCILMEMBER HARRIS (BY REQUEST)

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Mayor's appointment of Michael Farley (vice Blaire Fernandez) to the board of the New Orleans Recreation Development Commission representing Council District B, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2030, be, and the same is, hereby ratified, confirmed, and approved.

BE IT FURTHER MOVED, That the Clerk of Council shall immediately provide a certified copy of this motion to Michael Farley the New Orleans Recreation Development Commission, the Law Department, and the Mayor's Office of Intergovernmental Affairs.

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.

APPOINTMENT QUESTIONNAIRE

STATE OF LOUISIANA

PARISH OF: Orleans

Nominees for the appointments to any board, commission or public body must complete this form and submit it 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: Sec. 2-87.1 of the Code of the City of New Orleans and City Council Rule 15.

Public body to which nominated: NORD-C Commissions

Nominating entity or entity which nominee will represent: District B

Name of nominee: Michael Farley

Domicile address (street name and zip code only): Jackson Ave. 70130

Street Name Zip Code

Do you claim a homestead exemption at this address? Yes: ☐ No: ☑

Month and year of birth: May 1970

Are you registered to vote in Orleans Parish? Yes: ☑ No: ☐

City Council district in which you are registered to vote: District B

APPOINTMENT QUESTIONNAIRE

Education: List institutions, dates attended, degree(s) received, and date(s) granted:

C. E. Byrd High School 84' - 88'

USL University 88' - 91'

Employment: List all employment during the past two years, including name of employer, location, job title(s), job description(s) and dates of employment:

HBI Construction Group, Inc.

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:

None

Do you, any member of your immediate family, or employer have any interest in any matter that is presently, or that you have reason to believe may come before the board, commission, or authority to which you are proposed to be appointed? If yes, please explain:

None

APPOINTMENT QUESTIONNAIRE

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 board, commission, authority 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:

None

Are you a public employee? If yes, please identify the government entity and your position:
(Note: Home Rule Charter sec. 9-106 prohibits any board/commission member from public employment compensated by the City of New Orleans.)

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

APPOINTMENT QUESTIONNAIRE

Have you previously held public office? If yes, please identify the office and dates held:

No

Do you serve on any other 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.

No

Memberships: List all memberships, including offices, held in professional, fraternal, scholarly, civic, charitable, or other organizations

Zulu Social Aid & Pleasure Club

R.E.A.L.

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://www.nola.gov/nola/media/City-Council/Files/City-of-New-Orleans-Code-of-Ethics.pdf?

Yes: ☑ No: ☐

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

APPOINTMENT QUESTIONNAIRE

If requested, are you willing to appear before a Council committee to testify and bring any pertinent documents which may be requested? Yes ☑ No ☐

NOTE — During the term of 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 change for any reason;**
- **Failure to attend at least seventy-five percent of the meetings of the entity to which you are appointed shall constitute reasonable cause for your dismissal from the position appointed; and**
- **Material misrepresentation of any information provided in this questionnaire shall constitute cause for dismissal from the position appointed.**

Sworn to and subscribed before the undersigned Notary this 16th day of January, 2026

Nominee Signature

Notary Public
Commission Expires: Is for life

L.J. Perodin, NOTARY PUBLIC
STATE OF LOUISIANA
STATE ID #2076
Orleans, Jefferson, St. Bernard, Plaq.

APPOINTMENT QUESTIONNAIRE

Nominee Contact Information

Nominee Name: Michael Farley

Mailing Address: 427 Jackson Ave. #602

Domicile Address: 427 Jackson Ave. #602

Email Address: mikefarley@nomgic.com

Employer Name and Address: HBI Construction Group, Inc.
427 Jackson Ave. #602

Preferred Telephone Number: 504-382-1113

MOTION

NO. M-26-60

CITY HALL: January 27, 2026

BY: COUNCILMEMBER GREEN (BY REQUEST)

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Mayor's appointment of Kevin Kimbrough (fulfilling the unexpired term of Adolph Bynum, Jr.) to the New Orleans Recreation Development Commission representing Council District D, effective upon approval by the Council of the City of New Orleans, for a term that will expire on June 30, 2026, be, and the same is, hereby ratified, confirmed, and approved.

BE IT FURTHER MOVED, That the Clerk of Council shall immediately provide a certified copy of this motion to Kevin Kimbrough, the New Orleans Recreation Development Commission, the Law Department, and the Mayor's Office of Intergovernmental Affairs.

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.

APPOINTMENT QUESTIONNAIRE

STATE OF LOUISIANA

PARISH OF: Orleans

Nominees for the appointments to any board, commission or public body must complete this form and submit it 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: Sec. 2-87.1 of the Code of the City of New Orleans and City Council Rule 15.

Public body to which nominated: NORDC Commission

Nominating entity or entity which nominee will represent: NORDC Commission

Name of nominee: Kevin Kimbrough Sr.

Domicile address (street name and zip code only): [redacted]

Street Name Zip Code

Do you claim a homestead exemption at this address? Yes: ☐ No: ☑

Month and year of birth: 07-13-1981

Are you registered to vote in Orleans Parish? Yes: ☑ No: ☐

City Council district in which you are registered to vote: D

APPOINTMENT QUESTIONNAIRE

Education: List institutions, dates attended, degree(s) received, and date(s) granted:

Walter L Cohen high school June 2000

Delgado Technical College Barbering March 2011

Employment: List all employment during the past two years, including name of employer, location, job title(s), job description(s) and dates of employment:

Exclusive Barbershop August 2011- March 2015 Master Barber 822 North Broad St. Nola

Kev's Barbershop May - 2015- March 2020 Owner/Barber1836 St. Bernard Ave. Nola

Shave Bye Jay Barbershop January 2021-current Barber 6723. St. Claude Arabi, LA

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:

None

Do you, any member of your immediate family, or employer have any interest in any matter that is presently, or that you have reason to believe may come before the board, commission, or authority to which you are proposed to be appointed? If yes, please explain:

None

APPOINTMENT QUESTIONNAIRE

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 board, commission, authority 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

Are you a public employee? If yes, please identify the government entity and your position:
(Note: Home Rule Charter sec. 9-106 prohibits any board/commission member from public employment compensated by the City of New Orleans.)

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

APPOINTMENT QUESTIONNAIRE

Have you previously held public office? If yes, please identify the office and dates held:

No

Do you serve on any other 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.

No

Memberships: List all memberships, including offices, held in professional, fraternal, scholarly, civic, charitable, or other organizations

NOLA Read EVERYDAY

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://www.nola.gov/nola/media/City-Council/Files/City-of-New-Orleans-Code-of-Ethics.pdf?

Yes: ☑ No: ☐

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:

I was arrested for marijuana years back, the charges were dismissed.

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

APPOINTMENT QUESTIONNAIRE

If requested, are you willing to appear before a Council committee to testify and bring any pertinent documents which may be requested? Yes ☑ No ☐

NOTE — During the term of 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 change for any reason;**
- **Failure to attend at least seventy-five percent of the meetings of the entity to which you are appointed shall constitute reasonable cause for your dismissal from the position appointed; and**
- **Material misrepresentation of any information provided in this questionnaire shall constitute cause for dismissal from the position appointed.**

Sworn to and subscribed before the undersigned Notary this 14th day of January, 20 26

Nominee Signature

#41626
Notary Public
Commission Expires: upon death

JALEXUS DIAZ
Notary Public - State of Louisiana
Notary ID Number 215184

APPOINTMENT QUESTIONNAIRE

Nominee Contact Information

Nominee Name: Kevin Kimbrough Sr.

Mailing Address: 1707 Lesseps St NOLA 70117

Domicile Address: 1707 Lesseps St NOLA 70117

Email Address: kkconsultingllc1@gmail.com

Employer Name and Address: Master Barber Shave Bye Jae Barbershop 6723 St Claude Arabi,La 70032

Preferred Telephone Number: (504) 234-9751

New Orleans City Council
Public Notice
Executive Session

NOTICE IS HEREBY GIVEN THAT PURSUANT TO LOUISIANA REVISED STATUTE §§ 42:16 AND 42:17(A)(2), THE COUNCIL OF THE CITY OF NEW ORLEANS MAY CONVENE IN EXECUTIVE SESSION DURING ITS JANUARY 27, 2026 REGULAR MEETING FOR THE PURPOSE OF DISCUSSING THE FOLLOWING LITIGATION:

- *Council of the City of New Orleans v. Edward Wisner Donation, et al.*, Case No. 2022-06765, Section L-6, Civil District Court for the Parish of Orleans, Judge Kern A. Reese
- *Rice Group LLC v. The New Orleans City Council*, Case No. 24-06729, Division F, Civil District Court for the Parish of Orleans, Judge Jennifer Medley
- *Henry Consulting LLC v. The New Orleans City Council, et al.*, Civil District Court for the Parish of Orleans, Case No. 2025-08353, Division D, Judge Monique Barial
- *Bret Bodin; Darian Morgan; Brad Newell; Michael Rosas; Mid-City Mike Rentals, LLC; and AirBnB, Inc. v. City of New Orleans*, Civ. Action No. 25-cv-00329, Section A, United States District Court for the Eastern District of Louisiana, Judge Jay C. Zainey
- *Stanton Square, LLC v. The City of New Orleans, the New Orleans City Council, and Freddie King, III, in his official capacity as a member of the New Orleans City Council*, EDLA No. 23-5733, Sec. O, Judge Long
- *Faubourg Marigny Improvement Association, Inc.; Thomas L. Douglass; Barbara LaFleur; Jeffrey Seymour; and Lesley Seymour v. The New Orleans City Council*; Case No. 2025-04535, Section N-8, Civil District Court for the Parish of Orleans, Judge Pro Tempore Yolanda Grinstead
- *The City of New Orleans v. The State of Louisiana*; Case No. C-767740-22, Section C, 19th Judicial District Court for the Parish of East Baton Rouge, Judge Beau Higginbotham

THE **JANUARY 27, 2026** MEETING IS SCHEDULED TO COMMENCE AT **10:00 A.M**. AND WILL BE CONDUCTED IN PERSON IN COUNCIL CHAMBERS, CITY HALL, 1300 PERDIDO STREET, NEW ORLEANS, LOUISIANA.

POSTED: 11:40 a.m,, JANUARY 20, 2026

AISHA R. COLLIER
CLERK OF COUNCIL

FOR MORE INFORMATION, CONTACT MS. AISHA R. COLLIER AT (504) 658-1125 OR E-MAIL arcollier@nola.gov.

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

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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

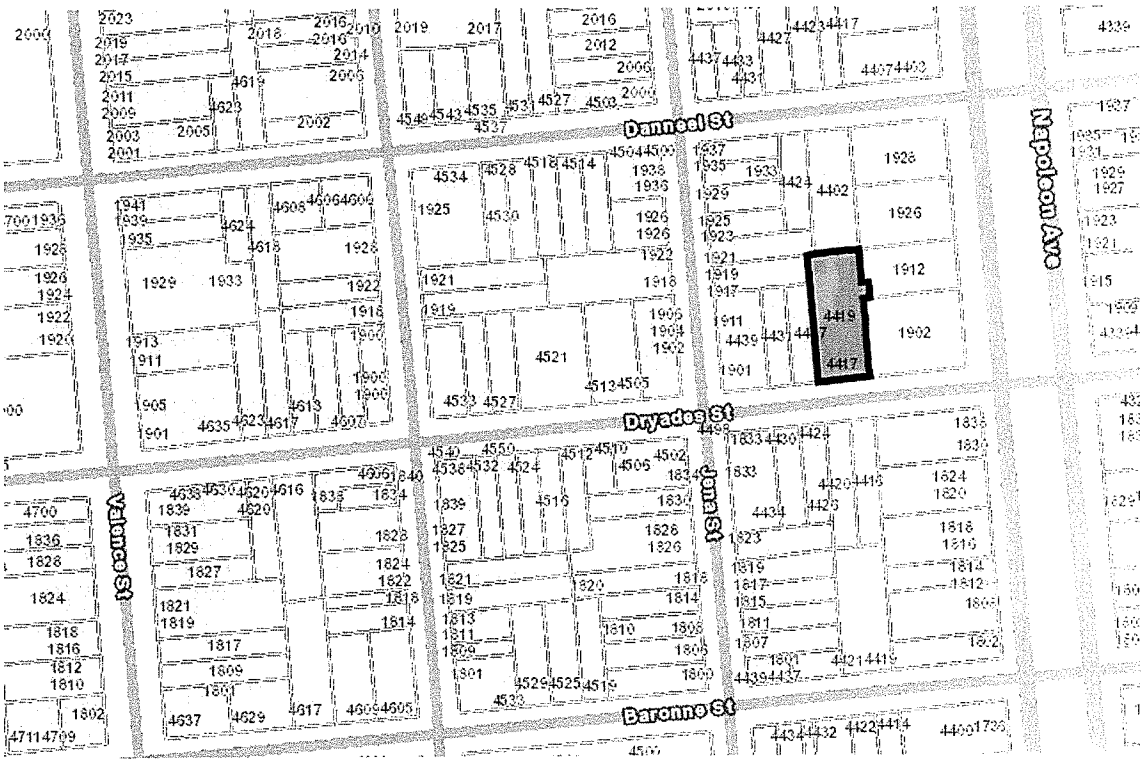
Projected effective date of the tax exemption: July 31, 2026
Projected 5-year period: August 1, 2026 ~ July 31, 2031

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 185025
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	02/01/2024	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

4417 Dryades St

Applicant: Zach Smith Consulting

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

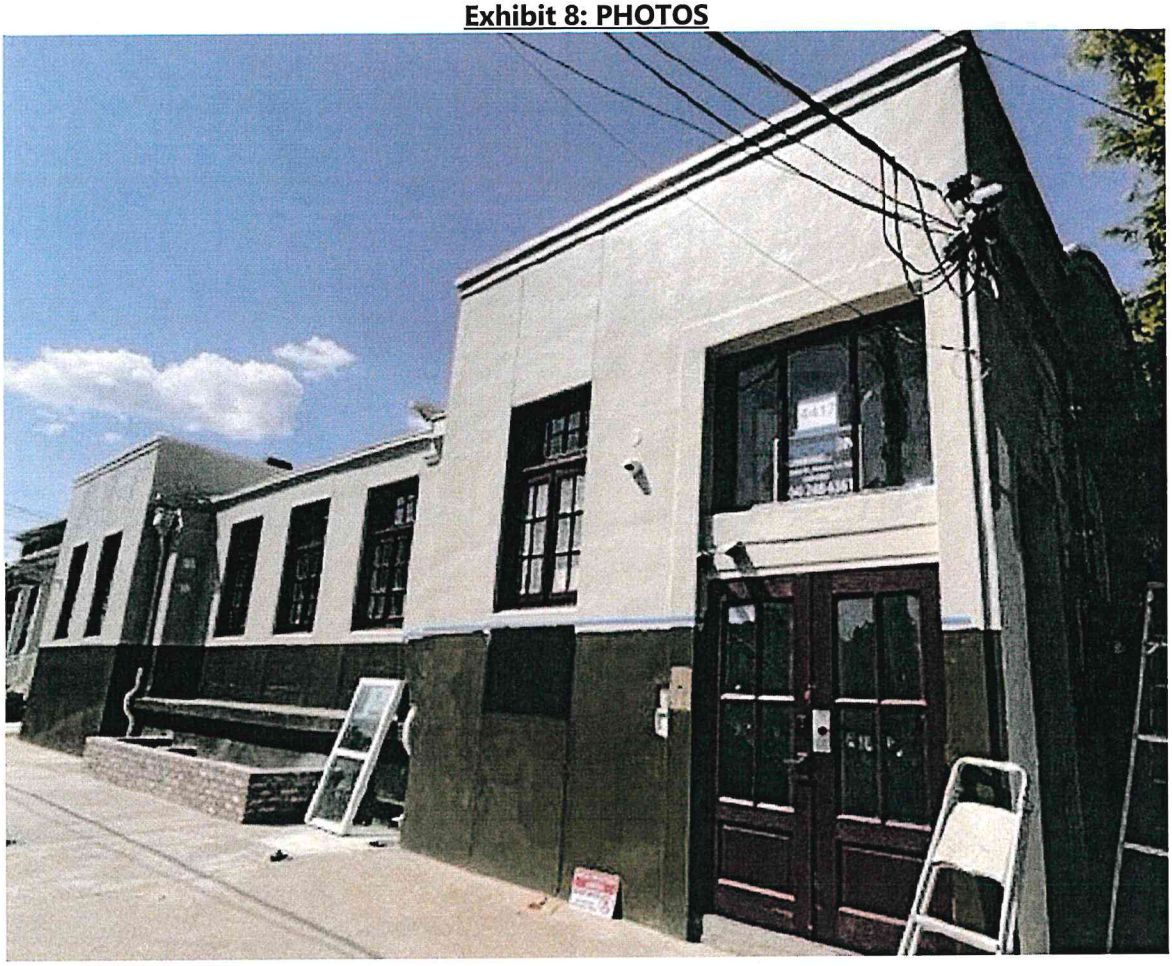
Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans 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.

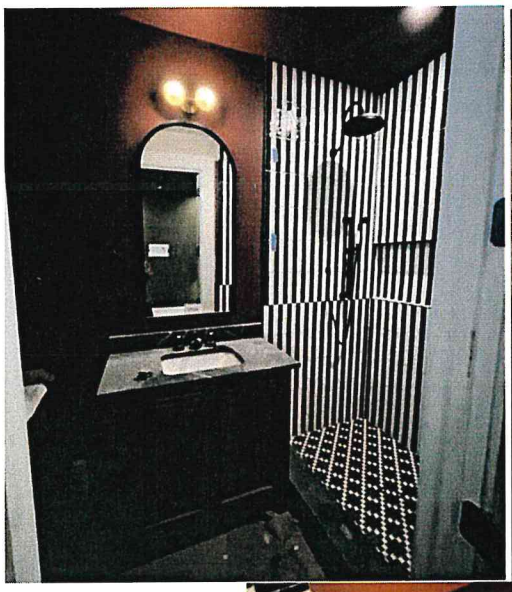
IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

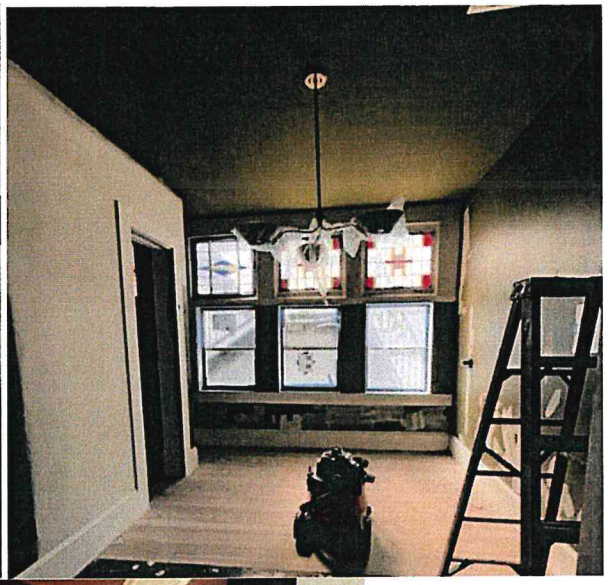
1340 Poydras St, Suite 800 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Exhibit 8: PHOTOS

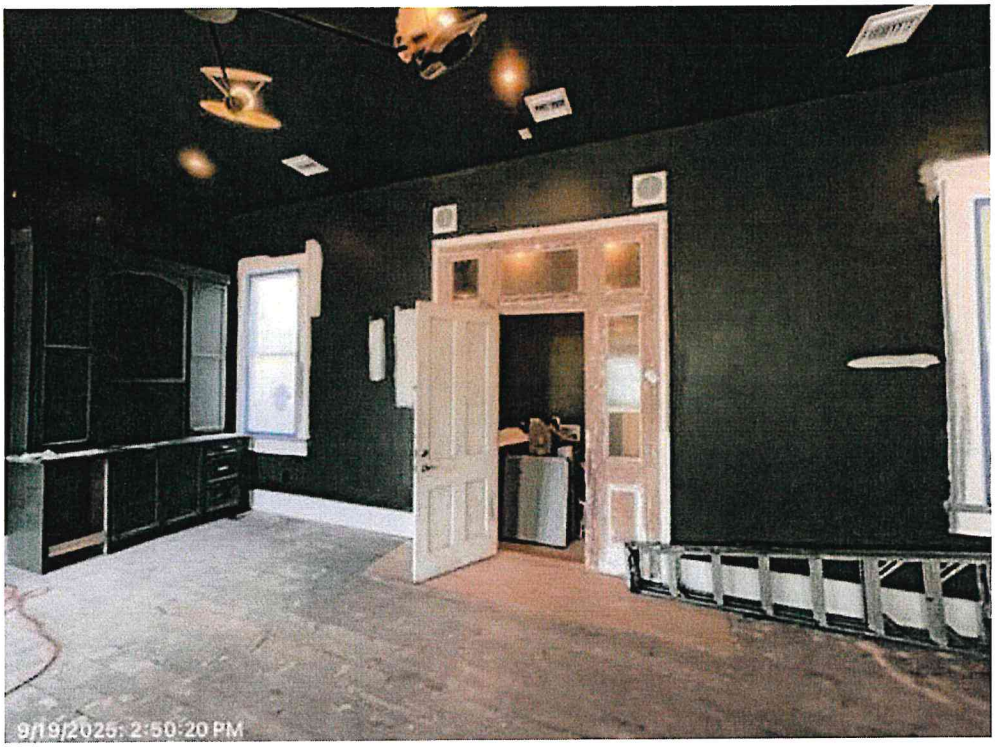








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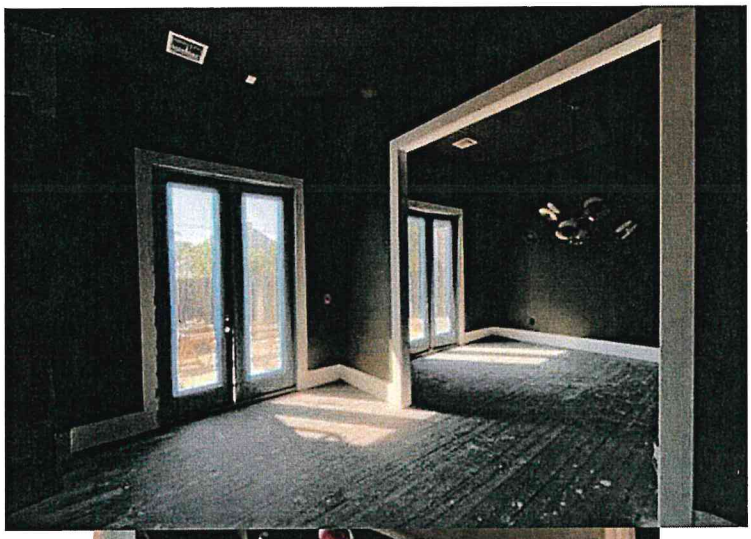







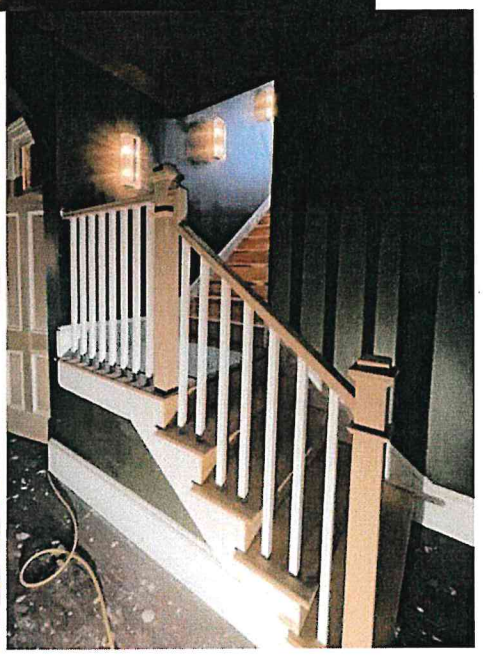

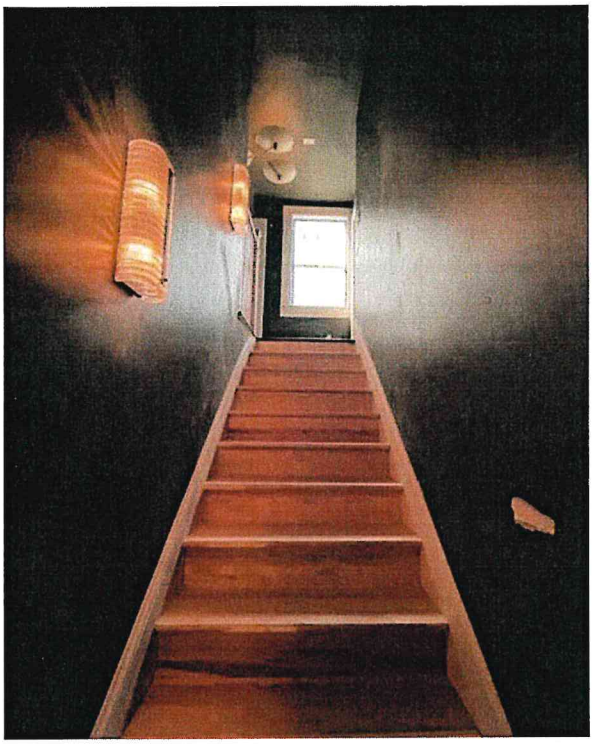



Exhibit 9: RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

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

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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

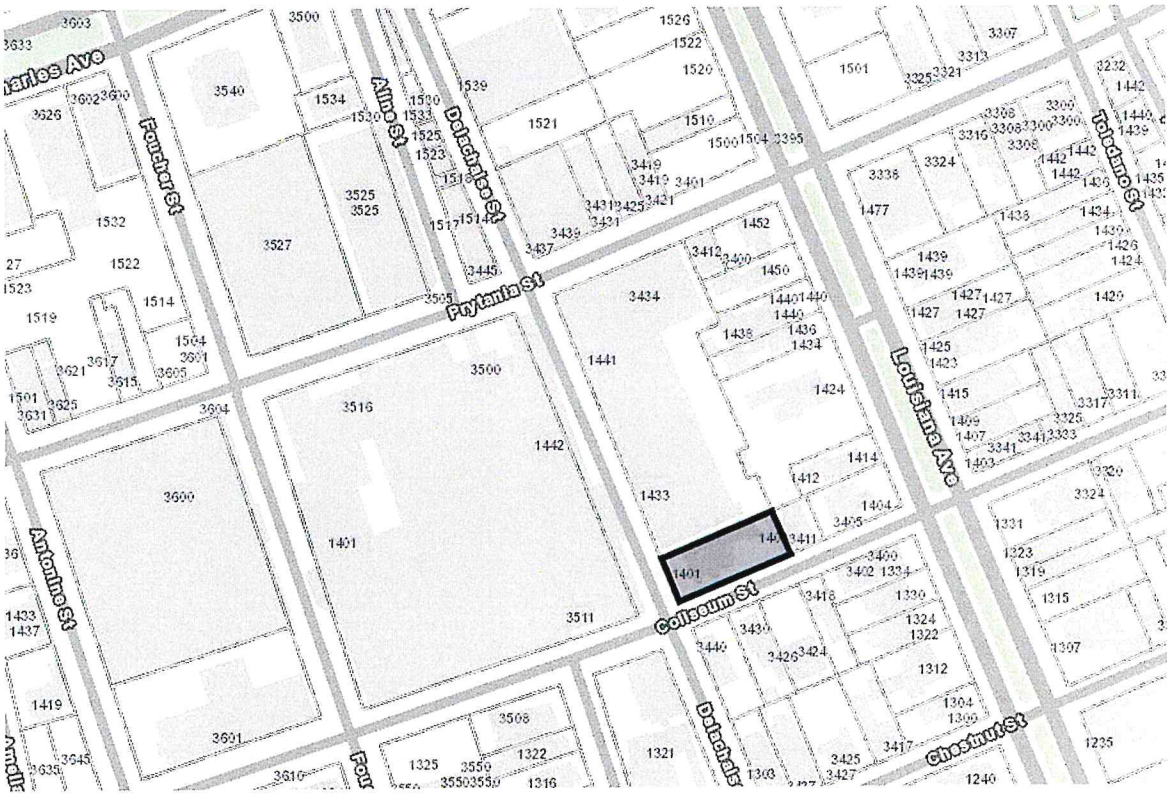
Projected effective date of the tax exemption: July 31, 2025
Projected 5-year period: August 1, 2025 ~ July 31, 2030

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

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.

GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

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

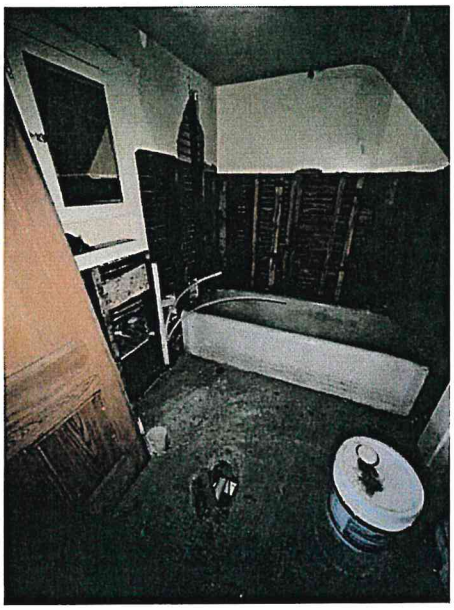
1401 Delachaise

BEFORE PHOTOS:









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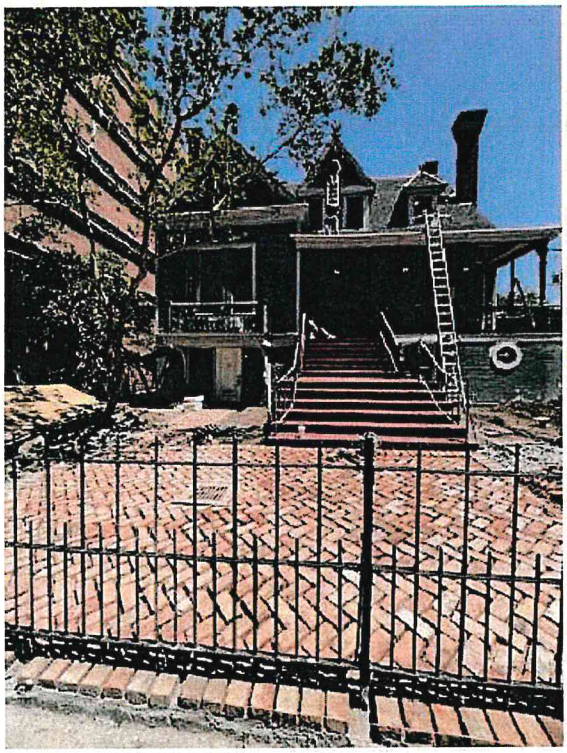





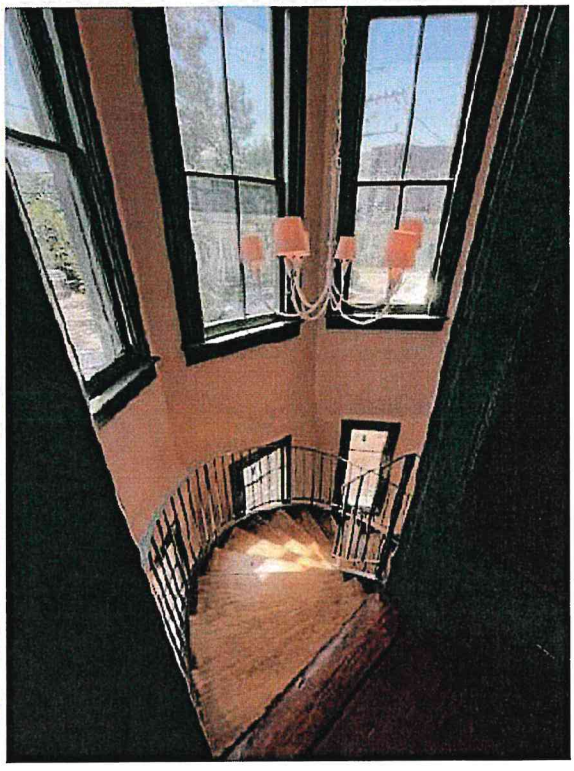

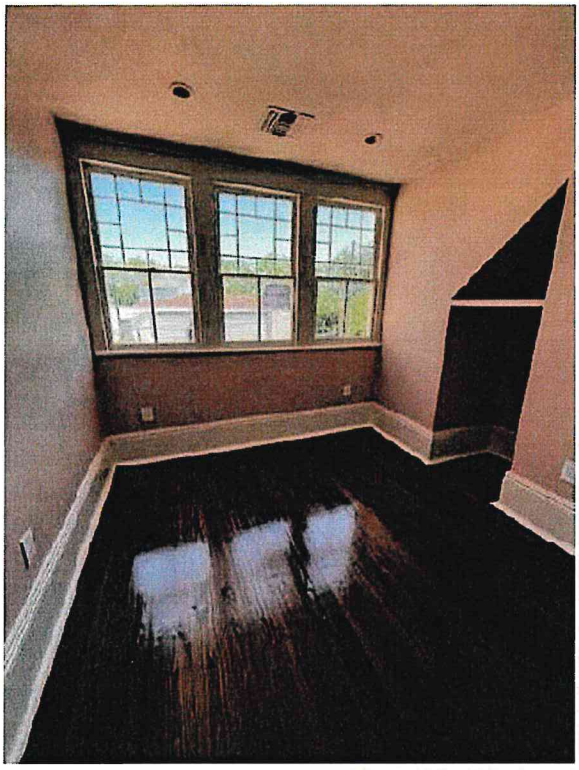



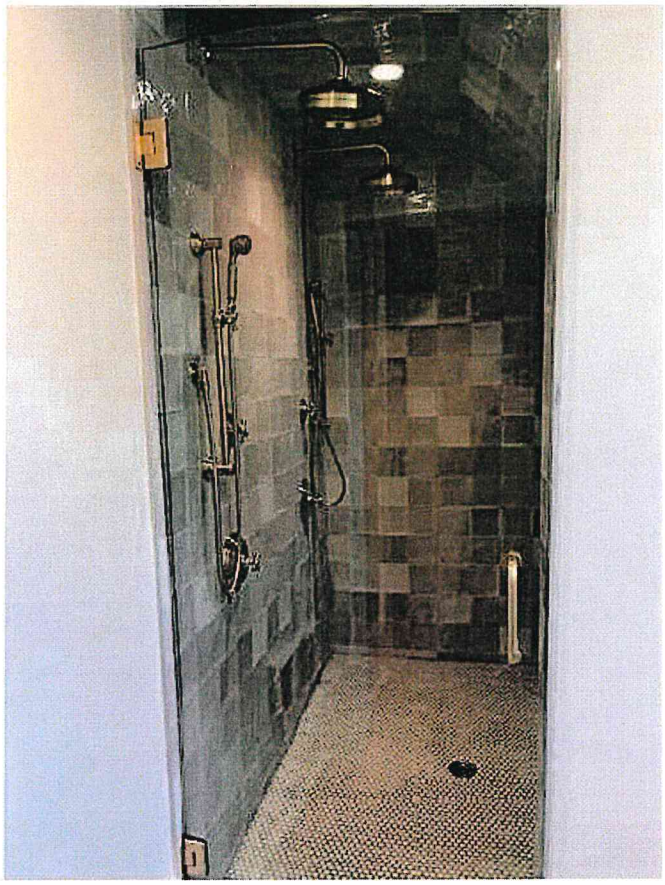

Exhibit 10:
RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

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

SHERMAN
STRATEGIES LLC

Tuesday December 09, 2025

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

Re: 1120 Jena Street
Reference Code: HJA6CX

To Whom It May Concern,

We would like to formally request an appeal of the New Orleans Historic District Landmarks Commission's December 3, 2025 decision regarding our proposed demolition at 1120 Jena Street New Orleans, LA.

Please see the attached letter from the New Orleans Historic District Landmarks Commission regarding the initial decision and our option to appeal. If there are any further questions regarding our request, please reach out to me via email at marygrace@shermanstrategiesllc.com or phone 985-6305159. Thank you.

Sincerely,

Mary Grace Verges, AIA
Sherman Strategies LLC
800 Baronne Street

On behalf of owner
George David Johnson
1120 Jena Street

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Friday, December 5, 2025

Mary Grace Verges
800 Baronne Street
New Orleans, LA 70113

Re: 1120 Jena St
Reference Code: HJA6CX

Dear Mary Grace Verges:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work: Demolition of a Contributing rated, 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, Director

Johnson George David
4518 Coliseum St
New Orleans, LA 70115

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF RIGHT TO APPEAL:

Any action of the Historic District Landmarks Commission may be appealed to the City Council. If you would like to appeal an HDLC action, you must submit a written request for the appeal to the Clerk of Council within **ten (10) calendar days** of this meeting.

The Clerk of Council address is:

Clerk of Council
City Hall
1300 Perdido Street, Room 1E09
New Orleans, LA 70112

clerkofcouncil@nola.gov

Thank you,

HDLC Staff

Monday, December 15, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1120 Jena Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an application for demolition to grade of a contributing-rated, single-family residential building to grade, located in the Uptown Local Historic District.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Yvette Jett
Principal Architectural Historian



HDLC Guidelines:

Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and Demolition states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic resources or buildings that contribute to the heritage of the community are destroyed, it is generally impossible to reproduce their design, texture, materials, details and their special character and interest in the neighborhood. When reviewing demolition applications at properties located within a Historic District or at a Landmark site, the HDLC uses the following criteria in its evaluations:

- **The historic or architectural significance of the building or structure as designated by its "rating"**: Contributing

- **The importance of the building or structure to the tout ensemble of the area:** FEMA survey research estimates that the single shotgun building at 1120 Jena St was constructed from 1885-95 but does not appear on the Sanborn Map until 1909. Sanborn research indicates that the front porch was modified some time before 1951. A non-historic rear addition and garage side addition was constructed before 1985.

- **The alternatives to demolition that have been explored by the applicant**: None

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** It would not be cost prohibitive to recreate a building of this size or massing, but replication of this building typology today would be unlikely. Its sister single shotgun at 1116 Jena St was demolished between 1975-85.

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Shotguns are the most prevalent building type in the Uptown Historic District. The majority of the 1100 block of Jena Street is one-story double shotguns slightly setback from the street.

- **The condition of the building or structure:** An exterior and interior inspection was conducted on November 19, 2025. The vacant single-story building appeared to be in very good structural condition. The building was plumb and level and did not have outward signs of wood destroying insects. As per the inspector's report, "Only minimal finishing work would be required to restore the building to a habitable state."

Staff Recommendation: The Staff finds that very minimal effort and cost would be required to bring the building to a habitable condition. At their hearing on December 3, 2025, the Commission reviewed the inspection report and applicants' testimony, and voted to deny the proposal for demolition. Continued demolition of historic structures for speculative new construction erodes the architectural character and quality of the Uptown local historic district, as such, the HDLC respectfully requests a denial of this appeal.

Additional information and photos may be found in the staff report:

https://sites.google.com/view/no-cmm-120325/new-demolition-applications/1120-jena-st

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252

MOTION

NO. M-26-57

CITY HALL: January 27, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That **George David Johnson's** appeal of the Historic District Landmarks Commission's decision, denying the proposed demolition for property located at **1120 Jenna Street**, is **denied** and the decision of the Commission is hereby **affirmed.**

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council shall forward copies of this motion to all affected departments, including the Historic District Landmarks Commission and 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:

AND THE MOTION WAS ADOPTED.

TOWN OF CARROLLTON WATCH
"Keeping watch on historic Carrollton"
2822 LEPAGE ST.
NEW ORLEANS, LOUISIANA 70119

VIA EMAIL

Dec. 15, 2025

Clerk of Council
City Hall
1300 Perdido—Room 1E09
New Orleans, LA 70112

Re: Appeal of the HDLC's decision of approval for roof demolition of 7801–7803 Zimpel

To the Clerk of Council:

I am appealing the decision of approval by the N.O. HDLC of Dec. 3, 2025, for the application by developer Ravi Doddamani to camelback the contributing-rated, one-story, two-family residential building at 7801–7803 Zimpel through a roof demolition of over 50% (specifically, 55.9%).[1] As required, the HDLC's decision letter is attached to this email (as "Decision").

My appeal is addressed to the City Council in its capacity to exercise broad discretionary powers over HDLC demolition decisions.

Basis of the appeal

The HDLC describes the demolition of historic resources within the local Historic Districts as a "drastic action."[2] And yet the camel-backing of smaller historic houses has unfortunately become routine; and applications for roof demolitions are regularly approved by the HDLC.

In this respect it might seem inequitable to refuse the new owners the right to camelback the modest shotgun at 7801–7803 Zimpel. In addition, it is also a drastic action to intervene in the use and enjoyment of private property.

And yet it is well known that Mr. Doddamani's usual development practice (from 2014 to the present day) is to convert historic houses (or to build new construction) for exclusive use as transient housing marketed to university students (D2Ds) in the University Area, Uptown, and Broadmoor neighborhoods.[3]

Co-incidentally, a zoning violation may already be detected on the renovation plans.[4] Three (3) full bathrooms are proposed—two (2) full bathrooms on the first floor (with an abundance of double fixtures) and the third (3) full bathroom on the second floor. This is a clear conflict with the amended University Area Overlay's prohibition on more than 2.5 bathrooms for investment properties:

> Any increase in bathrooms where the total number is more than two full and one half (2.5) per dwelling unit shall be prohibited in this overlay, as determined by the Department of Safety and Permits. (CZO Art. 18.30.B.4)

Administrative history

Other considerations concerning the development of 7801 Zimpel are as follows.

- The property was purchased in an off-market sale on 11/10/25 from the succession of Gertrude Gillin in a cash sale for $145,000, which is less than half the assessed fair value—in 2024, 2025, and 2026 (uncertified)—of 7801–7803 Zimpel, i.e., $315,000. (See Exh. 6.)
- On 11/12/25, an application was filed for the interior demolition of the property; and Permit #25-31717-DEMI issued on 11/17/25. (See Exh. 8.) On information and belief, no demolition has occurred to date; and a dumpster is currently (12/15/25) parked on Burdette Street without a permit.
- The primary façade demolition had been part of the original 12/3/25 Agenda for 7801 Zimpel.[5] Yet it was withdrawn before the 12/3/25 hearing. Explaining the reason for the withdrawal, Plans Examiner Dennis Murphy stated in the HDLC results letter of 12/4/25 that "the extent of the proposed partial façade demolition was miscalculated." The letter informs the owners of the need to return to the HDLC on 1/7/25 if the proposal cannot be revised to exclude additional historic fabric. (No response has been registered to date.) Although Mr. Murphy attributes the demolition miscalculation to a "Staff error," it's my opinion that the developer or his contractor misrepresented the facade in a line drawing submitted to the HDLC for review.[6]

Conclusion

Despite the recent efforts of Tulane University to regulate the density of the student population in the University Area, developers continue to purchase and convert local properties, transforming the historic character of the neighborhood and removing long-term options from the housing market. In addition, as I attempt to prove in my ongoing BZA appeals of D2D renovation work permits, DSP continues to issue all D2D work permits to dorm developers without modification.

In the best interest of the neighborhood, which is already saturated with private student dorms, I respectfully request that the City Council exercise its discretion and overturn the decision of approval by the HDLC in re 7801–7803 Zimpel (roof demolition).

Thanks and best regards,



Susan Johnson
Principal, Town of Carrollton Watch, LLC
2822 Lepage Street
New Orleans, La. 70119
sjohnson@townofcarrolltonwatch.org

Attachments

CMM 1__Results Letter ("Decision—7801 Zimpel")
Exh. 1, CofA Permit #JMHYE6, 7801 Zimpel
Exh. 2, Entity Registrations: ESN Property, LLC, New Reaavi, LLC; 7801–03 Zimpel, LP
Exh. 3, Doddamani's ads as addressed to students—example of 1315 Fern

Exh. 4, Doddamani's STR licenses, 2016–2018
Exh. 5, 7801 Zimpel—proposed plan showing 3 full bathrooms (violation)
Exh. 6, Assessor's profiles, 7801 Zimpel—2024, 2025, and 2026 (uncertified)
Exh. 7, Email to Dennis Murphy about primary facade (12/3/25), 7801 Zimpel
Exh. 8, Interior demolition print summary, Permit #25-31717-DEMI, 7801 Zimpel

cc: Councilmember Joseph I. Giarrusso, III
Claire Byun, District A Land Use Director
Adam Swensek, Executive Counsel
Dennis Murphy, HDLC
Eleanor Burke, HDLC
Bryan Block, HDLC

---

[1] CofA Permit #JMHYE6; see Exh. 1. The property is owned by Ravi Doddamani and Vidya Doddamani, dba ESN Property, LLC; and Ravi Kumar, dba New Reaavi, LLC; in partnership as 7801–03 Zimpel, LP. See Exh. 2.

[2] https://nola.gov/nola/media/HDLC/Guidelines/12-New-Construction-Additions-Demo.pdf, p. 12–23.

[3] Mr. and Mrs. Doddamani own rentals at 1525–1527 Hillary; 1315–1317 Fern; 4323–4325 Loyola; 3117–3119 Nashville; 3129–3131 Nashville; 5533–5535 S. Tonti; 1108 Lowerline; and 7417–7419 Zimpel (new construction)—in addition to 7801–7803 Zimpel. Mr. Doddamani also manages the properties. Source: https://townofcarrolltonwatch.org/wordpress/historic-houses-lost-to-development-for-student-housing/ N.B. 1525 Hillary is a two-story addition built by the Doddamanis in 2018 under Permit #17-40788-RNVS and advertised as "new construction"; seven years later there is no Certificate of Occupancy for this building; and yet a Healthy Homes Certificate was issued as License #25HOME-25818 on 9/30/2025.) For an example of an ad (1315 Fern) addressed to students, see Exh. 3. Other Uptown properties—not listed here—were previously registered with CNO as STRs; see Exh. 4.

[4] This is attached as Exh. 5. Note as well that a plumbing riser diagram has not yet been supplied for this permit. The number and composition of bathrooms represented on the designer's plans should be compared to this diagram when it becomes available. It was observed and entered onto the public record on 12/8/25 that in two permits recently approved by Safety and Permits (for 7301–7303 Burthe and 237 Lowerline), the number of fixtures indicated in the plumbing riser diagrams exceeds the number represented on the drawing set. Both properties are located in the University Area Overlay. However, per Chief Zoning Official Dan Macnamara, examination of the plumbing riser diagram does not belong to the scope of DSP's Zoning Review process.

[5] "7801 Zimpel St: Ravi Doddamani, applicant; Gertrude Gillin, owner; Demolition of more than 50% of the roof structure and more than 25% of the primary façade at a Contributing rated, one-story, two-family residential building as part of a renovation and construction of a new camelback addition" (emphasis added).

[6] I wrote to Mr. Murphy on the evening of 12/3/25 to complain about the misrepresentation. (See Exh. 7.) I had also objected to the withdrawal of the application in spoken remarks at the HDLC hearing of 12/3/25.

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, December 4, 2025

DECISION
7801 Zimpel

Ravi Doddamani
1017 Fern St
New Orleans, LA 70118

Re: 7801 Zimpel St
Reference Code: JMHYE6

Dear Ravi Doddamani:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work: Demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building for construction of a new camelback addition.

At that time the Commission voted to:
Approve the application for partial roof demolition. Please submit one set of stamped, final detailed drawings. Following review, we will contact you regarding any errors, omissions, or changes. All drawings should be submitted to HDLC Staff via email. Once approved, these drawings will then be transmitted internally to Safety & Permits for their review and permitting. As such, it is important that the final drawings are sufficient for review by both Departments. Keep in mind that only the amount of demolition indicated in the HDLC approved drawings is authorized. Please contact me directly should existing conditions necessitate review of additional demolition or re-framing work. Demolishing additional square footage without the proper approvals can result in costly delays and fines.

Please note that, due to a Staff error, the extent of the proposed partial façade demolition was miscalculated and was not included in this Commission request. Because this portion of the work does require Commission approval, you will need to either revise the proposal to retain more of the historic building materials at the front elevation, or the application will need to return for additional Commission review and approval at the next available meeting on Wednesday, January 7th, 2025. Please contact HDLC Staff at your earliest convenience to discuss potential alternative façade revisions and the next steps in the HDLC review process.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7047 or Dennis.Murphy@nola.gov.

Sincerely,



Dennis Murphy
Principal Plan Reviewer

Approved__BB__ Bryan Block, Director

Gertrude Gillin
7801 Zimple St
New Orleans, LA 70118

_____

EXHIBIT 1

Your reference code is **JMHYE6**

Application Summary

Type:	HDLC COA
Location:	7801 Zimpel St
Property Owner:	Gertrude Gillin
Description:	Demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building for construction of a new camelback addition.
Created By:	mdaniels

Details

Name	Value
Is Landmark	No
Parcel Tax Bill Numbers	716110201
Addresses	7801 Zimpel St
Lot Number	1
Block Number	131

Status Information

Name	Complete	Date
Permit Case Created	Yes	11/17/2025
Completeness Review	Yes	11/17/2025
HDLC Signs and postcards	Yes	11/25/2025
HDLC NO Hearing	Yes	12/3/2025
Data Note	Yes	12/4/2025

Fees

Type	Amount	Paid

Reviews

Division	Status	Reviewer
	()	

Review Comments

Division	Status	Comment

Inspections

Type	Date	Status

Inspection Correction Items

Contractors

Name	License



Louisiana
SECRETARY OF STATE
NANCY LANDRY

HOME

EXHIBIT 2

Buy Certificates and Certified Copies | Subscribe to Electronic Notification | Print Detailed Record

Name	Type	City	Status
ESN PROPERTY, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names
Business: ESN PROPERTY, LLC
Charter Number: 42472804K
Registration Date: 12/8/2016

Domicile Address
1017 FERN STREET
NEW ORLEANS, LA 70118

Mailing Address
1017 FERN STREET
NEW ORLEANS, LA 70118

Status
Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 12/8/2016
Last Report Filed: 11/10/2025
Type: Limited Liability Company

Registered Agent(s)
Agent: RAVI DODDAMANI
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118
Appointment Date: 12/8/2016

Officer(s)
Additional Officers: No

Officer: RAVI DODDAMANI
Title: Manager, Member
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118

Officer: VIDYA DODDAMANI
Title: Manager, Member
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118

Amendments on File
No Amendments on file

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GET HELP 360



Department of State: Division of Corporations

Allowable Characters

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:	**10390615**	Incorporation Date / Formation Date:	**11/4/2025** (mm/dd/yyyy)
Entity Name:	**NEW REAAVI LLC**		
Entity Kind:	**Limited Liability Company**	Entity Type:	**General**
Residency:	**Domestic**	State:	**DELAWARE**

REGISTERED AGENT INFORMATION

Name:	**CORPORATION SERVICE COMPANY**		
Address:	**251 LITTLE FALLS DRIVE**		
City:	**WILMINGTON**	County:	**New Castle**
State:	**DE**	Postal Code:	**19808**
Phone:	**302-636-5401**		

Additional Information is available for a fee. You can retrieve Status for a fee of $10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of $20.00.

Would you like ○ Status ○ Status,Tax & History Information

Submit

New Entity Search

For help on a particular field click on the Field Tag to take you to the help area.

Session Warning: Your Session will expire in :05 ×



Louisiana SECRETARY OF STATE NANCY LANDRY

HOME

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Name	Type	City	Status
7801-03 ZIMPEL LP	Partnership	NEW ORLEANS	Active

Previous Names

Business: 7801-03 ZIMPEL LP
Charter Number: 46733534J
Registration Date: 11/5/2025

Domicile Address

1017 FERN
NEW ORLEANS, LA 70118

Mailing Address

1017 FERN
NEW ORLEANS, LA 70118

Status

Status: **Active**
Registered: 11/5/2025
Last Report Filed: N/A
Type: Partnership

Officer(s) Additional Officers: No

Officer: NEW REAAVI LLC
Title: Limited Partner
Address 1: 2880 TEWKSBURY DRIVE
City, State, Zip: TROY, MI 48098

Officer: ESN PROPERTY LLC
Title: General Partner
Address 1: 1017 FERN ST.
City, State, Zip: NEW ORLEANS, LA 70118

Amendments on File

No Amendments on file

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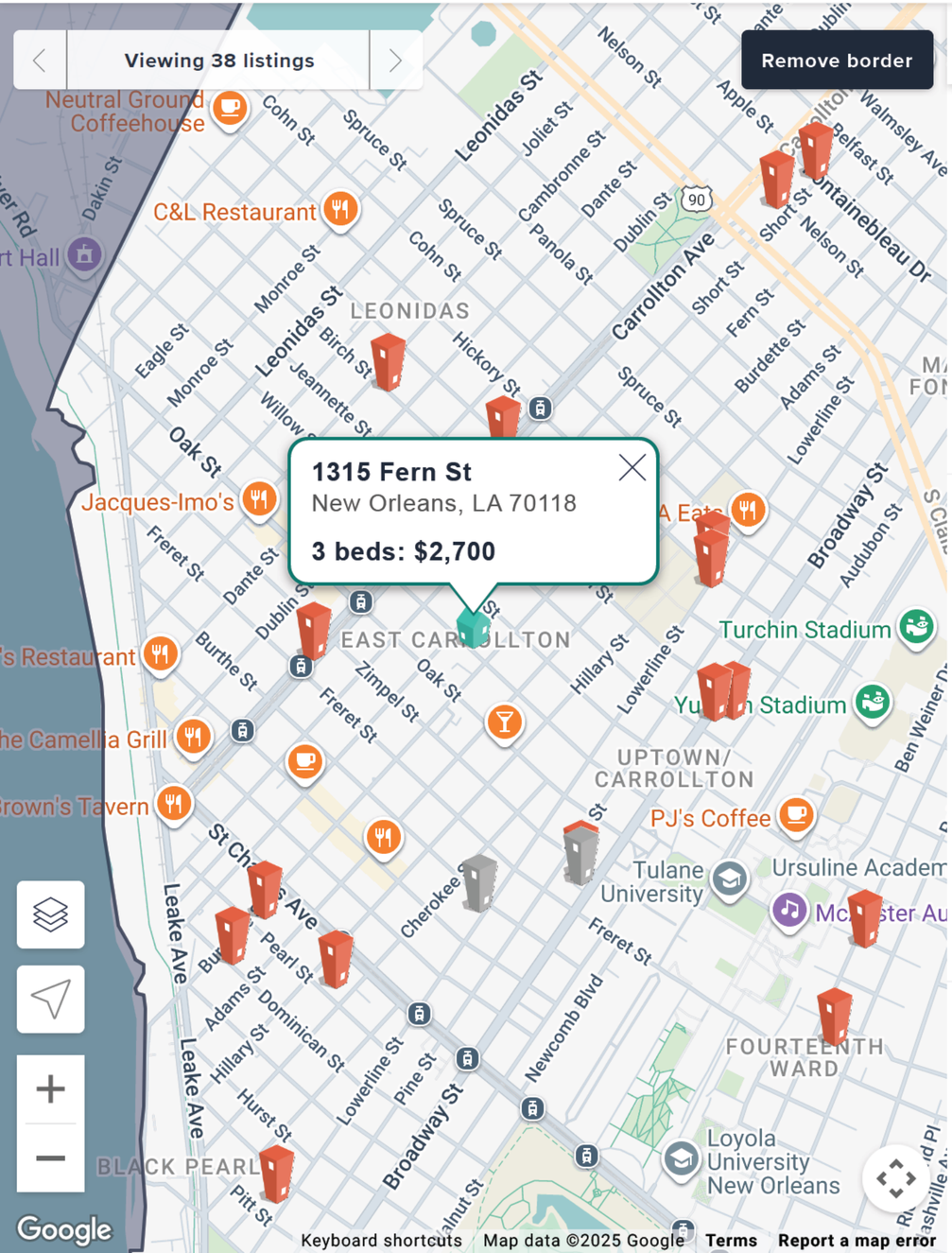
GET HELP 362



Close

Enter a commute destination to see commute from this listing.

+ Add commute destination

by car	by transit	on foot	by bike
—	—	—	—

EXHIBIT 3

About 1315 Fern St

Hello Grad Students, This is a very nicely renovated, 3 bedroom, 2 bath townhouse located at the corner of Fern Street and Jeannette. It's really lovely :). The bedrooms are spacious with ample lighting and closet space. Bathrooms are comfy. Living room is large and comfortable. Modest kitchen with great working appliances. Central Heat & AC heats and cools the entire place very quickly. Outside of the amenities, this place is in a very safe and quiet neighborhood. Quick walk to Tulane and Loyola Universities...not to mention all the restaurants and bars on Carrollton (near River Road and Oak Street)...Lebanon Cafe, China Orchid, Baskin Robbins, Thai Mint...also...close to all the places on Maple Street...Starbucks & PJ's, Italian, Bakeries, etc. Please call me if your interested. My suggestion is to see this place before you sign anywhere else :). Also, very good chance you can move in before July 1st. Regards.

Apartment amenities

Property amenities

- Building Application Fee: 0
- Building Deposit Fee Maximum: 2700
- Building Deposit Fee Minimum: 2700

Unit amenities

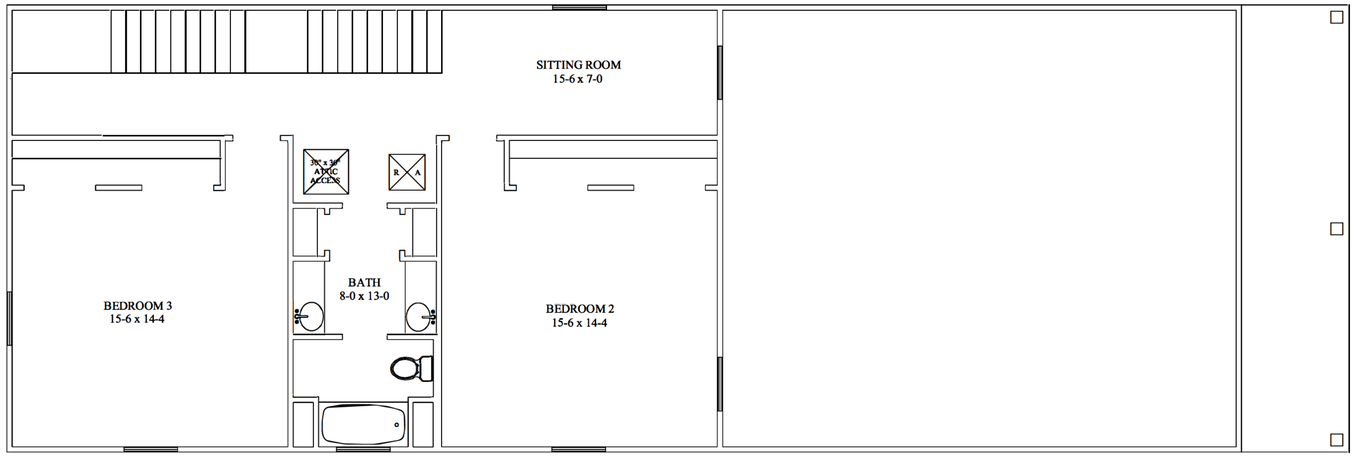
- Double Pane Windows
- Wired

EXHIBIT 4

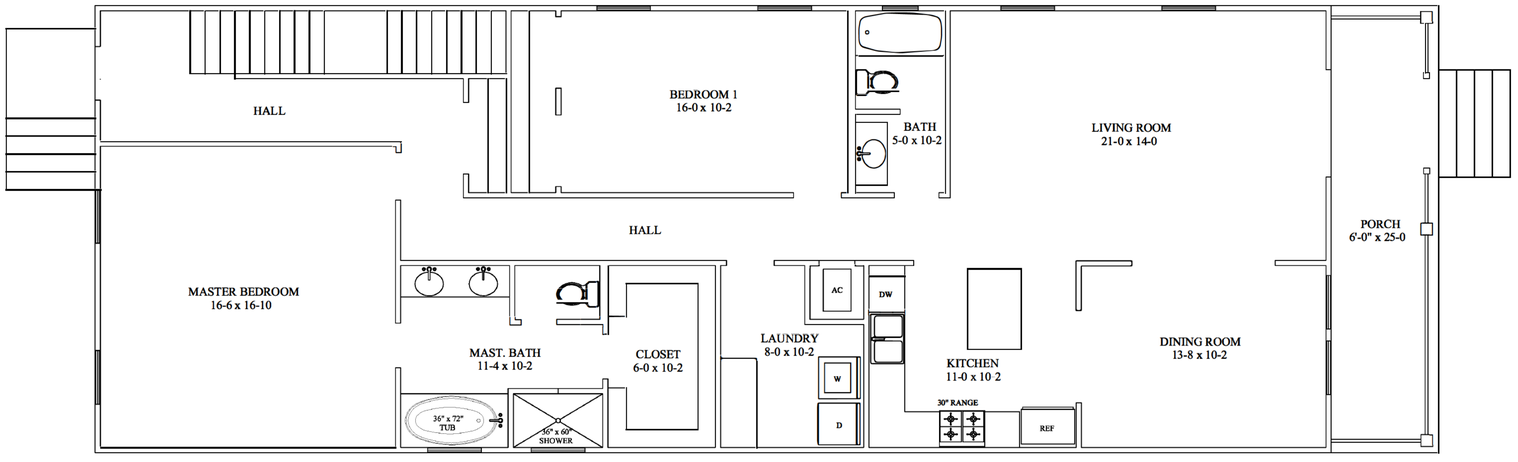
Permit Number	Address	Current Status	Expiration Date	Guest Occupancy Limit	Operator Name	Application Date	Issue Date	Reference Code
17STR-11770	1917 General Taylor St	Expired	7/6/18	6	Ravi Doddamani	5/30/17	7/7/17	VY1ZLJ
	4213 Dryades ST	Denied				6/1/17		WF3XHJ
17STR-03701	1131 Fourth St	Expired	3/31/19	10	Ravi Doddamani	3/13/18	4/1/18	M8UG2W
	1915 General Taylor St	Denied		6	Ravi Doddamani	6/7/18		JYPY61
17STR-11764	4213 Dryades St	Expired	7/6/18	8	Ravi Doddamani	5/30/17	7/7/17	YYWYYG
	4215 Dryades ST	Denied				6/1/17		MJUQ8R
17STR-11768	4215 Dryades St	Expired	7/6/18	8	Ravi Doddamani	5/30/17	7/7/17	14HWRE
	1131 Fourth St	Denied			Ravi Doddamani	3/1/18		ELV6UY
	1129 Fourth St	Expired	3/11/19		Ravi Doddamani	3/1/18		WRGQ6Y
	1917 General Taylor St	Denied		6	Ravi Doddamani	6/7/18		VTKVA6
17STR-11769	1915 General Taylor St	Expired	7/6/18	6	Ravi Doddamani	5/30/17	7/7/17	CVXTT3
17STR-03644	1129 Fourth St	Expired	3/31/18	10	Ravi Doddamani	3/13/17	4/1/17	DT56DY
	1917 General Taylor St	Denied		6	Ravi Doddamani	6/1/17		XLHSFX
17STR-03701	1131 Fourth St	Expired	3/31/18	10	Ravi Doddamani	3/13/17	4/1/17	8VPX5H
	1915 General Taylor ST	Denied				6/1/17		DYCPBW
17STR-03644	1129 Fourth St	Expired	3/31/19	10	Ravi Doddamani	3/13/18	4/1/18	4STM3G
	4213 Dryades St	Denied		8	Ravi Doddamani	6/7/18		J8WYVS
	4215 Dryades St	Denied		8	Ravi Doddamani	6/7/18		RBKAX2

Source: https://nola.gov/next/short-term-rental-administration/topics/registry-of-short-term-rentals/

EXHIBIT 5



SECOND FLOOR PLAN
1/4" 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

New Orleans Custom Home Design
New Orleans, Louisiana
(504) 717-6534
nocustomhome@gmail.com

RESIDENCE RENOVATION AND ADDITION

7801 ZIMPLE STREET
NEW ORLEANS, LOUISIANA

00/00/25

EXHIBIT 6

Summary

Parcel ID	7801-ZIMPLEST
Tax Bill Number	716110201
Municipal District	7
Location Address	7801 ZIMPLE ST
Property Class	R - RESIDENTIAL
Special Tax District	7-MAPL
Subdivision Name	
Zoning District	Show Viewer (41137574)
Land Area (sq ft)	3600
Building Area (sq ft)	1775
Revised Bldg Area (sq ft)	0
Square	131
Book	01
Lot/Folio	1/104
Line	021
Legal Description	1. SQ 131 LOT 1 ZIMPLE & 2. BURDETTE 30 X 120 3. 7801-03 ZIMPLE
Assessment Area	EAST CARROLLTON Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

7801-03 ZIMPEL LP
1017 FERN STREET
NEW ORLEANS LA 70118

Notices

2024 Tax Roll Suppl (PDF) | 2025 Assessment Notice (PDF)

Supplemental Tax Rolls Notice filed for this property.

Calendar Year	Quarter	Applicable Tax Year	Tax Bill Number	Parcel ID	Owner Name	Type/Property
2024	1	2024	716110201	7801-ZIMPLEST	EST OF MS. GERTRUDE GILLIN	REAL

Quick Links

Estimate Taxes | Tax Information | Historical Property Tax Bills

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$108,000	$108,000	$108,000
+	Building Value	$207,000	$207,000	$207,000
=	**Total Value**	**$315,000**	**$315,000**	**$315,000**
	Assessed Land Value	$10,800	$10,800	$1,520
+	Assessed Building Value	$20,700	$20,700	$5,980
=	**Total Assessed Value**	**$31,500**	**$31,500**	**$7,500**
-	Total Exemption Value	$0	$0	($7,500)
=	**Taxable Assessment**	**$31,500**	**$31,500**	**$0**
	Special Assessment Treatment			
	Age Freeze			Age Freeze Approved
	Property Freeze			
	Assessment Change			
	Tax Contract			

Skip to main content

Orleans Parish, LA

Change Orders

Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2024	7/11/2024	Other - Reason: RESCIND 2024 HOMESTEAD EXEMPTION -and- REMOVE S.A.L. VALUES - OWNER / APPLICANT IS DECEASED. OWNER / ESTATE NOTIFIED BY MAIL. STR.1ST.QTR.2024.	$10,800	$20,700	$31,500	$0	$31,500

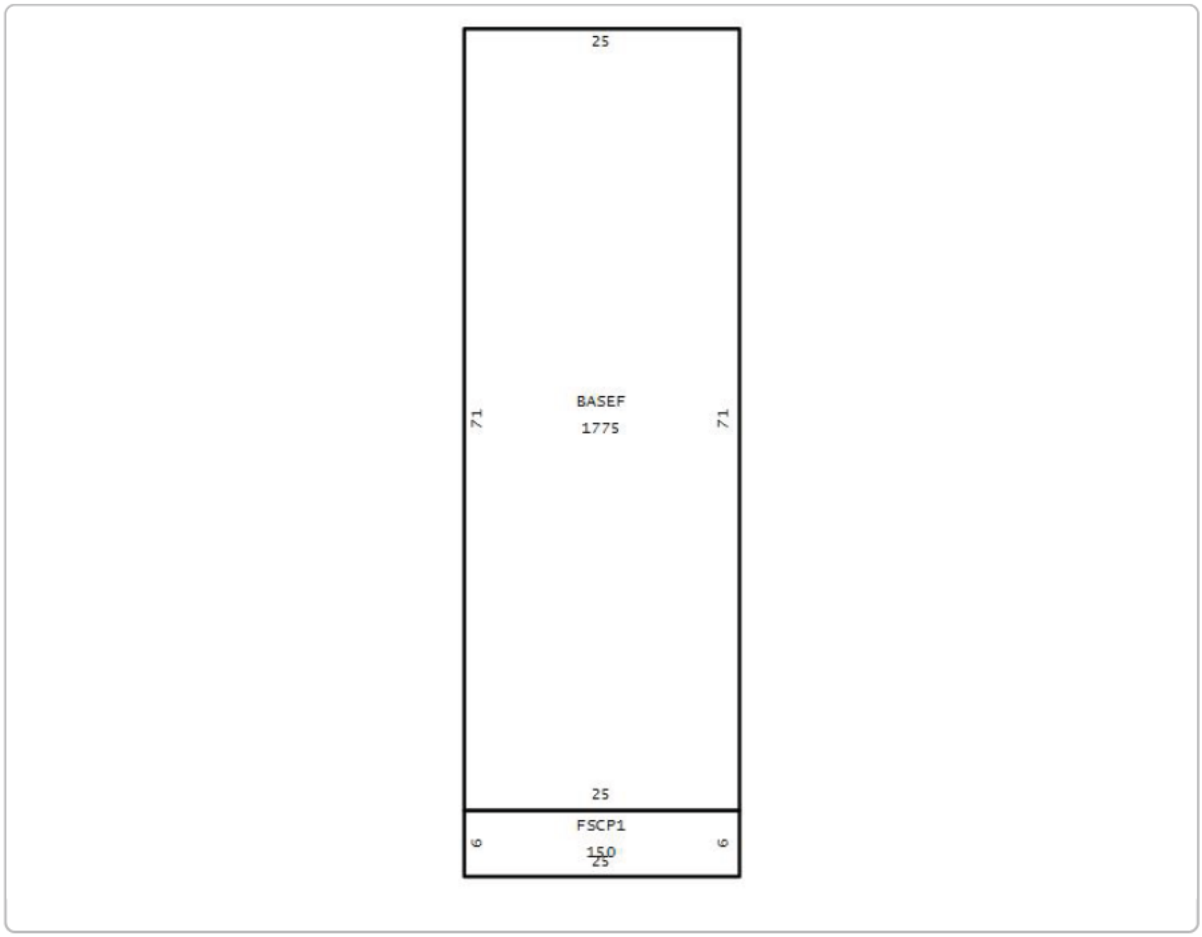
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
7/1/2009	$0	HOLMES WILLIAM	GILLIN GERTRUDE	200926833	437033
4/20/1950	$7,810			00000000	000000000

Photos



Sketches



No data available for the following modules: Exemptions, .

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/15/2025, 1:37:26 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

EXHIBIT 7

[redacted]M

Photos and demolition calculations—7801 Zimpel at Burdette—developed by Ravi Doddamani

From Susan P. Johnson [redacted]
Date Wed 12/3/2025 11:01 PM
To Dennis P. Murphy <dennis.murphy@nola.gov>
Cc Sjohnson <sjohnson@townofcarrolltonwatch.org>

6 attachments (3 MB)
HDLC Reviewed__Existing & Proposed Facade Elevations__14.2 facade.pdf; 7801-Zimpel-primary facade demo calculations—Howell.pdf; IMG_8689001.jpg; IMG_8690001002 detail.jpeg; IMG_8690001002.jpg; 7801 Zimpel.jpeg;

Dennis:

Attached are:

- Photos of the primary facade.
- Contractor's page with HDLC calculations. Notes:
    1. The existing door on the left is historic and is misrepresented in the contractor's line drawing as being identical to the other existing door.
    2. The existing windows are misrepresented by the contractor as double-hung instead of fixed (?).
- Calculations by [redacted]

I'll be attending the City Council meeting tomorrow and can be available to meet in the afternoon.

Thanks for your time.

Susan Johnson

EXHIBIT 8

Your reference code is **F3KQ18**

Application Summary

Type:	Interior Demolition
Location:	7801 Zimpel St
Property Owner:	Esn Property LLC
Description:	Interior demolition including finished materials, fixtures and equipment. No exterior or structural work will be included in this scope of work. NO USE OR OCCUPANCY. RENOVATION REQUIRES SEPARATE PERMIT. Failure to secure the proper permits or proceed with work outside the scope of this permit will subject the property to additional fees, fines, adjudication and penalties. Call for inspection at (504)658-7200 or email: inspections@nola.gov to request a final inspection with the permit number.
Created By:	publicwebcrm

Status Information

Name	Complete	Date
Application Submitted	Yes	11/12/2025
Application Review	Yes	11/14/2025
Plan Review	Yes	11/17/2025
Permit Approved	Yes	11/17/2025
Permit Issued	Yes	11/17/2025

Fees

Type	Amount	Paid
Building	$85.00	Yes
Building Plan Review	$60.00	Yes

Reviews

Division	Status	Reviewer
Permit Intake	Complete (11/14/2025)	Jessica C Dumas
Plan Review	Complete (11/17/2025)	Katherine Whitney Stone

Review Comments

Division	Status	Comment
Permit Intake	Resolved	Please submit photos of the current layout of the interior of the structure.
Permit Intake	Resolved	Please provide a current floor plan of the entire structure with each room labeled.

Inspections

Type	Date	Status
Residential Final C/C Inspection	Unscheduled	Unscheduled
Residential Final C/C Documents	Unscheduled	Unscheduled

Inspection Correction Items

Contractors

Name	License
Esn Property LLC	

Details

Name	Value
Rebuilding	Yes
Plans for New Structure	No
Accessory Structure Only	No
Will any structural elements be removed?	No
Commercial Short Term Rental	No
Will a dumpster be placed in the street?	No
Will any portion of the sidewalk be repaired?	No
Will a driveway be installed?	No
Foundation Type	Pier
Number of Floors	1
Total Area Affected(ft^2)	500
Existing Building Area (ft^2)	1500
Construction Value	5000
Number of New Gas Meters	0
Number of Existing Gas Meters	1
Number of new Electrical Meters	0
Number of Existing Electrical Meters	1
Total Number of Units	1
Addresses	7801 Zimpel St
Bed Rooms in New Units	1.00
Sale or Rent	N/A
Price of Proposed Units	500.00
Number of Proposed New Units	0
Current Rental Price	500.00
Current Number of Units	1
Number of Bed Rooms per Dwelling	1 Bedroom
Is this work related to Super Bowl 2025 activities?	No

MOTION

NO. M-26-61

CITY HALL: January 27, 2026

BY: COUNCILMEMBER MCCARRON

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the appeal of **Susan Johnson, Principal, Town of Carrollton Watch, LLC**, of the Historic District Landmarks Commission's decision regarding the demolition of over 50% of the roof on the property located at 7801 Zimpel Street, is hereby **denied**.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to all affected departments.

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.

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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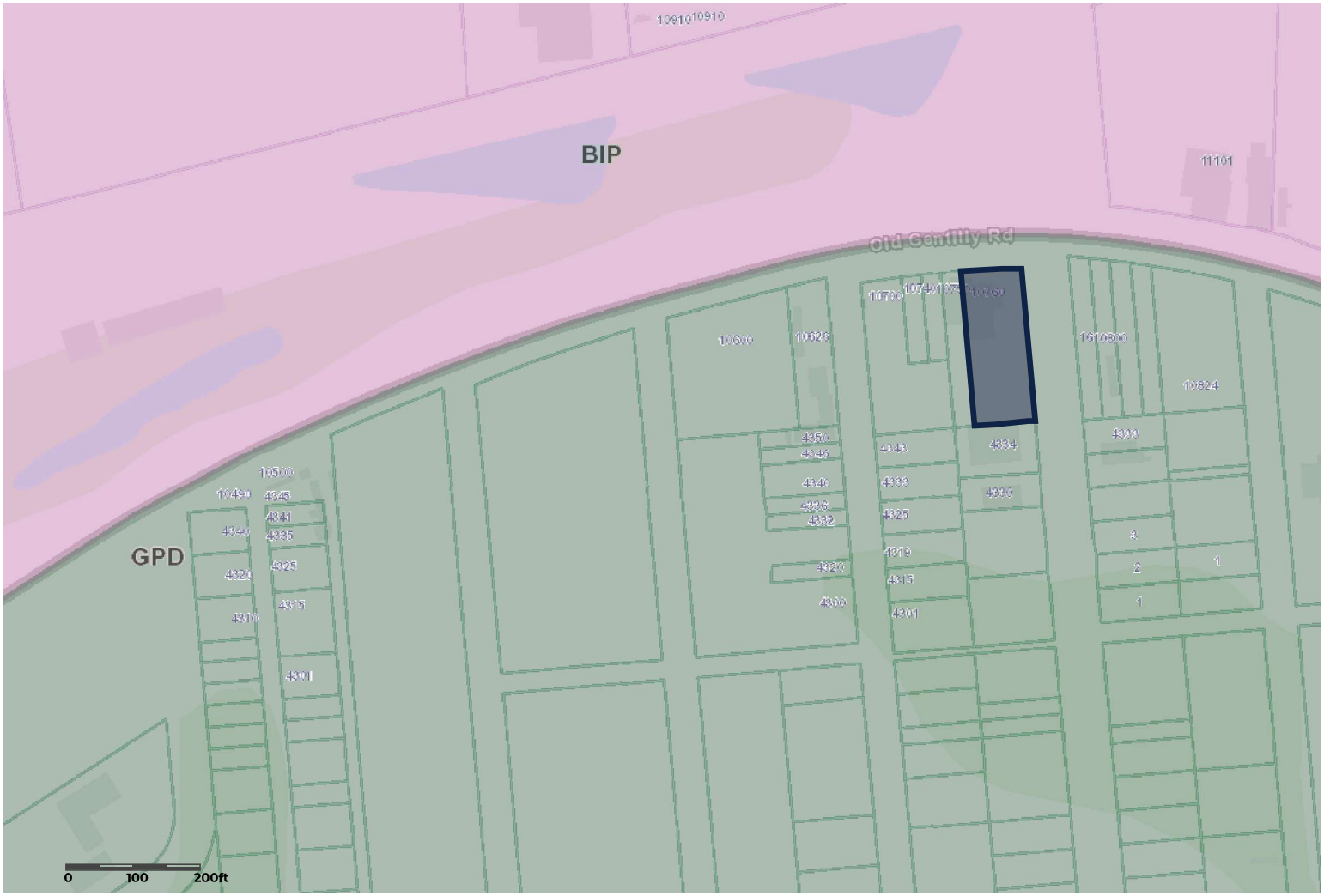
YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poche, Steeg, Stewart

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



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
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/)

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)

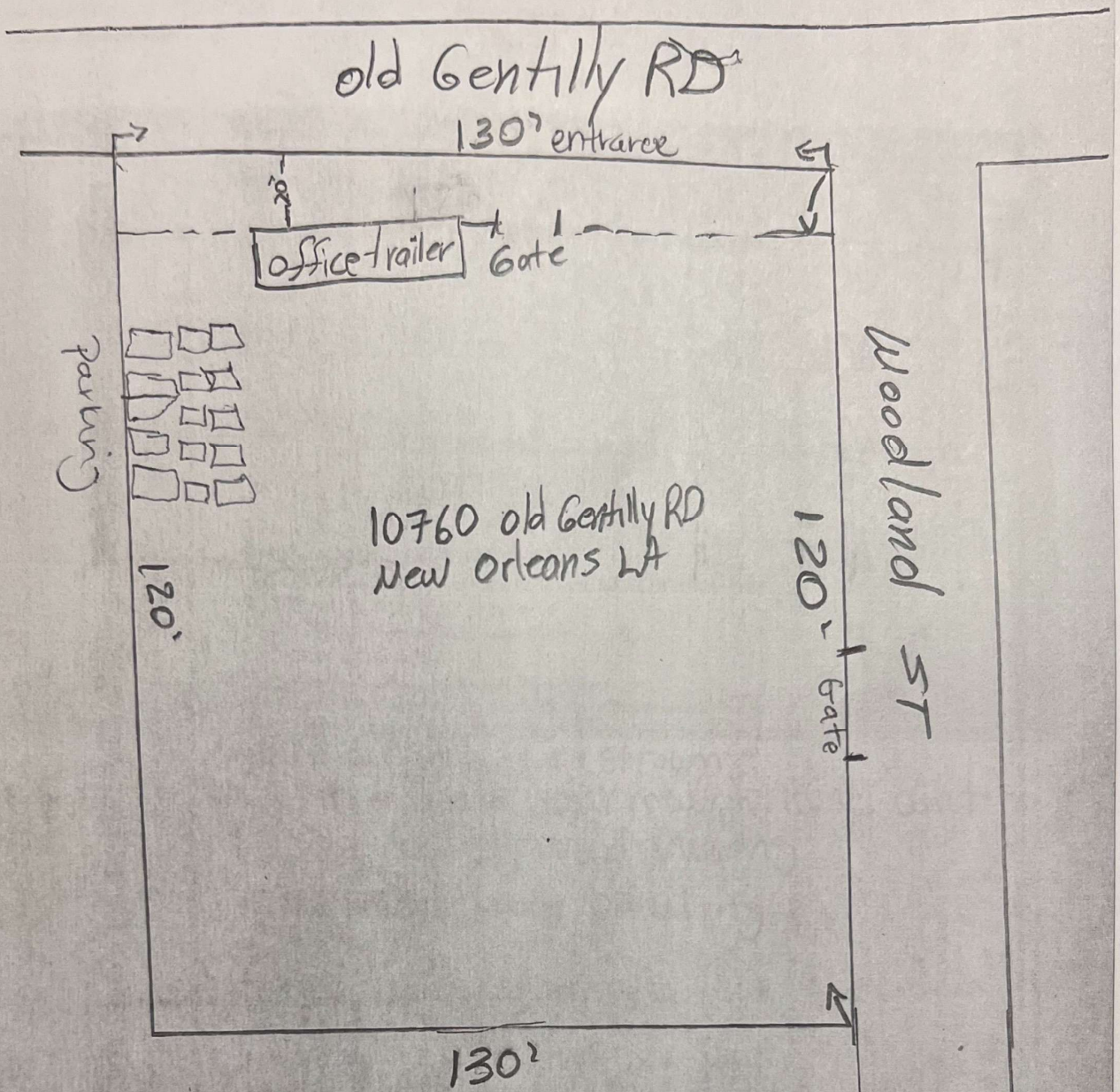
Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

City of New Orleans Property Viewer
10760 OLD GENTILLY RD, LA, 70127

Survey



site Plan

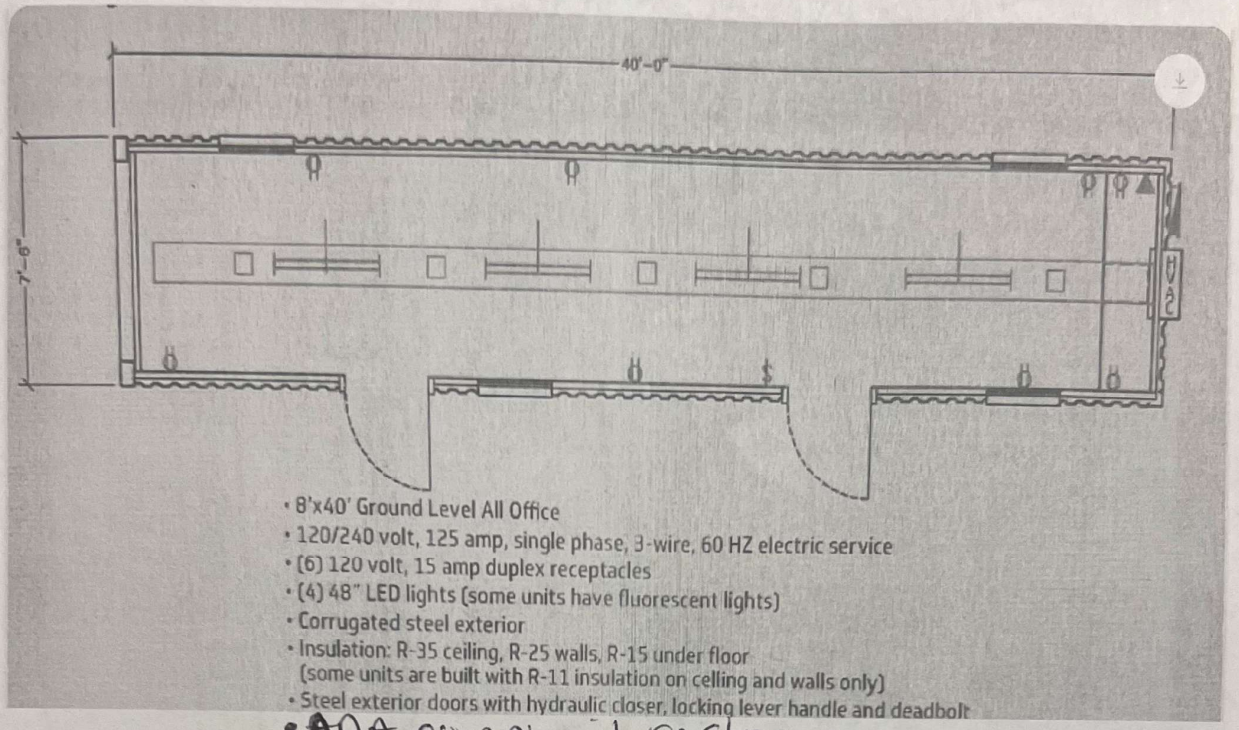


6ft Metal gate all round
Paving is gravel
Outdoor Storage space 4,999 sq ft of property

Architectural Elevations

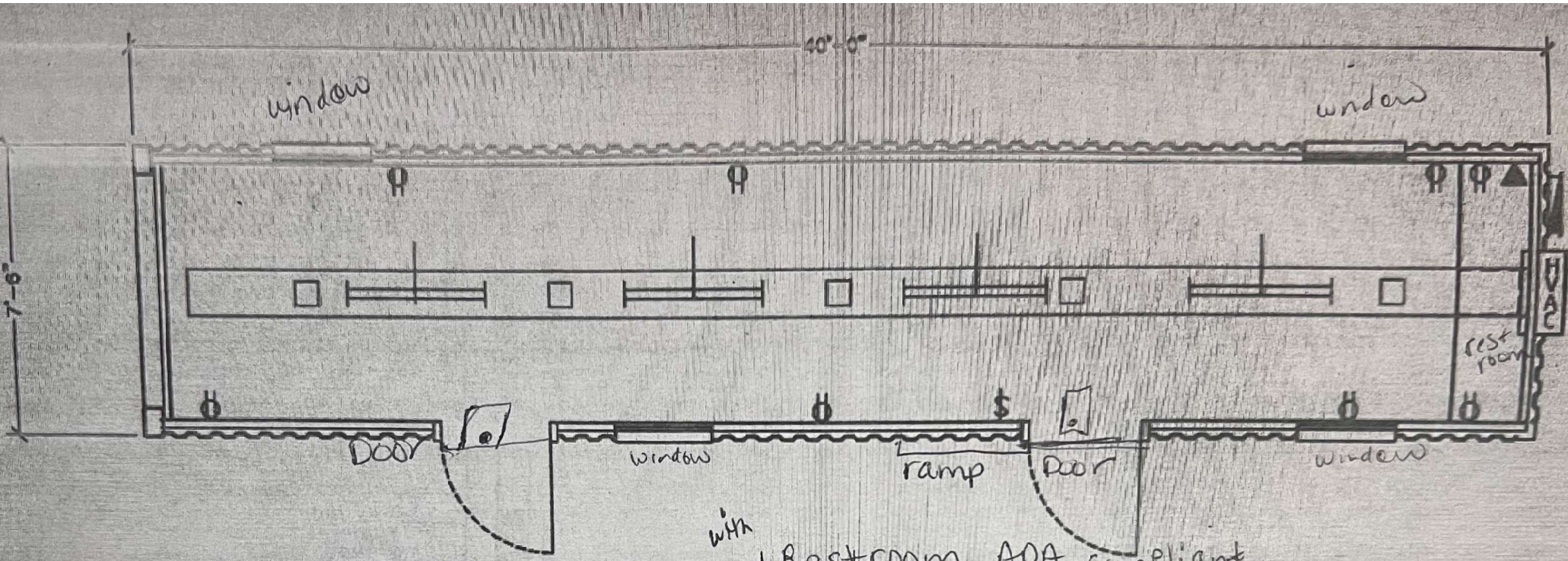
shaunquel dubose
Tow yard · **Open message**

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

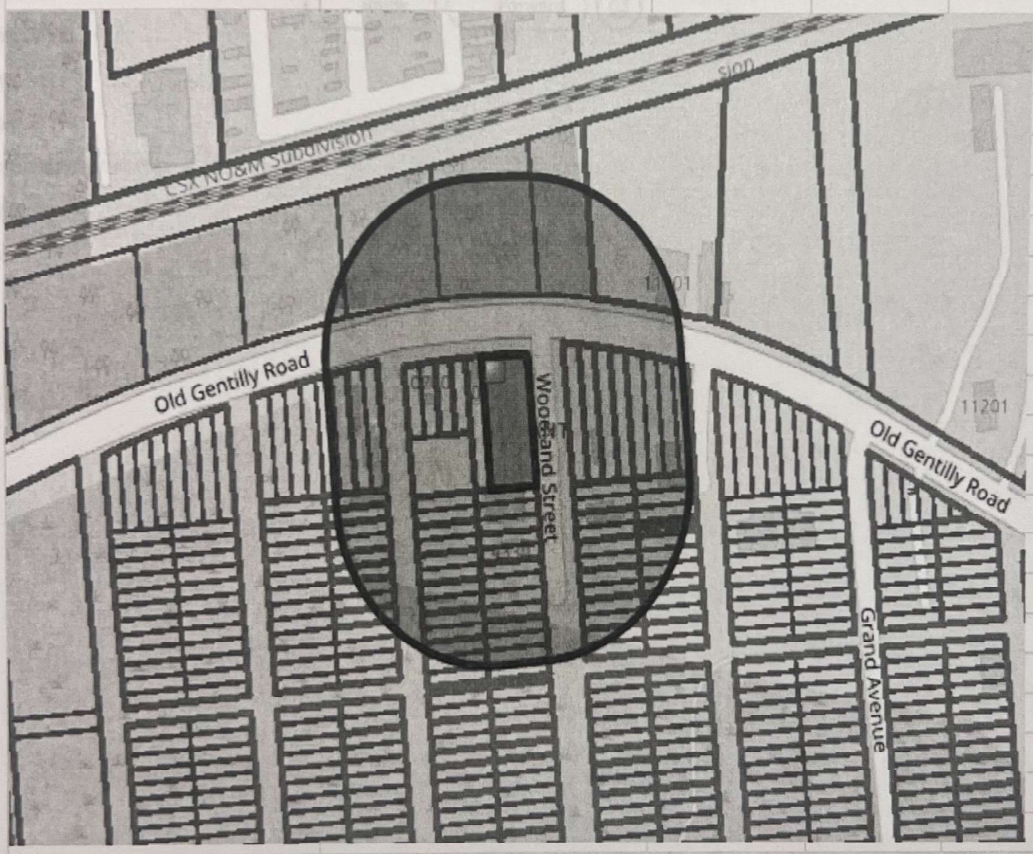
District E
Oliver Thomas
Oliver.Thomas@nola.gov
Phone: (504) 658-1050
Fax: (504) 658-1150
City Hall, Room 2W60
1300 Perdido Street
New Orleans, LA 70112

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

Gmail Search mail

Compose

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Drafts 51
Categories
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Labels

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Junk
Notes
Quellcarter9@gmail.com
Unwanted
More

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

Gmail

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Compose

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NPP meeting for Conditional Use

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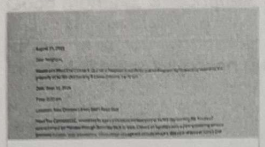

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Sent from my iPhone

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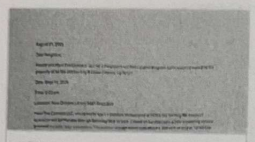

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Reply Forward

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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to secretary

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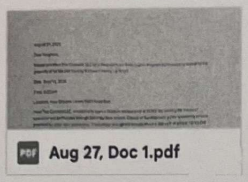

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NPP meeting for Conditional Use

S **shaunquel dubose** <shaunquell9@gmail.com>
to cpcinfo

Sent from my iPhone

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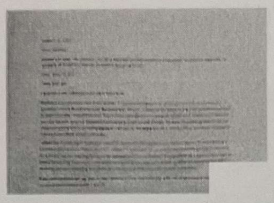

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NPP meeting for Conditional Use

S

shaunquel dubose <shaunquell9@gmail.com>
to oliver.thomas

Sent from my iPhone

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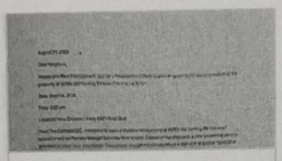

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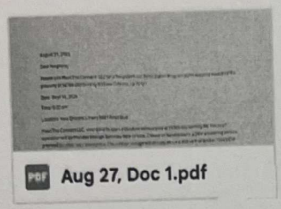
NPP meeting for Conditional Use

shaunquel dubose <shaunquell9@gmail.com>
to enolacivic

Sent from my iPhone

One attachment • Scanned by Gmail



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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

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Sign Provided O Date
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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

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)**.

***

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).**

***

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.

h:\clerk_of_council\docs\joycelyn\council\motions-resolutions\2025\october 9\m-534.docx

#4 427

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 Enst 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 Hy ZR 062/25

[x] 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

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 063-25
Prepared by: Ava Monnet
Date: December 3, 2025
Deadline for CPC action: 2/7/2026
CC Deadline: 60 days from receipt
City Council District: D

Applicant: Danny M. Nassar
Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District
Property description: Square 1539, Lot 11, in the Third Municipal District, bounded by North Broad Street, Duels Street, and Bruxelles Street
Municipal address(es): 2037 North Broad Street

Description

The petitioned site is a corner lot with a single-story building that is currently operating as a corner grocery store. Located on Square 1539 and comprised of one lot of record, Lot 11, the parcel is approximately 2.250 square feet in area. The store has historically sold alcohol, but due to non-renewal of the permit, a conditional use is needed. This request is for a conditional use to permit the retail sales of packaged alcohol, wine, and liquor, within a store that also sells packaged and prepared foods along with other household items, in an MU-1 Medium Intensity Mixed-Use District.

Reason for Commission Review

Why is City Planning Commission action required?

Per **Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses),** the retail sale of packaged alcoholic beverages requires a conditional use in the MU-1 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

Use Standards for Retail Sales of Packaged Alcoholic Beverages (Article 20)
There are no use standards

City Code Spacing Requirement (City Code Section 10-237)
Section 10-237 of the City Code contains performance standards for alcoholic beverage outlets that are located within 300 feet of playgrounds, churches, public libraries, schools, funeral homes, and mortuaries. The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. An examination of the NPP address with property owners and residents within 300 feet reveal no schools or churches within that perimeter

Anticipated impact on surrounding land uses

The sale of alcoholic beverages is not inherently different from the sale of the other types of food and beverages. The applicant intends to retail wine, liquor, household items, packaged and prepared foods. This type of retail alcohol sales is contained within the building, and it would not result in the sorts of negative behavior sometimes associated with alcoholic beverage sales for consumption. The sales of alcoholic beverages at the site would not significantly increase the number of vehicular trips to and from the site, given the high level of walkability in this heavily traveled corridor. Any increase in vehicular traffic that does occur would be easily accommodated by the street 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 "Mixed Use Medium Density." The goal, range of uses, and development character for that designation are copied below.

> **MIXED-USE MEDIUM DENSITY**
>
> **Goal:** Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.
>
> **Range of Uses:** Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, 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 to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. 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 application requests the retail sale of packaged alcoholic beverages for consumption off premises. While the sale of alcoholic beverages in a retail or food store is not directly addressed in the Master Plan, the Master Plan does specifically state that retail is within the range of uses, and the application is for a retail store essentially. The sale of alcohol in a retail format does not interfere with the objectives of the site's designation. As it does not interfere with the designations objectives, the proposal is consistent with the Master Plan.

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 MU-1 Medim Intensity Mixed-Use District. The purpose of the MU-1 District is to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Staff finds that the proposed sale of alcoholic beverages within a small grocery store would be compatible with the surrounding area and would further the objectives of the 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. There are no use standards in **Article 20** for the retail sale of alcohol. The environmental performance standards listed in **Article 21, Section 21.3** do not apply to the sale of packaged alcoholic beverages.

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 proposal would allow the sale of packaged alcoholic beverages for off-premises consumption at a retail establishment that already exists and formerly had the ability to do so. Additionally, the application does not involve any physical modifications to the existing structure.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This is not applicable. No variances have been requested.

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 addition of packaged alcohol to the offerings of a small grocery store is not inherently detrimental to the public welfare and could have minimal operational impacts if properly managed.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 063-25 subject to one (1) proviso

Proviso

1. No City department shall issue alcoholic beverage outlet 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.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission Meeting (December 9, 2025)

Staff summarized application and recommended approval. There were no speakers. Commissioner Flick made a motion for approval subject to stated proviso. Commissioner Poche seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 063-25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO ONE PROVISO. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

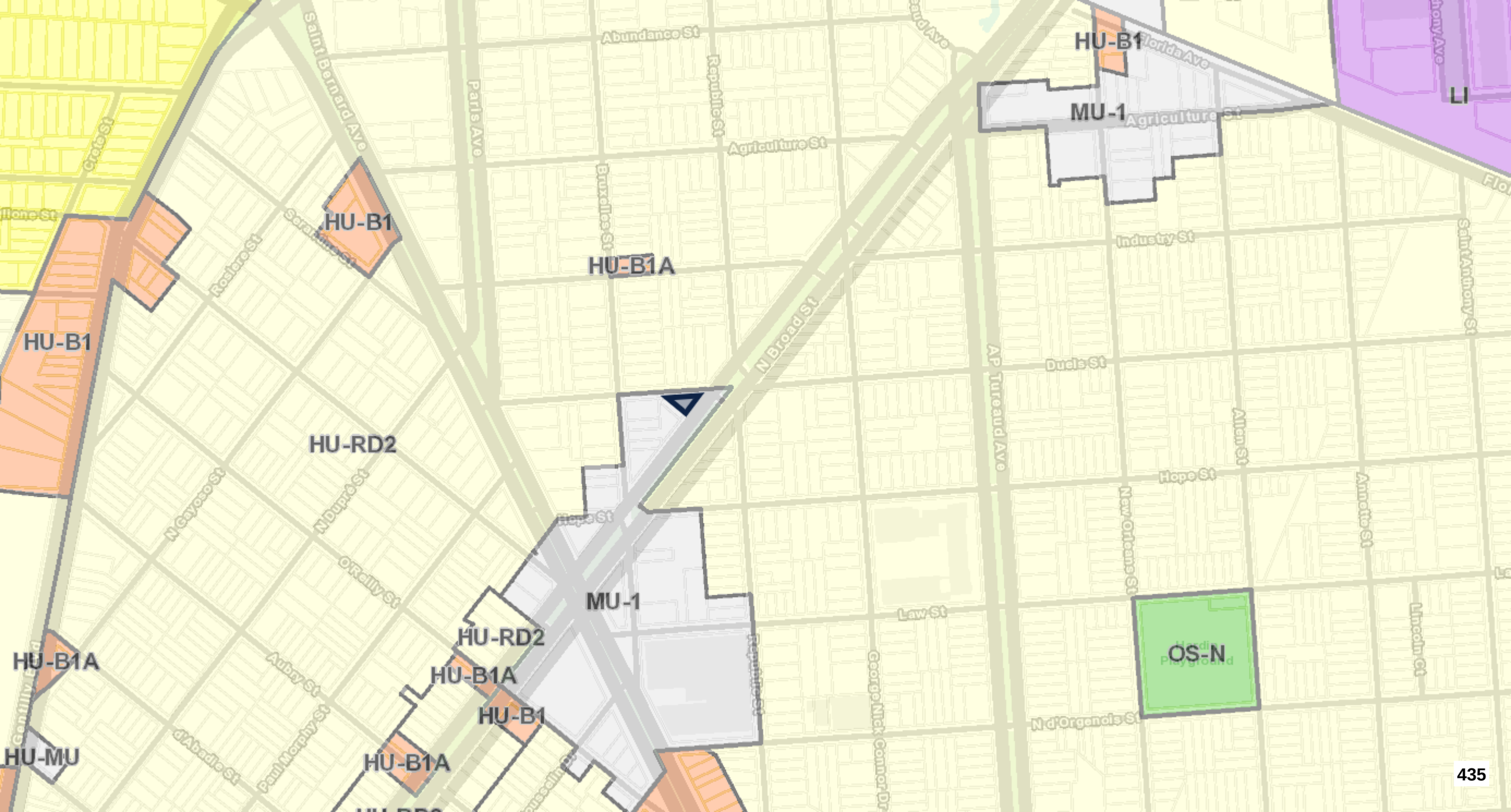
Proviso

1. No City department shall issue alcoholic beverage outlet 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.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.

YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poché, Steeg, Stewart, Witry

NAYS: None

ABSENT: None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Bruxelles St
N Broad St
AP Tureaud Ave
New Orleans St
Allen St
Annette St
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Saint Anthony St
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N Gayoso St
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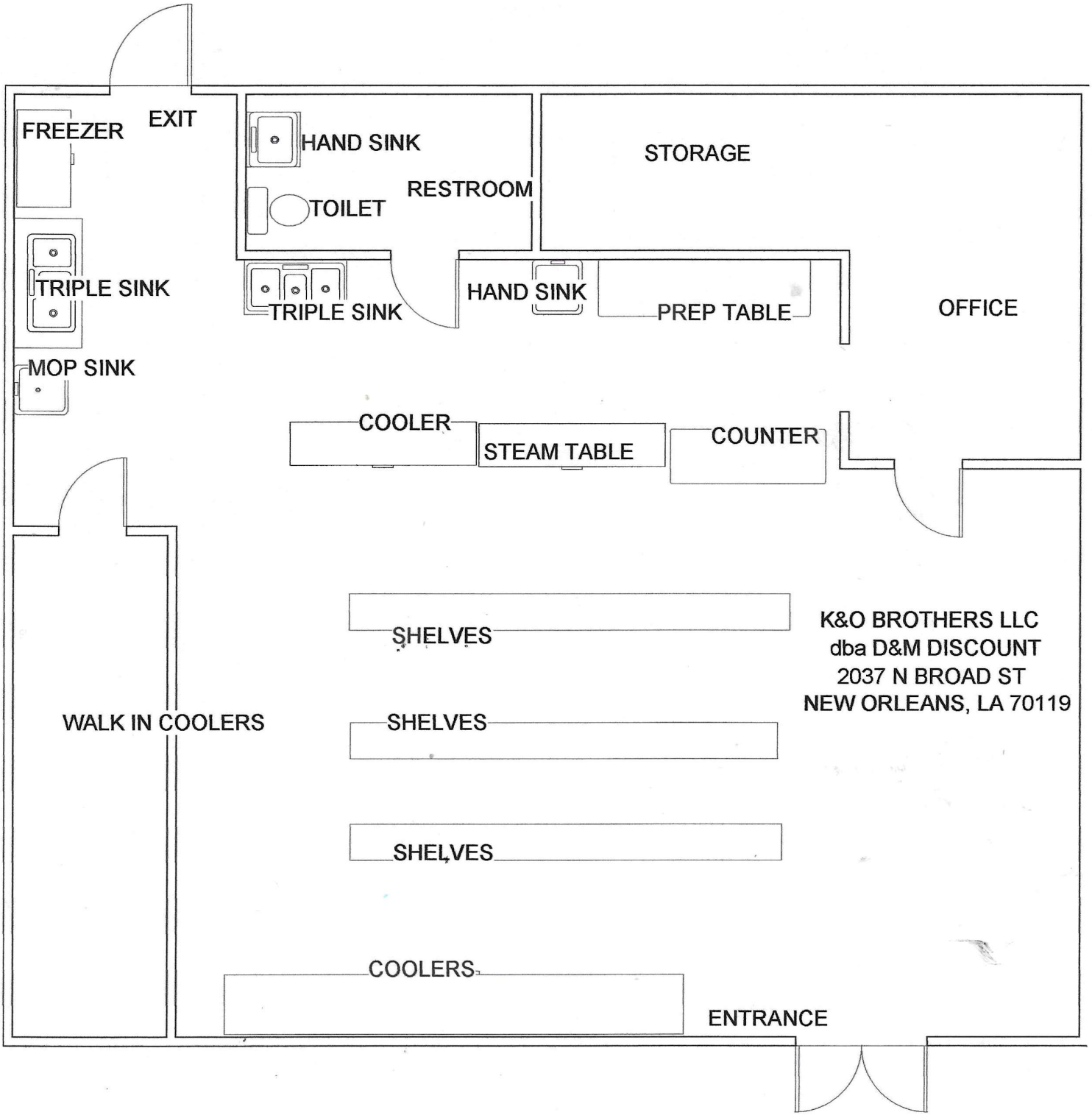
O'Reilly St
Auby St
Paul Morphy St
d'Abadie St
George Nick Connor Dr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COOLER
STEAM TABLE
COUNTER
SHELVES
K&O BROTHERS LLC
dba D&M DISCOUNT
2037 N BROAD ST
NEW ORLEANS, LA 70119
WALK IN COOLERS
SHELVES
SHELVES
COOLERS
ENTRANCE


BEN & JERRY'S
PEACE
Chocolate Chip Cookie Dough
GREAT TASTE
LOWEST PRICE
WE I D
THANK YOU
FOR SHOPPING
SIGN UP NOW &
Save $50
SCAN THIS CODE NOW
GO TO KOOL.COM/WELCOME TO START SAVING
KOOL
Red Bull
WET FLOOR


D & M DISCOUNT SUPERMARKET
OVERSTUFFED POBOY$-HOTPLATES-BEER-WINE-LIQUOR-MILK-BREAD
ATM INSIDE
OPEN
PELICAN ICE

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION:

I Approve

CONTACT (OPTIONAL)

NAME: Edmond J. Aubert

EMAIL:

ADDRESS: 1715 Agriculture St

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION:

I APPROVE

CONTACT (OPTIONAL)

NAME: Philip Benson

EMAIL:

ADDRESS: 27 27 Bruxelles.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION:

I APPROVE

CONTACT (OPTIONAL)

NAME: Grant Walters

EMAIL:

ADDRESS: 2419 George Nick Connor, Dr

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION:

Without doubt or hesitation I Earl Barthe' Jr and the Soul Patrol support D&M Supermarket request for licensing!

CONTACT (OPTIONAL)

NAME: Earl R Barthe' Jr

EMAIL: earlraybarthe@gmail.com

ADDRESS: 1727 Duels St NOLa 70119

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I Approve

CONTACT (OPTIONAL)

NAME: Crystal Darby

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I Approve

CONTACT (OPTIONAL)

NAME: Larry Bertrand

EMAIL:

ADDRESS: 2438 New Orleans St.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I Apov

CONTACT (OPTIONAL)

NAME: James Darby

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I approve Of D&M having a liquor licence

CONTACT (OPTIONAL)

NAME: Natasha

EMAIL: natasha ~~e~~ Carr.natasha+@gmail.com

ADDRESS: 2014 N. Broad 70119

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION: We need this approved for our neighborhood.

CONTACT (OPTIONAL)

NAME: VAN COULON

EMAIL: VANCOULON275@GMAIL.COM

ADDRESS: 2725 REPUBLIC ST.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION: I like Coming to the Store I support it

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION: Support

CONTACT (OPTIONAL)

NAME: J. Bethea

EMAIL:

ADDRESS: 2016 N BROAD ST

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119(

COMMENT/QUESTION: Want approved

CONTACT (OPTIONAL)

NAME: Alona-Aaliyah Wilson

EMAIL: alonawilson8.7@icloud.com

ADDRESS: 1820 Agriculture St.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: I support the approval of conditional use for this place. I think this business and neighborhood will benefit from the approval.

CONTACT (OPTIONAL)

NAME: Shanita Farris

EMAIL: Shanita.farris@gmail.com

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: Terri Pellerin

I Approve

CONTACT (OPTIONAL)

NAME:

EMAIL: Approve

ADDRESS:

PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Stephanie S Corley	12710 Curran Rd	New Orleans	LA	70128
Advanta Ira Services	13191 Starkey Rd Ste 9	Largo	FL	33773
Rickey Cristi Lynn	1510A Paul Morphy St	New Orleans	LA	70119
Esmond F 3 Carr	1626 Duels St	New Orleans	LA	70119
Current Resident	1627 Duels St	New Orleans	LA	70119
Current Resident	1628 Duels St	New Orleans	LA	70119
Current Resident	1659 Duels St	New Orleans	LA	70119
Walker Keith SR	1660 Industry St	New Orleans	LA	70119
Current Resident	1661 Duels St	New Orleans	LA	70119
Current Resident	1663 Duels St	New Orleans	LA	70119
Ralph A Eloie	1664 Industry St	New Orleans	LA	70119
Current Resident	1665 Duels St	New Orleans	LA	70119
Current Resident	1667 Duels St	New Orleans	LA	70119
Current Resident	1669 Duels St	New Orleans	LA	70119
Current Resident	1671 Duels St	New Orleans	LA	70119
Lucy A Green	1673 Duels St	New Orleans	LA	70119
Current Resident	1700 Industry St	New Orleans	LA	70119
Current Resident	1702 Industry St	New Orleans	LA	70119
Clifford E Barthe	1708 Duels St	New Orleans	LA	70119
Current Resident	1718 Duels St	New Orleans	LA	70119
Current Resident	1819 Hope St	New Orleans	LA	70119
Miller Willie J	1821 Hope St	New Orleans	LA	70119
Taylor Triplett	1825 Hope St	New Orleans	LA	70119
Pena Victor A Pichardo	1835 Hope St	New Orleans	LA	70119
Icm Investments	1839 Bienville St	New Orleans	LA	70112
Current Resident	1843 Hope St	New Orleans	LA	70119
Current Resident	2000 N Broad St	New Orleans	LA	70119
Current Resident	2002 N Broad St	New Orleans	LA	70119
Current Resident	2005 N Broad St	New Orleans	LA	70119
Current Resident	2014 N Broad St	New Orleans	LA	70119
Jan M Bethea	2016 N Broad St	New Orleans	LA	70119
Current Resident	2018 N Broad St	New Orleans	LA	70119
Current Resident	2020 N Broad St	New Orleans	LA	70119
2025 N Broad LLC	2021 St Claude Ave	New Orleans	LA	70116
2661 Bruxelles LLC	2021 St Claude Ave	New Orleans	LA	70116
Current Resident	2022 N Broad St	New Orleans	LA	70119
Current Resident	2024 N Broad St	New Orleans	LA	70119
Current Resident	2025 N Broad St	New Orleans	LA	70119
Current Resident	2026 N Broad St	New Orleans	LA	70119
Clarence L Jr Richardson	2028 N Broad St	New Orleans	LA	70119
Current Resident	2029 N Broad St	New Orleans	LA	70119
Current Resident	2031 N Broad St	New Orleans	LA	70119
Current Resident	2037 N Broad St	New Orleans	LA	70119
Current Resident	2100 N Broad St	New Orleans	LA	70119
David Parker	2102 N Broad St	New Orleans	LA	70119
Current Resident	2106 N Broad St	New Orleans	LA	70119
Washington Wayne A SR	2116 N Broad St	New Orleans	LA	70119
Paola Barona	2116 Short St	New Orleans	LA	70118
Current Resident	2118 N Broad St	New Orleans	LA	70119
Current Resident	2133 N Broad St	New Orleans	LA	70119
Lisa M Barnes	2139 N Broad St	New Orleans	LA	70119
David Benjamin Ernst	224 S Dupre St	New Orleans	LA	70119
McPayton Proeprty Management Limited Liability Company	2259 Filmore Ave	New Orleans	LA	70122
Current Resident	2639 Republic St	New Orleans	LA	70119
Current Resident	2640 Bruxelles St	New Orleans	LA	70119
Current Resident	2643 Republic St	New Orleans	LA	70119
Kimberly H Washington	2644 Bruxelles St	New Orleans	LA	70119
Hawkins Illinois Lee Moore	2645 Republic St	New Orleans	LA	70119
Current Resident	2648 Bruxelles St	New Orleans	LA	70119
Damian A Foy	2648 Republic St	New Orleans	LA	70119
Current Resident	2649 Bruxelles St	New Orleans	LA	70119
Current Resident	2649 Republic St	New Orleans	LA	70119
Current Resident	2650 Bruxelles St	New Orleans	LA	70119
Reginald Parker	2651 Bruxelles St	New Orleans	LA	70119
Current Resident	2651 Republic St	New Orleans	LA	70119
Current Resident	2653 Republic St	New Orleans	LA	70119
Current Resident	2655 Republic St	New Orleans	LA	70119
Carlo A Nuccio	2656 Bruxelles St	New Orleans	LA	70119
Current Resident	2657 Bruxelles St	New Orleans	LA	70119
Current Resident	2657 Republic St	New Orleans	LA	70119
Current Resident	2658 Bruxelles St	New Orleans	LA	70119
Current Resident	2659 Bruxelles St	New Orleans	LA	70119
Current Resident	2659 Republic St	New Orleans	LA	70119
Current Resident	2660 Bruxelles St	New Orleans	LA	70119
Current Resident	2661 Bruxelles St	New Orleans	LA	70119
Current Resident	2661 Republic St	New Orleans	LA	70119
Current Resident	2662 Bruxelles St	New Orleans	LA	70119
Current Resident	2663 Republic St	New Orleans	LA	70119
Laverne C Williams	2700 Bruxelles St	New Orleans	LA	70119

Alnita W Porea	2701 Bruxelles St	New Orleans	LA	70119
Kim Scott	2704 Bruxelles St	New Orleans	LA	70119
Current Resident	2705 Bruxelles St	New Orleans	LA	70119
Current Resident	2706 Bruxelles St	New Orleans	LA	70119
Elyse Manning	2707 Bruxelles St	New Orleans	LA	70119
Current Resident	2710 Bruxelles St	New Orleans	LA	70119
Harris Lois	2710 Buxelles St	New Orleans	LA	70119
Dianze B Bazzle	2711 Bruxelles St	New Orleans	LA	70119
Current Resident	2713 Bruxelles St	New Orleans	LA	70119
David A Ludman	2714 Republic St	New Orleans	LA	70119
Current Resident	2715 Bruxelles St	New Orleans	LA	70119
Ryann Martinek	2716 Bruxelles St	New Orleans	LA	70119
Current Resident	2716 Republic St	New Orleans	LA	70119
Current Resident	2717 Bruxelles St	New Orleans	LA	70119
Current Resident	2718 Republic St	New Orleans	LA	70119
Current Resident	2719 Bruxelles St	New Orleans	LA	70119
Current Resident	2720 Republic St	New Orleans	LA	70119
Evelyn Maier	2721 Bruxelles St	New Orleans	LA	70119
Brian J Fisher	2721 Republic St	New Orleans	LA	70119
Current Resident	2722 Bruxelles St	New Orleans	LA	70119
Current Resident	2722 Republic St	New Orleans	LA	70119
Current Resident	2723 Bruxelles St	New Orleans	LA	70119
Current Resident	2724 Bruxelles St	New Orleans	LA	70119
Deinira M Angelain	2724 Republic St	New Orleans	LA	70119
Current Resident	2725 Bruxelles St	New Orleans	LA	70119
Van Coulon	2725 Republic St	New Orleans	LA	70119
Nellie Mae Coleman	2727 Bruxelles St	New Orleans	LA	70119
Current Resident	2728 Bruxelles St	New Orleans	LA	70119
Current Resident	2729 Bruxelles St	New Orleans	LA	70119
Current Resident	2730 Bruxelles St	New Orleans	LA	70119
Current Resident	2731 Bruxelles St	New Orleans	LA	70119
Current Resident	2733 Bruxelles St	New Orleans	LA	70119
Farris Shanita Louise	2733 Bruxelles St Apt 1A	New Orleans	LA	70119
Current Resident	2733 Bruxelles St Apt 1B	New Orleans	LA	70119
Current Resident	2733 Bruxelles St Apt 2A	New Orleans	LA	70119
Current Resident	2733 Bruxelles St Apt 2B	New Orleans	LA	70119
Current Resident	2735 Bruxelles St	New Orleans	LA	70119
Jeffrey D Jones	2847 Saratoga Dr	Baton Rouge	LA	70808
2729-31 Bruxelles LLC	30 N Gould St Ste R	Sheridan	WY	82801
Rokada Properties LLC	3018 22nd St S	Arlington	VA	22204
Leo L Mediamolle	31 Briarfield Dr	Marrero	LA	70072
Natalie M Barnes	3122 De Saix Blvd	New Orleans	LA	70119
Natalie M Barnes	3122 Desaix Blvd	New Orleans	LA	70119
Camille S Philips	37654 Cayo St	Slidell	LA	70458
Marvin V Trudeau	4019 Pauger St	New Orleans	LA	70122
M&W Properties LLC	4741 Lennox Blvd	New Orleans	LA	70131
Washington Kimberly H	6 Charlotte Dr	New Orleans	LA	70119
Green Erick	8465 E Paul Ave	Clovis	CA	93619
D T Home & Maintenance LLC	8536 Fordham Ct	New Orleans	LA	70127
Parlor Realty LLC	9000 Sunset Blvd #709	West Hollywood	CA	90069
Danny M Nassar	Adjudicated to Cno 6739 I	New Orleans	LA	70126
Lana Marie Cousin	C/O Doris Cousin - Usufru	New Orleans	LA	70119
3007 Dryades Street LLC	C/O Jmp23 LLC 3157 Gen	New Orleans	LA	70122
Meldalynn McCoy	ET Al 707 S Dupre St	New Orleans	LA	70119
Hutchinson Corey R SR	Etal 2018 N Broad St	New Orleans	LA	70119
Dream Big Properties LLC	P O Box 1922	Gretna	LA	70054
Anthony J Aramburo	Sheryl A Boudy 1843 Hop	New Orleans	LA	70119

NEIGHBORHOOD ORGANIZATIONS

Seventh Ward Neighborhood Association
Point of Contact: Dr. Mona Lisa Saloy
Phone Number: 504-308-0386
Email: 7thwardassoc@gmail.com
Street Address: PO Box 8591
City: New Orleans
Zip: 70182

Havana Place Neighborhood Association
Point of Contact: Stosh Kozlowski
Phone Number: 504-323-5533
Email: stoshkozl@yahoo.com
Street Address: 1718 Abundance St.
City: New Orleans
Zip: 70119

City Councilperson

Eugene Green
eugene.green@nola.gov
Phone: (504) 658-1040
Fax: (504) 658-1048
City Hall, Room 2W20
1300 Perdido Street
New Orleans, Louisiana 70112
CPC Information

cpcinfo@nola.gov
Phone: (504) 658-7033
City Hall, 7th floor
1300 Perdido Street
New Orleans, Louisiana 70112



September 27, 2025

Dear Neighbor,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) 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 MU-1 mixed-use district, which does not allow for the retail sale of alcohol without city council approval. Therefore, we are pursuing a conditional use approval for 2037 N Broad.

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 13, 2025, at 5:00 PM

Location: 2037 Broad Street, New Orleans, LA 70119

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 alcohol package liquor store into a vibrant retail destination that caters to both locals and visitors alike. Our goal is to create an inviting atmosphere featuring a diverse selection of high-quality spirits, wines, and craft beers. We will enhance the shopping experience with knowledgeable staff to assist customers. This transformation aims to not only meet the needs of our community but also attract tourists seeking a unique shopping experience.

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 13, 2025.

Sincerely,

NASSAR DANNY M

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: safekitonline@gmail.com Contact: (504)274-8707

Gmail

SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2037 N BROAD STREET

1 message

SAFE KIT <safekitonline@gmail.com> Sat, Sep 27, 2025 at 7:01 AM
To: 7thwardassoc@gmail.com, "stoshkozl@yahoo.com" <stoshkozl@yahoo.com>
Cc: "Odainassar23@gmail.com" <Odainassar23@gmail.com>

Dear Neighborhood Association Member,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) 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 13, 2025, at 5:00 PM

Location: 2037 Broad Street, New Orleans, LA 70119

As our Neighborhood Association 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,

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: odainassar23@gmail.com

Contact: (504)422-9230

3 attachments



PROPERTY SKETCH.jfif
27K



PHOTO OF BUSINESS.jfif
308K

FINAL NPP LETTER 2037 N Broad.pdf
119K

Gmail

SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2037 N BROAD STREET

1 message

SAFE KIT <safekitonline@gmail.com> Sat, Sep 27, 2025 at 7:00 AM
To: Eugene J Green <Eugene.Green@nola.gov>
Cc: "Odainassar23@gmail.com" <Odainassar23@gmail.com>

Dear Councilman Green,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) 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 13, 2025, at 5:00 PM

Location: 2037 Broad Street, New Orleans, LA 70119

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,

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: odainassar23@gmail.com

Contact: (504)422-9230

3 attachments



PROPERTY SKETCH.jfif
27K



PHOTO OF BUSINESS.jfif
308K

FINAL NPP LETTER 2037 N Broad.pdf
119K

Gmail

SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2037 N BROAD STREET

1 message

SAFE KIT <safekitonline@gmail.com> Sat, Sep 27, 2025 at 7:02 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: "Odainassar23@gmail.com" <Odainassar23@gmail.com>

Dear City Planning Committee,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

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As our City Planning Committee, 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,

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: odainassar23@gmail.com

Contact: (504)422-9230

3 attachments



PROPERTY SKETCH.jfif
27K



PHOTO OF BUSINESS.jfif
308K

FINAL NPP LETTER 2037 N Broad.pdf
119K

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Monday, October 13, 2025, at 5:00 PM

Meeting Location: 2037 Broad Street, New Orleans, LA 70119

Project Name/Address: Nassar Danny 2037 Broad Street, New Orleans, LA 70119

gmail.com

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
VAN COULON		2725 REPUBLIC	NOLA 70119	504 516 4559	VANCOULON275@
alona Wilson		1820 arigculturest	new orleans/70119	504-228-2030	alonawilson87@1827
Shanita Farris		2733 Bruxelles St	NOLA 70119	Shanita.farris@gmail.com	icloud.com
T. Bethea		2016 N Broad	NOLA 70119	—	—
Chucky					
Tabatha Cuiellette		2022 N. Broad	NOLA 70119	504-232 8569	—
James Darcy		2660 Bruxelles St	NOLA 70119	504-512-3108	—
Crystal Labeaud		2660 Bruxelles St	N.O.L.A 70119	504-320-5331	
Kevin James	Helper	2660 [illegible]	[illegible]		
Natasha Carr		2014 N. Broad	Nola 70119	504 8129203	
Terrence Polla		2300 N.	N.O. La	504 2505-705	
Edmond J. Aubert		1715 Agriculture St		NONE	
Grant Walters					
Phil		2419 Georgia	NEW ORLEANS	504-308-4642	
Phil		2727 Bruxelles			
Earl R Barthe Jr		1727 Duels St	N.O. La	504-435-3486	earlraybarthe@gmail.com
Larry Bertrand		2438 New Orleans St	No.La	504-930-1830	

DATE OF REPORT: OCTOBER 14, 2025

PROJECT NAME: NASSAR DANNY 2037 NORTH BROAD STREET

OVERVIEW:

THIS PROJECT PROVIDES RESULTS OF THE IMPLEMENTATION OF THE PROJECT NEIGHBORHOOD PARTICIPATION PROGRAM FOR PROPERTY LOCATED AT 2037 NORTH BROAD STREET NEW ORLEANS LA. 70119

THE APPLICANT INTENDS TO FILE FOR APPROVAL TO PERMIT THE RETAIL SALE OF ALCOHOL AT OUR LOCATION IN THE MU-1 MIXED-USE DISTRICT, IN ACCORDANCE WITH ARICLE 15, SECTION 15.2.A (TABLE 15-1) OF THE COMPREHENSIVE ZONING ORDINANCE.

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.

CONTACT:

NASSAR DANNY. / K&O BROTHERS LLC OWNER 2037 NORTH BROAD STREET NEW ORLEANS, LA 70119 E-MAIL: Odainassar23@gmail.com PHONE: (504)422-9230

NEIGHBORHOOD MEETING:

THE FOLLOWING DATE AND LOCATION OF THE MEETING WHERE CITIZENS WERE INVITED TO DISCUSS THE APPLICANT'S PROPOSAL.

DATE: OCTOBER 13, 2025

RETAIL STORE LOCATION:

2037 NORTH BROAD STREET NEW ORLEANS, LA 70119

17 PEOPLE TOTAL IN ATTENDANCE.

CORRESPONDENCE AND TELEPHONE CALLS:

1. SEPTEMBER 24, 2025, SENT AN EMAIL TO NEW ORLEANS CITY PLANNING COMMISSION REQUESTING NPP LETTER SENT 2 MONTHS BACK FROM THE OWNERS LAST AGENT WORKING ON THIS PROJECT.

2. SEPTEMBER 25, 2025, SENT AN EMAIL WITH UPDATED NPP LETTER ATTACHED REQUESTING ASSISTANCE TO THE NEW ORLEANS CITY PLANNING COMMISSION AND SENIOR CITY PLANNER, AVA MONNET.

3. SEPTEMBER 25, 2025, ROBIN C JONES SENIOR CITY PLANNER RESPONDED TO MY EMAIL ASSISTING AND CORRECTING ALL INQUIRIES ASSOCIATED WITH THE APPROVAL OF OUR NPP LETTER.

4. SEPTEMBER 27, 2025, EMAILED PRESIDENT 7TH WARD NEIGHBORHOOD ASSOCIATION. DID NOT RECEIVE AN EMAIL RESPONSE SAYING THAT THEY WOULD BE IN ATTENDANCE.

5. SEPTEMBER 27, 2025, EMAILED PRESIDENT HAVANA PLACE NEIGHBORHOOD ASSOCIATION. DID NOT RECEIVE AN EMAIL RESPONSE SAYING THAT THEY WOULD BE IN ATTENDANCE.

6. SEPTEMBER 27, 2025, LETTERS MAILED AND EMAILED TO CONTACT LIST, INCLUDING HOMES, APARTMENTS, COUNCIL EUGENE GREEN, NEIGHBORHOOD ASSOCIATIONS, CHURCHES, AND SCHOOLS.

RESULTS: THERE WERE 138 PERSONS/ADDRESSES INVITED TO THE COMMUNITY MEETING.

SEE SUMMARY BELOW:

SUMMARY OF NEIGHBORHOOD CONCERNS, ISSUES, AND PROBLEMS:

1. MEETING ATTENDEES/ NEIGHBOR'S REQUESTS TO THE OWNER:

• THERE WERE (17) MEETING ATTENDEES ALL (17) OF THE MEETING ATTENDEES SUPPORT OUR RETAIL ALCOHOL APPROVAL

• THE MEETING RESULTED IN UNANIMOUS SUPPORT FROM ATTENDEES, REFLECTING STRONG COMMUNITY INTEREST IN OUR PROPOSAL. WE RECEIVED NO OBJECTIONS FROM NEIGHBORS, DEMONSTRATING THEIR COLLABORATIVE ENTHUSIASM FOR OUR INITIATIVE.

2. HOW CONCERNS, ISSUES, AND PROBLEMS THE NEIGHBORS EXPRESSED WILL BE ADDRESSED:

• THERE WERE NO CONCERNS, PROBLEMS OR ISSUES EXPRESSED.

Bria A Dixon

From: Paola Barona <pollyba@hotmail.com>
Sent: Monday, November 17, 2025 5:33 PM
To: CPCINFO
Subject: RE: Opposition to Conditional Use for Alcohol Sales – Corner of N. Broad, Duels & Bruxelles - Zoning Docket 063/25 Address 2037 North Broad Street New Orleans

Dear Members of the Planning Commission and City Council,

I am writing as a nearby resident to express my opposition to the proposed conditional use for the retail sale of alcoholic beverages at the corner of North Broad Street, Duels and Bruxelles Street.

This intersection and immediate area already experience serious safety and nuisance issues. Adding yet another location selling alcohol will, in my view, intensify existing problems rather than improve the neighborhood.

1. Documented violent crime at N. Broad & Bruxelles

There has already been a deadly shooting in the 2000 block of North Broad with one of the victims found right at Bruxelles Street and North Broad Avenue. On January 7, 2022, NOPD reported a homicide near Duels Street and North Broad and a second victim, a 25-year-old male with multiple gunshot wounds, near Bruxelles Street and North Broad Avenue.
This confirms that this exact corner is not hypothetical or "safe enough already" – it has already been associated with serious gun violence. Introducing a new alcohol-related business here would add late-night activity, traffic, and loitering to a location with an established violent-crime history.

2. Illegal parking in the median (neutral ground) and blocked driveways

- Residents around Broad and Bruxelles already deal with:

- Cars parking in the neutral ground (median)

- Vehicles blocking driveways and crowding residential streets, especially during busy hours

The City of New Orleans explicitly states that parking on neutral grounds is prohibited by ordinance except in limited, specially allowed situations such as certain flood events.
Despite this, cars routinely park in the median along this corridor. Enforcement is inconsistent, leaving neighbors to live with the consequences: damaged green space, visual blight, and more dangerous traffic patterns. Adding an additional alcohol outlet in this same stretch will only increase the volume of people trying to park "wherever they can," which usually means neutral grounds and blocking residential driveways.

3. Street vendors without licenses and commercial creep

In addition to the parking issues, the area already has informal street vendors operating near the intersection, many of whom appear to be unlicensed. This contributes to congestion, noise, and trash, and increases the sense that the corner is being used as a commercial hub rather than a residential-supportive corridor.
City enforcement has publicly acknowledged that illegal or unlicensed street vending is a recurring problem in New Orleans and has required crackdowns in other parts of the city.
Allowing an additional alcohol business in this same small area is likely to encourage more informal vending and late-night activity, not less.

4. Cumulative impact on a residential neighborhood

While the zoning may allow mixed use, the surrounding streets (including Bruxelles) are still primarily residential. Families already endure:

- Loud late-night activity
- People loitering near their homes
- Driveways being blocked
- Cars parked illegally in the neutral ground

The City Planning Commission has previously considered a conditional use at 2005 N. Broad Street, at this same corner, for a bar with live entertainment and later a restaurant with live entertainment and extended hours. This history shows that the corner is already under pressure from intensive nightlife-type uses.

Layering another alcohol business into an intersection with:

- A documented homicide and critical-injury shooting,
- Existing parking and neutral-ground violations,
- Street vendors and crowding,

would further erode the livability and sense of safety for those of us who actually reside here.

For these reasons, I respectfully request that you deny the conditional use request for additional alcohol sales at the corner of North Broad and Bruxelles.

Thank you for your time and consideration.

Sincerely,
Paola Barona
2648-2650 Bruxelles Street
New Orleans, LA 70119

*PLEASE CONFIRM RECEIPT OF THIS EMAIL

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 Olreans, 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 Olreans, 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: Nassar Danny M

Applicant Address: 2037 North Broad Street

City: New Orleans State: Louisiana Zip: 70119

Applicant Contact Number: (504)422-9230 Email: safekitonline@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE [X]

Property Owner Name: _____

Property Owner Address: _____

City: _____ State: _____ Zip: _____

Property Owner Contact Number: _____ Email: _____

SPECIFIC ZONING REQUEST

Seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance.

PROPERTY LOCATION

Square Number(s): 1539 Lot Number(s): 11

Bounding Streets: N BROAD DUELS

Zoning: MU-1 mixed-use district Municipal District: D

Tax Bill Number: 37W301609 Planning District: GENTILLY (6)

DESCRIPTION OF PROJECT (Attachments are acceptable)

We are seeking this conditional use approval to reinstate our ability to sell alcohol, following a lapse in our license renewal due to unforeseen circumstances that prevented us from meeting the renewal deadline. Our vision for this corner store is to maintain a welcoming environment that serves our community while fostering a unique atmosphere for visitors. Complemented by knowledgeable staff ready to enhance the shopping experience. We not only cater to the needs of our local residents but also attract tourists who are looking for an authentic shopping experience in the area.

UNITED STATES OF AMERICA

State of Louisiana

Nancy Landry

SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that

the annexed and following is a True and Correct copy of the Certificate of Organization as shown by comparison with document filed and recorded in this Office on November 15, 2007.

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 14, 2025

Nancy Landry

Secretary of State

Web 36589246K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 12101553#P8E52

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

UNITED STATES OF AMERICA

State of Louisiana

Jay Dardenne

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

K & O BROTHERS, L.L.C.

Domiciled at KENNER, LOUISIANA,

Was filed and recorded in this Office on November 15, 2007,

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,

November 15, 2007

MPH 36589246K

Secretary of State

STATE OF LOUISIANA
UNION JUSTICE CONFIDENCE
SECRETARY OF STATE

UNITED STATES OF AMERICA

State of Louisiana

Nancy Landry

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

K & O BROTHERS, L.L.C.

are true and correct and are filed in the Louisiana Secretary of State's Office.

36589246K ORIGF 11/15/2007 5 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,

October 14, 2025

Nancy Landry

Secretary of State

WEB 36589246K

Certificate ID: 12101554#XBF52

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

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ORLEANS

ARTICLES OF ORGANIZATION
OF
K & O BROTHERS,L.L.C.

The undersigned, acting pursuant to the Louisiana Limited Liability Company Law, R.S. 12:1301, et seq., adopt the following Articles of Organization:

ARTICLE I
NAME

The name of the limited liability company is: **K & O BROTHERS, L.L.C.**

ARTICLE II
PURPOSE

The purpose of the company is to engage in any lawful activity for which limited liability companies may be formed.

ARTICLE III
DURATION

The duration of the Company shall be fixed at Perpetuity from the date of filing of Articles of Organization with the Secretary of State of Louisiana, unless the company is earlier dissolved in accordance with either the provisions of this limited liability company operating agreement or the Act.

ARTICLE IV
MANAGEMENT

A. MEMBERS. There are limitations placed on the authority of members to bind the limited liability company in certain matters, as contained in a written operating agreement entered into by and between the members.

B. MANAGERS. The members primarily responsible for the management of the limited company may, but not required to, appoint a manager to attend to the ordinary day-to-day business of the limited company. The restrictions of such manager are contained in a written operating agreement entered into by and between the members.

Managers may be either member or outside parties.

ARTICLE V
ORGANIZERS

The full names and municipal addresses of the organizers are the following:

DANNY NASSAR
81 MONTERREY AVE
KENNER, LA 70065

NASSAR NASSAR
81 MONTERREY AVE
KENNER, LA 70065

Thus executed on the 18th day of October, 2007, at New Orleans, Louisiana.

WITNESSES:

TRANG THANH LE

TRUNG Q LE

ORGANIZERS:

DANNY NASSAR

NASSAR NASSAR

ACKNOWLEDGEMENT

BE IT KNOWN, that on this 18th day of October, 2007

BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana,

PERSONALLY CAME AND APPEARED:

DANNY NASSAR AND NASSAR NASSAR

Who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearers are the identical persons who executed the above and foregoing Articles of Organization and that Appearers executed said Articles of Organization of Appearers' own free will, as Appearers' own act and deed, for the uses, purposes and benefits therein expressed.

WITNESSES:

TRANG THANH LE

DANNY NASSAR

TRUNG T. LE

NASSAR NASSAR

TUYEN THANH LE
NOTARY PUBLIC #54523
My Commission is for Life

INITIAL REPORT
OF

K & O BROTHERS, L.L.C.

1. The name of this limited liability company is K & O BROTHERS, L.L.C.

2. The location and municipal address, not a post office box only, of this limited liability company's registered office is:

81 MONTERREY AVE
KENNER, LA 70065

3. This full name and municipal address, not a post office box only, of each of the limited liability company's registered agent is

DANNY NASSAR
81 MONTERREY AVE
KENNER, LA 70065

4. The names and municipal address, not a post office box only, of the first managers, or the members are:

DANNY NASSAR
81 MONTERREY AVE
KENNER, LA 70065

NASSAR NASSAR
81 MONTERREY AVE
KENNER, LA 70065

To be signed by each person who signed the Articles of Organization

DANNY NASSAR

NASSAR NASSAR

AFFIDAVIT OF ACKNOWLEDGEMENT AND ACCEPTANCE OF APPOINTMENT BY DESIGNATED REGISTERED AGENT

To the Secretary of State
State of Louisiana

On this 18th day of October, 2007,

BEFORE ME, a Notary Public duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana,

PERSONALLY CAME AND APPEARED:

DANNY NASSAR

Who, after being duly sworn, declared and acknowledged to me that she does hereby accept appointment as the Registered Agent of K & O BROTHERS, L.L.C., which is a limited liability company authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 22 of the Louisiana Revised Statutes.

DANNY NASSAR Agent

SWORN AND SUBSCRIBED BEFORE ME, this 18th day of October, 2007

TUYEN THANH LE
NOTARY PUBLIC #54523
My Commission is for Life

Outlook

Fw: D&M Discount Supermarket

From CPCINFO <CPCINFO@nola.gov>
Date Tue 12/2/2025 11:55 AM
To Ava Monnet <Ava.Monnet@nola.gov>

From: Lisa Barnes <lisabrwn323@gmail.com>
Sent: Monday, December 1, 2025 3:01 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: D&M Discount Supermarket

I live very, close to the above establishment and I oppose D&M Discount Supermarket being granted an alcoholic license/permit to sell alcoholic beverages.

Throughout our community there's ongoing loitering, soliciting, noise pollution, fighting, illegal parking on public and private property, trash and debris being thrown onto private and public properties, people with alcohol and drug addictions housing themselves on private and public properties, sidewalks, back and sides of these buildings they buy alcohol from, trespassing, criminal and unlawful activities presence. Some of the customers also camp out at McDonald's located at 1918 North Broad Street, NOLA 7019 in the parking lot sitting in house chairs drinking alcoholic beverages purchased.

There are several establishments in the immediate area selling alcohol Monday through Sunday legal and illegally. Having another establishment to sell alcoholic beverages is not needed or wanted.

For examples:

North Broad Seafood Market located at 1901 North Broad Street, NOLA, 70119 opens seven days a week and sells alcohol.

Triangle Deli located at 1904 North Broad Street, NOLA 70119 opens 24/7 and sells alcohol.

The Show Case located at 1915 North Broad Street, NOLA 70119 opens seven days a week mainly at night and sells alcohol.

J's Place located at 2005 North Broad Street, NOLA 70119 illegally sells alcohol Thursday through Sunday and during special scheduled events held there.

D&M Discount Supermarket located at 2037 North Broad Street, NOLA 70119 has a desire to sell alcoholic beverages again which I'm totally against. People are presently loitering, parking on the sidewalks, shooting dice, and trespassing.

It's a self interest, not a community interest as disclosed in a letter from the owner of D&M Discount Supermarket that was send to my residence. The owners of the above establishments mentioned and the customers that purchase the alcoholic beverages don't live in this community, they live elsewhere, but they have caused all of these problems and issues that are present with us in our community.

There appears to be no support from those in power to intervene at this time. We have contacted our local entities by email accompanied by pictures, phone calls and having put our safety on the line by going in and signing Affidavits.

I was a little uncomfortable about responding due to personal safety concerns, but I can't sit back and say nothing. I strongly oppose allowing another establishment to sell alcohol.

Thanks for the opportunity to respond.
.

Jenna D. Burke

From: lucy green <thecolorlgreen@gmail.com>
Sent: Monday, December 1, 2025 8:00 AM
To: CPCINFO
Subject: Zoning Docket 063/25 Applicant(s) Danny M Nassar

Sir or Madam: Executive Director-

My communication is in regard to the above-mentioned applicant's; application for a Retail Dealer's Permit to sell alcoholic beverages at 2037 North Broad Street. The retail business is known as D&M Discount Supermarket.

I respectfully voice my opposition to this Retail Dealer's Permit being granted**.** I have been a resident of the neighborhood, where this retail business is located since 1984. D&M Discount Supermarket is not a responsible accountable retailer, nor is this retailer a community partner of the residents / homeowners of this neighborhood.

Residents / homeowners of this neighborhood have endured numerous scenarios initiated by D&M Discount Supermarket disparages, a few of those scenarios follows:
loitering in front of the retail establishment, which faces North Broad Street and on the side Street (the 1600 block of Duels Street) which it borders on, Alcoholic beverages consumed from open containers by patrons of D&M Discount Supermarket. Consumption is in the front of D&M Discount Supermarket, which faces North Broad and on the side street (the 1600 block of Duels Street). Alcoholic beverages are consumed by patrons sitting on the "beds" of pickup trucks parked adjacent to the retail establishment; Automobiles are sometimes repaired in front of and on the side of the retail establishment; Profanity is a universal language; groups of young teens gather at times and loiter sometimes for hours; the retail establishment lacks a dumpster for discarded trash; as you well know, discarded trash that is not contained will attract numerous rodents; the handicap entry to the sidewalk is blocked by parked automobiles, whose occupants deem it to be their privileged and personal parking spot. Sometimes, cars are even washed on the side street (Duels) as well.

This retailer is not community conscious, nor is it community oriented; this retailer lacks respect for the community, where it is located in and the community that surrounds it; This retailer is not a partner of the community it is located in or the community that surrounds it, this retailer is a predator, with a total disregard of community respect and community safety. I believe that our community deserves better. The majority of the residents / homeowners in this community are gainfully employed; attend church on sunday; pay city / state taxes (ie. garbage, real estate, sales etc) and maintain their properties. We are deserving of the same retail respect and the same retail safety afforded to the residents / homeowners of communities such as St. Charles Avenue or Lakeview or the Lakefront.

I understand that our residential area is considered a MU-1 Medium Intensity Mixed -Use District; whereas a variety of housing types coexist. It is indeed a neighborhood that reflects commercial and institutional use. Given this fact, a conscientious respect by the retailer for the community they do business in, should be a priority. The reason being, their continued disregard of the lawful execution of a Retail Dealers Permit could very well impact the overall financial property value of homeowners. The

retailer's failure to enforce the laws that govern the issuance of the Retail Dealers Permit implies that they are complicit in the violation of the laws that the permit is based on. We deserve better.

Historically, numerous residents have complained about the way, D&M Discount Supermarket operates; those complaints have been verbal and written, and all have been to no avail. Given the contents of this email communication, Sir or Madam Executive Director, going forward, if this retail establishment is granted a Retail Dealer's Permit, I sincerely hope that they will be held accountable and penalized should they be found in violation of the Retail Dealer's Permit they are seeking. I sincerely hope that those who are empowered to enforce the laws that govern the issuance of the Retail Dealer's permit will enforce the penalties, the violations warrant. I hope that those empowered with enforcement will also be responsive to the concerns of the residents / homeowners of this community. The reasons being, D&M Discount Supermarket's disregard of the scenarios, previously mentioned, impacts the quality of life of every resident / of every homeowner in this community.

My sincere thanks and appreciation for this venue of communication that you have afforded me, as it relates to the above-mentioned subject matter. It is profoundly appreciated.

Respectfully, I am.....

Lucy Green

"I opened two gifts this morning ... they were my eyes" unknown

Bria A Dixon

From: Paola Barona <pollyba@hotmail.com>
Sent: Monday, November 17, 2025 5:33 PM
To: CPCINFO
Subject: RE: Opposition to Conditional Use for Alcohol Sales – Corner of N. Broad, Duels & Bruxelles - Zoning Docket 063/25 Address 2037 North Broad Street New Orleans

Dear Members of the Planning Commission and City Council,

I am writing as a nearby resident to express my opposition to the proposed conditional use for the retail sale of alcoholic beverages at the corner of North Broad Street, Duels and Bruxelles Street.

This intersection and immediate area already experience serious safety and nuisance issues. Adding yet another location selling alcohol will, in my view, intensify existing problems rather than improve the neighborhood.

1. Documented violent crime at N. Broad & Bruxelles

There has already been a deadly shooting in the 2000 block of North Broad with one of the victims found right at Bruxelles Street and North Broad Avenue. On January 7, 2022, NOPD reported a homicide near Duels Street and North Broad and a second victim, a 25-year-old male with multiple gunshot wounds, near Bruxelles Street and North Broad Avenue.
This confirms that this exact corner is not hypothetical or "safe enough already" – it has already been associated with serious gun violence. Introducing a new alcohol-related business here would add late-night activity, traffic, and loitering to a location with an established violent-crime history.

2. Illegal parking in the median (neutral ground) and blocked driveways

- Residents around Broad and Bruxelles already deal with:

- Cars parking in the neutral ground (median)

- Vehicles blocking driveways and crowding residential streets, especially during busy hours

The City of New Orleans explicitly states that parking on neutral grounds is prohibited by ordinance except in limited, specially allowed situations such as certain flood events.
Despite this, cars routinely park in the median along this corridor. Enforcement is inconsistent, leaving neighbors to live with the consequences: damaged green space, visual blight, and more dangerous traffic patterns. Adding an additional alcohol outlet in this same stretch will only increase the volume of people trying to park "wherever they can," which usually means neutral grounds and blocking residential driveways.

3. Street vendors without licenses and commercial creep

In addition to the parking issues, the area already has informal street vendors operating near the intersection, many of whom appear to be unlicensed. This contributes to congestion, noise, and trash, and increases the sense that the corner is being used as a commercial hub rather than a residential-supportive corridor.
City enforcement has publicly acknowledged that illegal or unlicensed street vending is a recurring problem in New Orleans and has required crackdowns in other parts of the city.
Allowing an additional alcohol business in this same small area is likely to encourage more informal vending and late-night activity, not less.

4. Cumulative impact on a residential neighborhood

While the zoning may allow mixed use, the surrounding streets (including Bruxelles) are still primarily residential. Families already endure:

- Loud late-night activity
- People loitering near their homes
- Driveways being blocked
- Cars parked illegally in the neutral ground

The City Planning Commission has previously considered a conditional use at 2005 N. Broad Street, at this same corner, for a bar with live entertainment and later a restaurant with live entertainment and extended hours. This history shows that the corner is already under pressure from intensive nightlife-type uses.

Layering another alcohol business into an intersection with:

- A documented homicide and critical-injury shooting,
- Existing parking and neutral-ground violations,
- Street vendors and crowding,

would further erode the livability and sense of safety for those of us who actually reside here.

For these reasons, I respectfully request that you deny the conditional use request for additional alcohol sales at the corner of North Broad and Bruxelles.

Thank you for your time and consideration.

Sincerely,
Paola Barona
2648-2650 Bruxelles Street
New Orleans, LA 70119

*PLEASE CONFIRM RECEIPT OF THIS EMAIL

City Planning Commission Speaker Card

Date: 12/9/25

I would like to speak regarding CPC Docket: 063/25

INFORMATION ONLY

Name: Jimmie Brown / Danny Nassar

Address: 2037 N Broad

○ 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: _____

City Planning Commission Meeting
Tuesday, December 9, 2025

CPC Deadline: 02/07/2026
CC Deadline: 60 days from receipt
City Council District: B – Harris

STAFF REPORT

Zoning Docket: 064/25

To: City Planning Commission

From: Robert Rivers, Executive Director
Stephen Kroll, Planning Administrator

Prepared by: Haley Webb

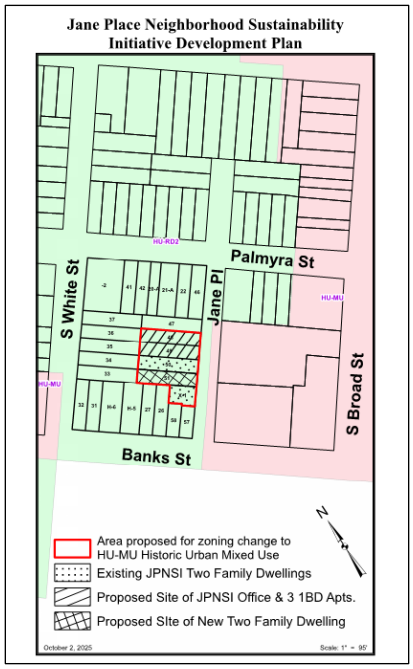
Date: December 15, 2025

GENERAL INFORMATION

Applicant(s): Jane Place Neighborhood Sustainability Initiative, Inc.
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 605, Lots 48, 49, 50, 51, and X-1 or Lot 25, 26, 27, 28, and the rear portions of original Lots 1 and 2, in the First Municipal District, bounded by Jane Alley, Banks Street, Palmyra Street, and South White Street
Address(es): 323-343 Jane Alley

Description

Figure 1: JPNSI Development Plan



Zoning Docket 064/25 is a request for a zoning change from HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District for properties located at 323-343 Jane Alley in the Mid-City neighborhood. The site is being developed by the Jane Place Neighborhood Sustainability Initiative (JPNSI). JPNSI is a Community Land Trust (CLT) and housing rights organization committed to creating sustainable, democratic, and economically just neighborhoods and communities in New Orleans.

The petitioned site consists of five lots total with three vacant, developable lots and two lots developed with existing two-family dwellings (see **Figure 1**.) The lots range in size of widths from approximately 26 feet to 38 feet, depths from 51 feet to 114 feet, and lot sizes from 1,886 square feet to 3,054 square feet. The total area compromises approximately 14,102 square feet. The site has historically always been designated

residential, particularly single-, two-, and small multi-family; Sanborn maps document the petitioned site was developed with at least four two-family dwellings and one commercial auto repair shop circa 1951. The applicant has stated that the intention for the vacant parcels is to develop a 3,600 square foot administrative office for JPNSI operations on the ground floor and construct three one-bedroom apartment units on the second floor.

Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments 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.

BACKGROUND

Site's zoning and land use history of the site

Zoning:
1929 – "B" Small Multiple-Dwellings District (up to four units)
1953 – "C" Three-Four Families District
1970 – RD-3 Two-Family Residential District
Current - HU-RD2 Historic Urban Two-Family Residential District

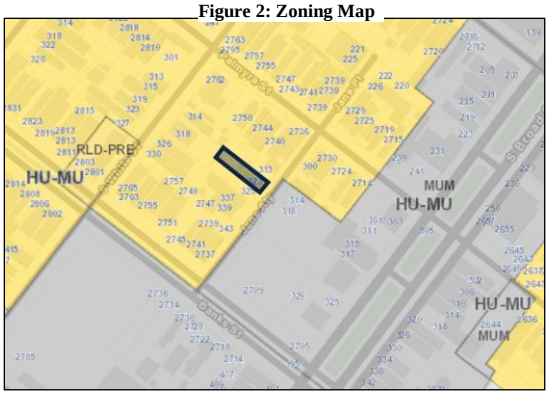
Land Use:
1929 – Single & Two-Family Residential
1949 – Single & Two-Family Residential
1999 – Residential – Single & Two-Family

Analysis

Purpose of the rezoning and anticipated impact on surrounding land uses

The applicant is proposing to rezone five lots from HU-RD2 to HU-MU to allow for an administrative office to offer onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs on the ground floor of a proposed two-story mixed-use residential building. The rezoning would establish an additional 140 feet of interior commercial frontage along Jane Alley. The lots are located directly across the street from HU-MU zoned parcels currently developed as the Ruby Slipper Restaurant and a surface parking lot with frontages along Jane Alley and S Broad St.

Figure 2: Zoning Map



The requested HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged. If

the present petition is granted, the aforementioned uses would be allowed by right. Any development within the proposed zone, even small multi-family development which would be permitted by right on the site will create moderate types and levels of activity, noise, travel, and demand for parking that have not yet existed on this previously undeveloped property.

Spot Zoning Policy

The request is a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.[1] The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similar surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

Spot zoning can include the establishment of a new zoning district for a single property (or relatively small number of properties), as well as the expansion of an existing zoning district when the expansion has the effect of granting a certain property (or small number of properties) preferential treatment that is not also granted to surrounding similarly situated properties. As a policy, the City Planning Commission will generally object to requests for spot zones. (However, in some instances, the City Planning Commission will be supportive of spot zones that are supported by the Historic Non-Conforming Use Policy, as discussed below).

The proposal would be considered a spot zone because while the five lots are directly adjacent to existing HU-MU District parcels, the proposed designation is expanding in a way that grants preferential treatment to the petitioned site as it is vacant and not already commercially developed. The existing HU-MU sites are located along a main corridor rather than along interior residential streets; the general zoning for properties located within those interior residential streets is HU-RD2, except for a nearby corner property that is developed with a commercial structure.

In determining whether the spot zoning of any particular property is appropriate, the Commission uses its Historic Non-Conforming Use Policy to guide its analysis. This policy contains criteria which are used to identify historic commercial, industrial/warehouse, and institutional properties which should be zoned differently from surrounding properties. It evaluates individual applications based on their compliance with general and specific criteria.

<u>General</u>

A. The request in consistent with the Plan for the 21st Century.

The request **does not** meet this criterion. The proposal is not consistent with the *Plan for the 21st Century*. The Residential Low Density Pre-War future land use map (FLUM) category's goals are

[1] See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

to preserve the lower-density residential neighborhoods where single- and two-family dwellings are predominant and to allow infill development that fits the character of the neighborhood. The allowable range of uses in this category do allow commercial developments where current or former commercial use is verified and allows new development that fits with the character and scale of surrounding neighborhoods; however, the site has since been vacated and the commercial designation has been lost.

B. The petition is in harmony with the historic character of the surrounding neighborhood.

The request **does** meet this criterion. The petitioned properties are interior lots currently developed with two existing two-family residential structures and three vacant developable lots. The surrounding neighborhood is comprised of commercial and residential uses.

C. The request serves a neighborhood need.

The request **does** meet this criterion. The requested HU-MU District allows for neighborhood-serving commercial uses, which would be advantageous to the immediate area by allowing JPNSI to have on-site property management and communal tenant space for residents that live in close proximity.

D. The property has a history of non-residential use.

The request **does** meet this criterion. Based on Sanborn maps, the property has a history of non-residential land use circa 1952; however, the commercial structure has since been demolished and the site is vacant, which defaults to solely allowing uses within the base zoning district, HU-RD2.

Specific

Historically commercial properties are often developed with the following characteristics:
a. The building is built to the sidewalk and frames the corner.
b. The building entrance is visible from both streets, typically at an angle at the corner.
c. The building has an overhang, gallery, balcony, or canopy over the sidewalks.
d. The building has display windows, rather than large blank walls.

These criteria are written to specifically identify a prototypical corner store-type commercial structure, typically dating from before World War II, with an angled front entrance, display windows, and a balcony, canopy or other covering overhanging the sidewalk. The subject site is currently developed with two-family dwellings and vacant; therefore, the above-mentioned criteria is not met as the subject site does not contain any existing commercial structures.

The petitioned zoning classification must be the most restrictive available to accommodate the class of uses to serve the neighborhood.

This criterion is **met**. The requested HU-MU District is the most restrictive zoning designation available to accommodate the proposed office space and tenant services.

Final Analysis

The request to change the zoning to an HU-MU District is a spot zone which cannot be justified under the Historic Non-Conforming Use Policy because the requested zoning change is not compatible with the Plan for the 21st Century.

Evaluation of Approval Standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** 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 **not 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 Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Low Density Pre-War." The goal, range of uses, and development character for that designation are copied below:

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single, two-family, and new or existing multi-family 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 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. 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 fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. 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.

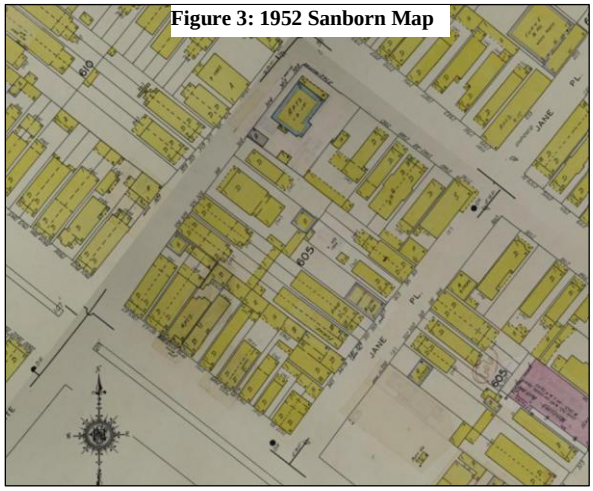


Figure 3: 1952 Sanborn Map

The Residential Low Density Pre-War future land use map (FLUM) category's goals are to preserve the lower-density residential neighborhoods where single- and two-family dwellings are predominant and to allow infill development that fits the character of the neighborhood. The allowable range of uses in this category do allow commercial developments where current or former commercial use is verified and allows new development that fits with the character and scale of surrounding neighborhoods. The subject site does have a documented history of commercial use per the 1952 Sanborn Map; however, the site has since been vacated and the commercial designation has been lost. Saff has consistently interpreted this statement of the Master Plan to mean that at least a vacant commercial structure should still exit on the site in order to allow commercial development. Therefore, the request for a zoning change to an HU-MU Neighborhood Business District is inconsistent with the Master Plan.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is **not met**. The requested zoning change would go from a Historic Urban Neighborhoods Residential District to a Historic Urban Neighborhoods Non-Residential District; therefore, the request is not compatible with the place designations of this ordinance as the proposed district includes permitted uses that are more intense than what the current district allows.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is **met**. While the site is both currently vacant and comprised of two-family dwellings, the site's immediate neighbors include residential and commercial uses.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is **not met**. Since the proposal is not consistent with the Master Plan, it cannot be considered to promote the public health, safety and welfare of the City.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

The staff believes that the current zoning classification and the proposed zoning classification are equably suitable for the property. Since the goals of the FLUM designation can be accomplished

by a mix of residential and low intensity commercial districts, it is both consistent to maintain the site's history of residential zoning or embrace the siting and context of this property to authorize commercial uses. It is therefore a policy decision on how to implement these goals.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is **not met.** The use standards for a Neighborhood Commercial Establishment require that the existing structure be non-residential in construction and original use. Given that the site is currently vacant, and two-family and small multi-family affordable developments are allowed by-right, staff believes that the proposed zoning classification is not more suitable for this property.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The proposed amendment does not correct an error or reflect a change in current policy.

The proposed amendment benefits the citizens of the City as a whole.

This zoning change would not a have a significant impact on the city as a whole but would impact the immediate vicinity as it would allow for a broader range of commercial uses allowed by-right.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

The proposed amendment provides an equally workable way to achieve the intent and purposed of this Ordinance and the Master Plans since the goals of the FLUM designation can be accomplished by a single mixed-use district or a mix of residential and commercial districts. To construct the residential uses as is permitted and has been approved or to institute new commercial uses on the petitioned site are two differing methods that would achieve the goals of the Ordinance and the Master Plan. It is therefore a policy decision to determine which of these workable ways are better suited for this site.

The proposed amendment does not create a significant number of nonconformities.

This standard is **met**, as the amendment would not create any nonconformities.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is **met.** The proposed zoning change would be consistent with this development pattern as the immediate vicinity consists of stand-alone commercial and residential uses ranging from single-family to multi-family.

Staff Recommendation

The staff recommends **DENIAL** of Zoning Docket 064/25.

City Planning Commission Meeting (December 9, 2025)

The staff summarized the application and presented its recommendation of denial. The Commission received public comment from 11 citizens speaking in support of the request, citing the benefits of affordable housing and the technicalities that staff based their recommendation on.

There was general discussion among the Commission. Commissioner Jordan made a motion to go against staff's recommendation and approve the application. Commission Steeg seconded the motion, which was adopted.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 064/25 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: Jordan, Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS: None

ABSENT: None

RECUSED: Flick


Subject Sites
HU-MU
HU-RD2
HU-MU
MU-1
Banks St
Cynthia St
Jane Pl
Palmyra St
S Broad St

Appearing herein through its authorized officer, pursuant to Resolution registered November 26, 2019, at CIN 667424, Parish of Orleans;

Who declared, under oath unto me Notary, that it was the Intervenor in that certain Act of Cash Sale, in favor of Jane Place Neighborhood Sustainability Initiative, Inc., herein referred to as "Buyer," duly recorded in Orleans Parish at CIN 504026, N.A. #2012-08486, transferring title to that property known as 341 ½ - 343 Jane Alley, New Orleans, Louisiana 70119, and described as:

A CERTAIN LOT OF GROUND, situated in the **FIRST DISTRICT OF THE CITY OF NEW ORLEANS, ORLEANS PARISH, STATE OF LOUISIANA**, in **SQUARE NO. 605**, bounded by Jane Alley (S. Broad Street side), Banks, S. White and Palmyra Streets, according to a sketch of survey made by Gilbert & Kelly, surveyors, dated December 21, 1943, recertified as of October 12, 1955, a print of which is annexed to and made part of an act passed before N. L. Dresner, Notary Public, on October 4th, 1955, said lot begins at a distance of sixty-one feet, ten inches, three lines (61'10"3"') from the corner of Jane Alley and Banks Street and measures thence, on a line toward Palmyra Street, thirty-eight feet, one inch, five lines (38'1"5"') front on Jane Alley; thence a depth on the side nearer Palmyra Street of fifty-one feet, three inches, six lines (51'3"6"') – (51'2" according to title); thence a width in the rear on a line parallel with Jane Alley, running toward Banks Street, of thirty-five feet (35"); thence on a line parallel to Banks Street and running toward Jane Alley, twenty-two feet, five inches, one line (22'5"1"') - (22'4", according to title); thence widening on a line parallel to Jane Alley and running toward Banks Street, three feet, one inch, five lines (3'1"5"'); thence on a line parallel to Banks Street and running to Jane Alley, to the POINT OF BEGINNING, twenty-eight feet, ten inches, five lines (28'10"5"'). Said lot is **composed of the rear portions of the Original Lots One and Two (1 and 2)**. The aforesaid survey of Gilbert & Kelly, Surveyors, of date December 21, 1943, and recertified October 1, 1955, and "Found as shown" by E. E. Kelly, Surveyor, on August 15, 1952, is annexed to an act before Moseman R. Simoneaux, Notary, of the date of August 24, 1962, registered in COB 649, folio 103, records of Orleans Parish, Louisiana.

All as more fully shown on survey of S.A.S. Consultants, Inc., Sam Z. Scandaliato, Surveyor, dated October 2, 2019.

Bearing municipal address **341 ½ - 343 Jane Alley, New Orleans, Louisiana.**

That the purpose of NORA intervening in the sale of the property to Buyer was to ensure Buyer satisfy certain requirements in accordance with the terms of the Act of Cash Sale referenced herein.

NORA does hereby acknowledge that all of the obligations set forth in the Act of Cash Sale referenced herein have been met and does hereby release the property, Buyer, and any future owners of the property from any rights of reversion set forth in the acquisition thereof cited above. NORA further directs and requests the Clerk of Court for the Parish of Orleans to make note of this Release in the records of her office to serve as occasion may require.

THUS DONE AND PASSED in New Orleans, Louisiana, this 15th day of May, 2023.

WITNESSES:

Mark W. Jackson

Temea Johnson

NEW ORLEANS REDEVELOPMENT AUTHORITY

By: _____
Brenda M. Breaux
Executive Director

Laura Carter Settlemyer
LA Bar Roll #32243
My Commission is for Life.

Attachment A

This Real Estate Purchase and Sales Contract between 325 Jane, LLC ("Buyer") and Aaron G. Bair ("Seller") is for the following real estate and improvements:

Legal Description
for
335 Jane Alley
June 27, 2016

PROPERTY DESCRIPTION:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT, in the Parish of ORLEANS, State of LOUISIANA, City of NEW ORLEANS, in SQUARE 605, bounded by Jane Alley, Banks, Palmyra and South White Streets, Said lot is designated as LOT 28 on a survey by Gilbert Kelly Surveyors, dated February 27, 1947, and according thereto said LOT 28 commences 204'3"4"" from the corner of Palmyra Street and Jane Alley and measures thence 26'0"7"" front on Jane Alley, the same in width in the rear by a depth on the sideline nearest Palmyra Street of 115'0"6"" and a depth on the other side line nearest Banks Street of 115'1"7""

And

ONE CERTAIN LOT OF GROUND, together with all the rights, ways, privileges, servitudes, advantages and prescriptions (both liberative and acquisitive), and appurtenances thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT, in the Parish of ORLEANS, State of LOUISIANA, City of NEW ORLEANS, SQUARE 605, bounded by Jane Alley, Banks, South White and Palmyra Streets, being composed of Lot 27 and a portion of Lot 26, according to survey of Guy J. Seghers, surveyor, dated May1, 1947, annexed to act of Morris B. Redmann, Notary Public, dated March 28, 1947, and which said lot commences 126'0"7"" from Banks Street, and measures thence 27'0"5"" front on Jane Alley, by a depth of 115'0"6"" on the Banks Street side, a depth on its other side line of 11' with a width in the rear of 28'1"7""

The improvements thereon bear the municipal address 335 Jane Alley, New Orleans, LA 70119.

STATE OF LOUISIANA
PARISH OF ST. JOHN THE BAPTIST

File No.: 24-0441

ACT OF CASH SALE

BE IT KNOWN, that on this 11th day of February, 2025, before me, Henri P. Dufresne, Notary Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

Oscar R. Galvan, Tax Identification Number XXX-XX-4906, and Elsa Marina Galvan Tax Identification Number XXX-XX-4764, both persons of the full age of majority who declared unto me, Notary, that the said Oscar R. Galvan has been married two times; first to Ana Galvan from whom he divorced and second to Elsa Marina Galvan with whom he is presently living and residing; the said Elsa Marina Galvan has been married one time to Oscar R. Galvan with whom she is presently living and residing; whose mailing address is 112 Oxbow Drive, La Place, LA 70068

Elizabeth Mazariegos Singleton, Tax Identification Number XXX-XX-2927, a person of the full age of majority who declared unto me, Notary, that they have been married but once to Lee Singleton with whom she is presently living and residing; whose mailing address is 506 Bentwood Drive, Covington, LA 70433,

hereafter referred to as "SELLER";

who declared that for the price of **ONE HUNDRED TWENTY THOUSAND AND NO/100 ($120,000.00) DOLLARS cash,** receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC., Tax Identification Number XX-XXX3802, a Louisiana Non-Profit Corporation existing under and by virtue of the laws of the State of Louisiana, represented herein by Victoria Reed, by virtue of a Corporate Resolutuion, an original which is annexed hereto and made a part hereof, whose present mailing address is 2533 Columbus Street, Suite 104, New Orleans, LA 70119

hereafter referred to as "PURCHASER";

the following described property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

ONE CERTAIN LOT OF GROUND, situated in the **FIRST DISTRICT** of the City of New Orleans, Parish of Orleans, State of Louisiana, designated as **LOT 26** of **SQUARE 605-D**, bounded by Jane Place, Palmyra Street, Banks Street and South White Street on blue print of survey made by Gilbert & Kelly, Surveyors, dated April 5, 1946, a copy of which is annexed to COB 617, folio 44, and according to which said lot commences at a distance of 152 feet 1 inch 6 lines from the corner of Palmyra Street and Jane Place,; which said lot, less Parcel "X" taken therefrom, according t blue print of a survey made by Guy J. Seghers, Surveyor, dated March 1, 1947, a cop. Where of is annexed to an act before Morris B. Redmann, late Notary Public, dated March 28th, 1947, measures 25 feet 1 inch 2 lines front on Jane Place, 24 feet 0 inches 0 lines in width in the rear, by a depth on the sideline nearer to Banks Street of 115 feet 0 inches 0 lines and a depth on the opposite sideline nearer to Palmyra Street of 114 feet 11 inches. In accordance with the plan of survey by Dading, Marques & Associates, L.L.C., dated May 13, 2015, said lot measures 26 feet 0 inches 7 lines front of Jane Place (formerly Jane Alley), a width in the rear of 26 feet 0 inches 7 lines, by a depth of 114 feet 11 inches 0 lines between equal and parallel lines.

The municipal address of the property described herein above is 325 Jane Place, New Orleans, LA 70119

Being the same property acquired by Oscar R. Galvan and Elsa Marina Galvan and Elizabeth Mazariegos Singleton by act dated February 21, 1957 registered in Book 617, Page 44 and further by act dated May 21, 2018 in CIN 578776 records of Orleans Parish, State of Louisiana.

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the FIRST DISTRICT of the City of New Orleans, PARISH OF ORLEANS, in SQUARE 605, bounded by Jane Place, Banks Street, S. White, and Palmyra Street designated as LOT 25, formerly Lot 48, which said lot 25 commences 126 feet 7 lines from Jane Place and Palmyra Street actual (126'7''' title measurement); and measures thence 20 feet 0 inches and 7 lines (title), 26 feet 0 inches 7 lines (actual) front on Jane Place, same width in the rear, by a depth of 114 feet 11 inches 0 lines (title), 115 feet 0 inches 0 lines (actual) on Palmyra Street and 115 feet 0 inches 7 lines (title), 115 feet 0 inches 7 lines (actual) on Banks Street, all in accordance with survey of JJ Krebs & Sons, dated June 8, 1971.

Improvements thereon bear the Municipal No. 323 Jane Place, New Orleans, Louisiana.

The said appearer does hereby authorize and request the Clerk of Court and Ex-Officio and the Registrar of Conveyances, in and for the Parish of Orleans, State of Louisiana to make mention of the within act of correction in the margin of her records in Conveyance Instrument Number 617776 to serve as occasion may require.

THUS DONE AND PASSED, in New Orleans, Louisiana on September 14, 2022, in the presence of the undersigned competent witnesses and me, Notary, after reading of the whole.

WITNESS: Tricia Caron

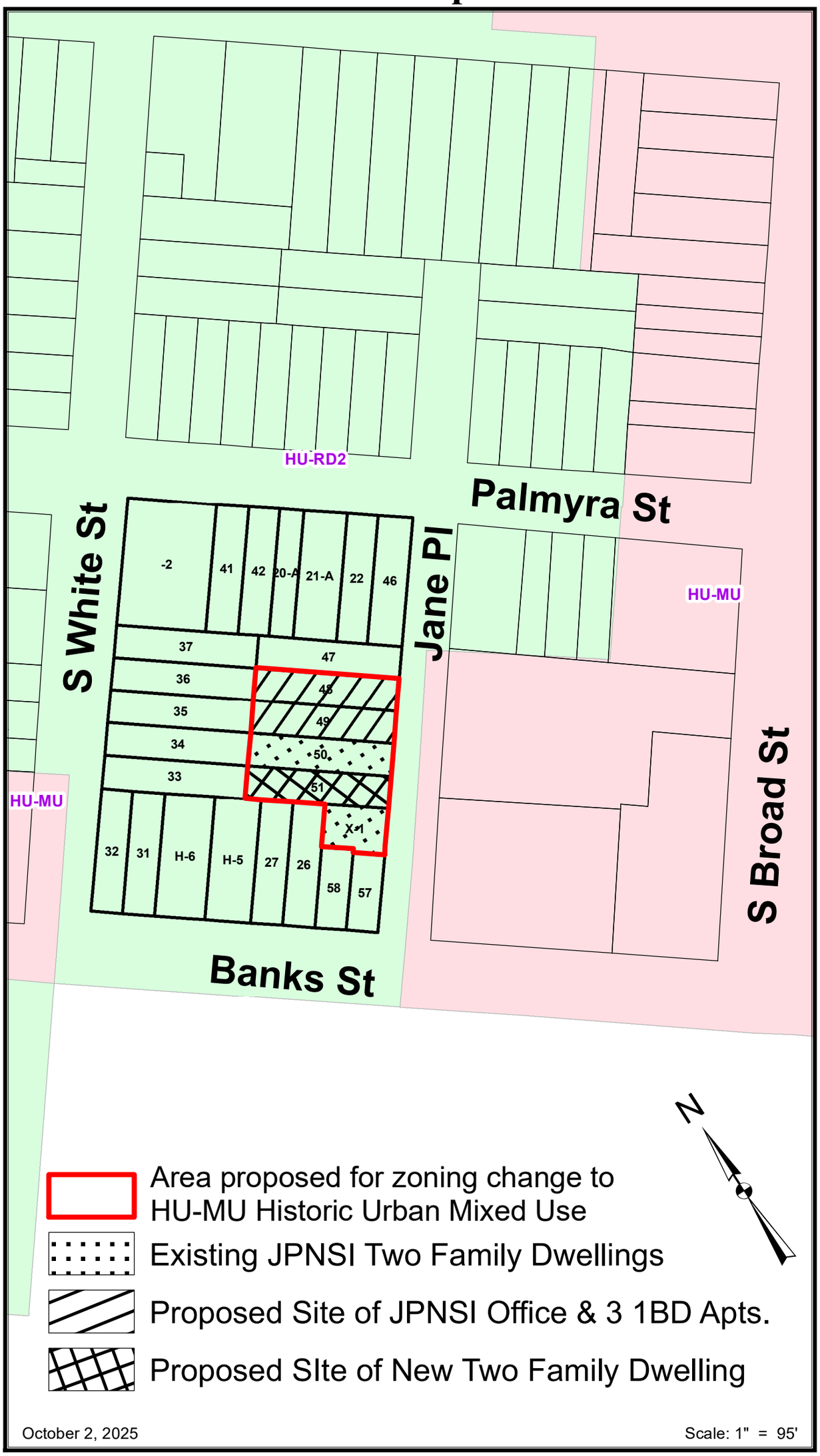
SCOTT R SIMMONS

WITNESS: Emma Sampson

Jane Faia Mentz
NOTARY PUBLIC
Louisiana Bar Roll No. #14908

JANE FAIA MENTZ
NOTARY PUBLIC
BAR ROLL NO. 14908
STATE OF LOUISIANA

Jane Place Neighborhood Sustainability Initiative Development Plan




492




494




343
341
496

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

September 12, 2025

Dear Neighbor:

Please join Jane Place Neighborhood Sustainability Initiative (JPNSI) for a Neighborhood Participation Program (NPP) meeting to discuss a proposed zoning change that would allow us to have our office next to the affordable rental housing we own and manage along Jane Place and Palmyra Street.

Meeting date and time: October 9, 2025, at 6:00 pm
Location: 200 S. Broad St., Suite 204, New Orleans (JPNSI's current office location)

You are receiving this mailed invitation as a nearby neighbor or property owner. As you may know, JPNSI is a non-profit organization that owns and manages affordable housing in the 200 and 300 blocks of Jane Place, the 2700 block of Palmyra Street, and two other locations in the neighborhood.

We propose a zoning change from the HU-RD2 Historic Urban Two Family Residential District to the HU-MU Historic Urban Mixed Use District (Article 12 of the Comprehensive Zoning Ordinance) for addresses 323-343 Jane Alley/Place, Lots 48-51 and X-1, Square 605, bounded by Banks, S. White, Palmyra Streets and Jane Place. We currently own and manage affordable rental apartments there, and plan to build additional two-story, two- and three-unit affordable rental residences on vacant lots we own at the site. The zoning change would accommodate the additional residences, plus an approximately 3,600 administrative office for JPNSI, which would enable us to provide onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs. The office would be located at 323-325 Jane Place on the ground floor, with three residential rental units on the second floor. We estimate construction to take place in 2026 to 2027. Plans are subject to review and approval by the Historic District Landmarks Commission.

We are required to complete the NPP meeting before submitting our application for review by the City Planning Commission and subsequently the City Council.

At the NPP meeting, we will provide more details, answer your questions, and address your concerns. A sign-in sheet will be available 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 but would like to submit comments, ask questions, or just stay in touch, please contact me at the email address below.

The October 9th NPP meeting site has available off-street parking and is ADA-compliant. We are also contacting registered neighborhood associations via e-mail and U.S. mail, and have submitted the meeting information to the City Planning Commission staff for distribution through the City's NoticeMe email notification system, and to the City Council.

I hope to see you at the October 9th meeting. Thank you for your kind attention to this matter.

Sincerely,

Veronica M. Reed
Executive Director
veronica@jpnsi.org
Office: 504-799-1704 ext. 101

Agenda

Jane Place Neighborhood Sustainability Initiative

Neighborhood Participation Program Meeting

Date: October 9, 2025 at 6 p.m.

Location: JPNSI office, 200 S. Broad St., Suite 204, New Orleans

I. Welcome

II. Introduction to Jane Place Neighborhood Sustainability Initiative (JPNSI) and Description of the Project

III. Public Comment

IV. Summary

V. Next Steps

NEIGHBORHOOD PARTICIPATION PROGRAM MEETING SIGN-IN SHEET

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Meeting Date/Time: October 9, 2025 at 6:00 PM

Meeting Location: Jane Place Neighborhood Sustainability Initiative office, 200 S. Broad St., Suite 204, New Orleans, LA 70119

Project Name/Address: Jane Place Neighborhood Sustainability Initiative zoning request, 323-343 Jane Alley/Place

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Brandi Windham		2744 Palmyra St	Nola 70119	504377-6331	brandiwindham@gmail
Michelle Schlafly	MCNO	121 S. Genois St	New Orleans 70119	850-855-1384	kimballmichelle@outlook.com
DeVonn Jane K	Jane Place	5634 Chantham Dr.	NOLA 70119	504-390-7[illegible]	djanelt@janeplace.[illegible]

Back

Inbox

Starred

Sent

Drafts

Folders

Inbox

FW: JPNSI Neighborhood Participation Program Meeting Letter Invitation

Veronica Reed
To: me, and 1 other · Thu, Oct 2 at 11:05 AM

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
https://www.jpnsi.org

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:30 PM
To: 'cpcinfo@nola.gov' <cpcinfo@nola.gov>
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation

CPC Staff:

Please see the attached Neighborhood Participation Program meeting letter invitation for October 9, 2025, at 6:00 pm.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
https://www.jpnsi.org

2 attachments

JPNSI NPP Letter 9-12-25....
PDF · 215.1 KB

JPNSI NPP Letter 9-12-25....
PDF · 215.1 KB

Paul Cramer
To: Stephen · Thu, Oct 2 at 12:36 PM

Hi Stephen - my client Veronica Reed sent an NPP notice to cpcinfo on Wednesday, Sept. 24 at 4:30pm, but I don't see it posted on the OneStopApp, so I'm not sure if it went out via NoticeMe. Please see the email below with an attachment of the letter. Could you get the appropriate person to post this ASAP? Our meeting is in one week - Oct. 9.

Thank you,

Paul

ntacts More





Remove Ads

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:30 PM
To: president@mcno.org
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

Ms. Leitzinger,

Please see the attached NPP meeting letter invitation. A hard copy was also mailed last week as required by the process.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
https://www.jpnsi.org

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:29 PM
To: tlevy@pelhughes.com
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

Mr. Levy,

Please see the attached NPP meeting letter invitation. A hard copy was also mailed last week as required by the process.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
https://www.jpnsi.org

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:29 PM
To: Dasjon Jordan
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

DJ,

Please see the attached NPP meeting letter invitation. A hard copy was also mailed last week as required by the process.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
https://www.jpnsi.org

Veronica Reed

From: Veronica Reed
Sent: Wednesday, September 24, 2025 4:29 PM
To: Lesli Harris; 'Elizabeth.Holman@nola.gov'
Subject: JPNSI Neighborhood Participation Program Meeting Letter Invitation
Attachments: JPNSI NPP Letter 9-12-25.pdf

Councilmember Harris:

Please see the attached Neighborhood Participation Program meeting letter invitation for October 9, 2025, at 6:00 pm.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
https://www.jpnsi.org

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Neighborhood Participation Program Meeting
October 9, 2025
6:00 PM

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Welcome and Introductions

JPNSI Programs

- **Mission Statement**

  Jane Place Neighborhood Sustainability Initiative's mission is to build the permanently affordable, community-controlled housing that we need, and to build power within our community to win equitable housing policies and laws so low and moderate-income New Orleanians can enjoy housing security and resist displacement.

- **We Carry Out Our Mission Through Three Pillars of Work:**

  1) a community land trust committed to developing and stewarding permanently affordable rental housing;

  2) building community power to fight for housing rights; and

  3) community centered advocacy focused on renters, rental housing policies and programs, and based on independent research.

Jane Place Neighborhood Sustainability Initiative

Community Land Trust focused on Permanently Affordable Rental Housing

A CLT is a private, nonprofit organization that owns land on behalf of a community of members, promotes housing affordability and sustainable development, and works to mitigate historical inequities in wealth building. CLTs are a response to the ever-increasing lack of affordable housing in cities like New Orleans, particularly for communities of color.

- Ownership of land and stewardship of permanently affordable rental housing underpins all our housing development work, creating a direct investment in our community and a base of members. These members live in Jane Place housing and utilize the invaluable shared resources.

Jane Place Community Land Trust – Resident Benefits

1) The Financial Benefits of Affordable Quality Rental Housing

- A second Jane Place family became homeowners in December 2024.

2) The Benefits of Renter Equity and Stewardship

One benefit of being a resident of the Jane Place CLT is **Renter Equity.** Tenants build equity by engaging in stewardship activities, i.e., attending tenant meetings, helping maintain properties, and participating in Jane Place organizational activities from bi-monthly board meetings to annual membership meetings. Tenants access earned equity as a rent credit or a check in December of each year.

- Equity Points translate into dollar amounts, so 500 points translates to $500.
- Equity Points are accumulated by household, not by individuals. An activity done by one member of a household contributes to the overall equity accumulated by the entire household.
- In 2024, our highest earning household accumulated 560 Renter Equity Points!

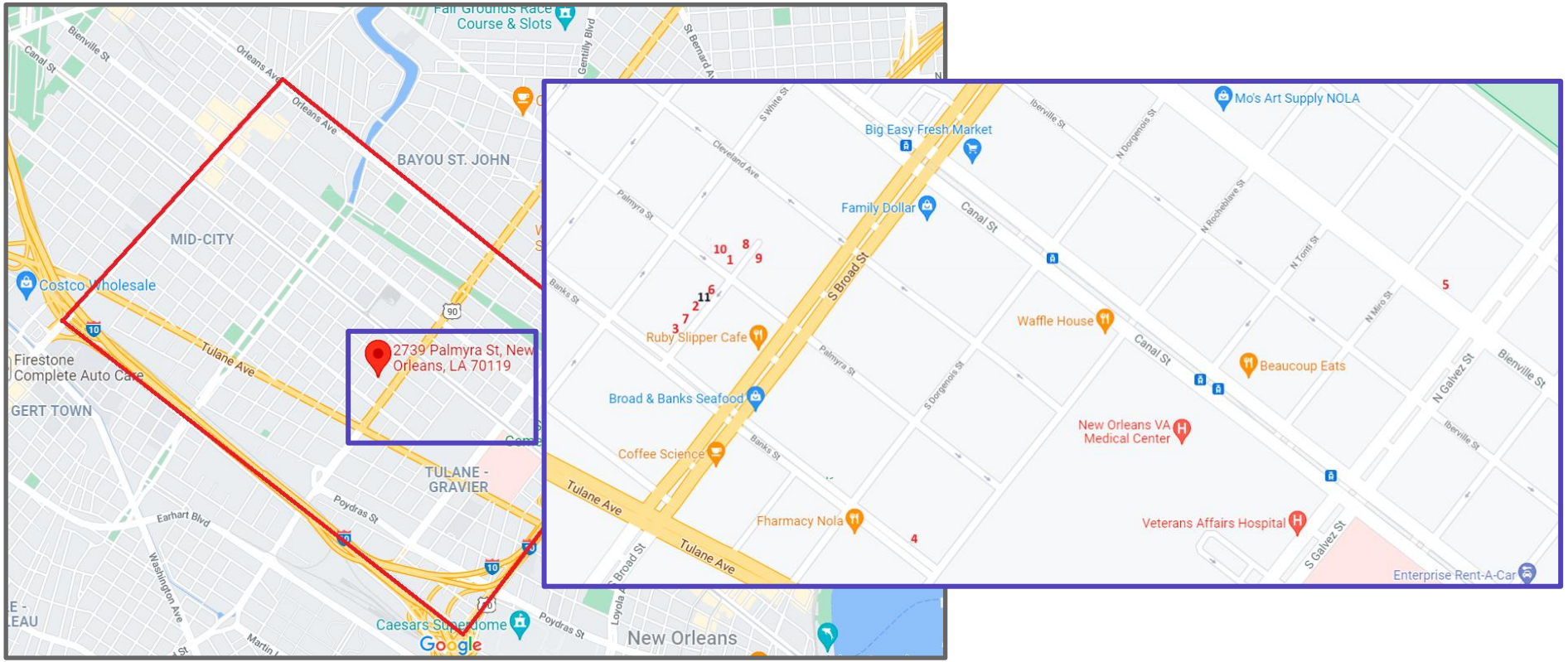
3) The Physical Health Benefits of Quality Affordable Rental Housing

4) The Mental Health Benefits of Quality Affordable Rental Housing

Jane Place Community Land Trust – Housing Development

- We own 11 properties.
- Six buildings contain 14 rental units.
- Five empty lots are in our pipeline for new construction of 17 units and our permanent office.
- Fifteen units and our permanent office are in pre-development.
- We currently have no mortgages on any of our 11 properties/14 rental units.
- We have raised $1.315 million toward an initial goal of $1.5 million for a board-controlled Acquisition & Development Fund.
- We began to make rent increases for the first time since 2019 at lease renewals in the second half of 2024 but have put the increases on hold due to the current economy.

Jane Place Community Land Trust Service Area



Jane Place Properties – 2739 Palmyra (occupied 2016)





Fourplex with 3-bedroom, 1-bathroom units

Jane Place Properties – 333-335 Jane Place (occupied 2020)





Double with 3-bedroom, 2-bathroom units

Jane Place Properties – 341-343 Jane Place (former empty lot occupied 2021)



Double with 2-bedroom, 1-bathroom units

Jane Place Properties – 2521-2523 Banks Street (occupied 2021)





Double with 2-bedroom, 1-bathroom units

Jane Place Properties – 2219-2221 Bienville Street (occupied 2023)





Double with a 4-bedroom, 2-bathroom unit and a 2-bedroom, 1-bathroom unit

2741 Palmyra Street (occupied 2025)



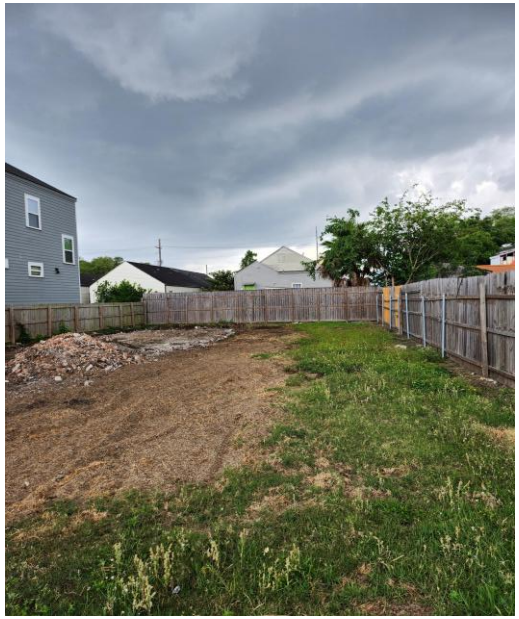


Double with a 2-bedroom, 1-bathroom unit
and a 1-bedroom, 1-bathroom unit

Project Pipeline
323 Jane Place and 325 Jane Place





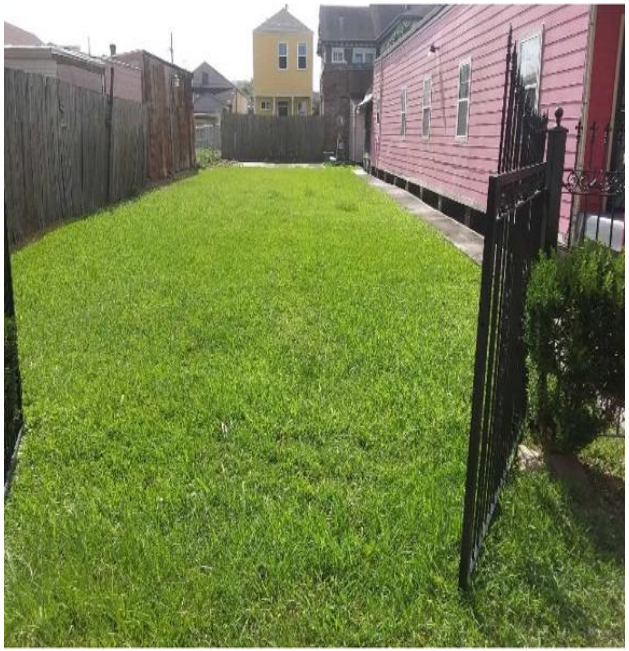






- Future mixed-use building with our office on the first floor with three 1-bedroom/1-bathroom units on top floor
- Within a 1.5 blocks of 95% of current units and development pipeline
- Will allow for increased tenant engagement and better property management

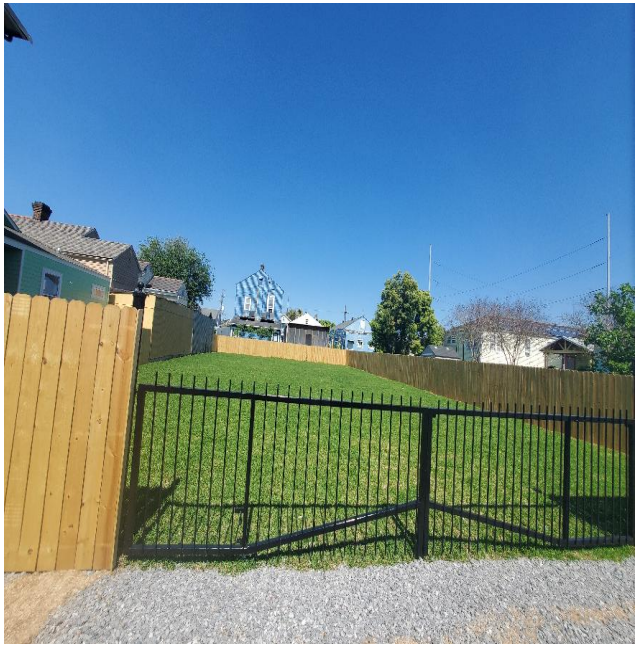
Project Pipeline
220 Jane Place





220 Jane Place - Four 1-Bedroom, 1-Bathroom Apartments

Project Pipeline
221 Jane Place and 223 Jane Place





221 Jane Place - Four 1-Bedroom, 1-Bathroom Apartments

223 Jane Place - Four 1-Bedroom, 1-Bathroom Apartments

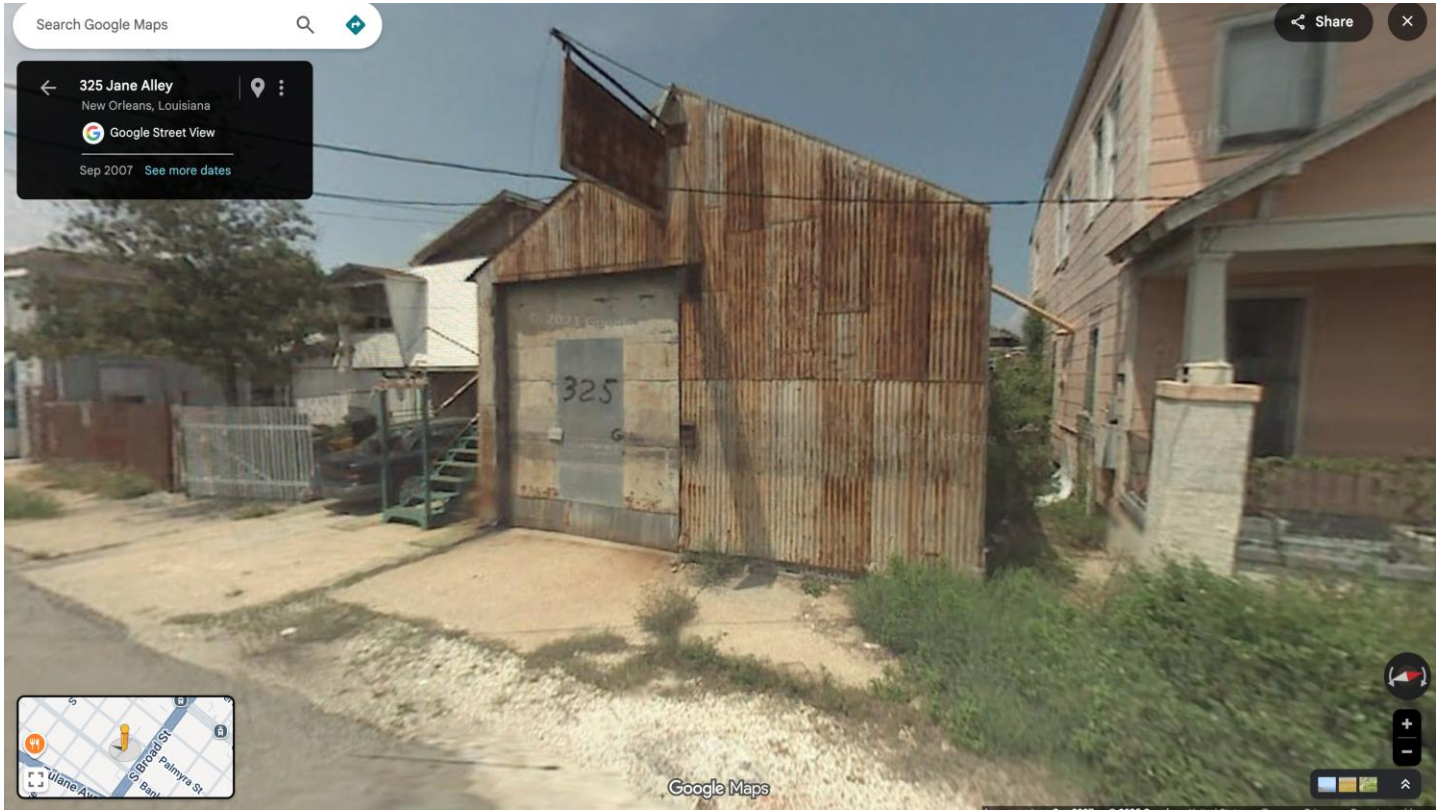
The Lots We are Discussing Tonight: 323 Jane Place to 343 Jane Place in 2018







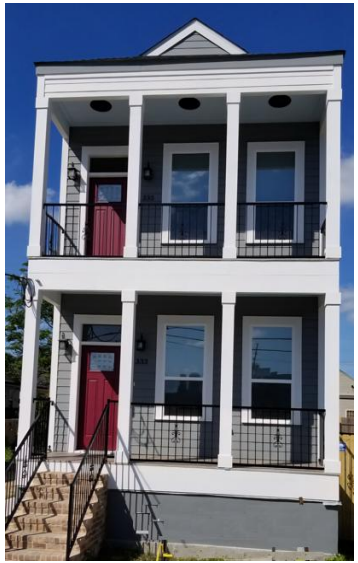
September 2007 – Google Street View



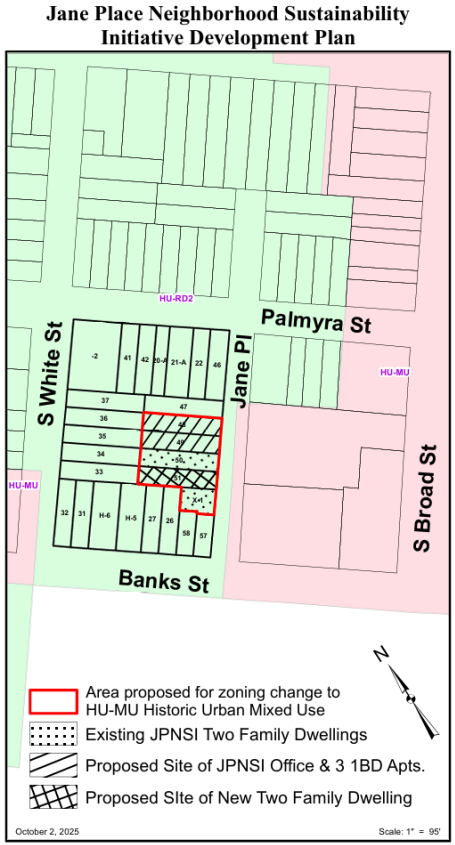
323 Jane Place to 341 Jane Place – Our Future Vision











Proposed Zoning Change:

HU-RD2 Two-Family Residential District

To

HU-MU Neighborhood Mixed-Use District

(area outlined in red)

Aerial View – proposed zoning change area



Public Comments

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Summary

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Next Steps

- Application
- City Planning Commission hearing
- City Council hearing

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

Thank you

Veronica Reed

Executive Director

veronica@jpnsi.org

Office: 504-799-1704 ext. 101

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

NPP MEETING COMMENT CARD

DATE: October 9, 2025

NAME/ADDRESS OF PROJECT:
Jane Place Neighborhood Sustainability Initiative Zoning Request
323-343 Jane Alley/Place

COMMENT/QUESTION:
- Question about setbacks and using fire retardent building materials.
- What is current zoning and what will the change do?
- Will ask Jane Place to come present @ MCNO November 10, 2025 General Meeting

CONTACT (optional)
NAME: Michelle Schlafly
EMAIL: Kimballmichelle@outlook.com
ADDRESS: 121 S. Genois Street, N.O. LA 70119

NPP MEETING COMMENT CARD

DATE: October 9, 2025

NAME/ADDRESS OF PROJECT:
Jane Place Neighborhood Sustainability Initiative Zoning Request
323-343 Jane Alley/Place

COMMENT/QUESTION:
Jane Place Neighborhood sustainability iniative have been good neighbors & I support thier mission. I am a little concerned about parking but we are discussing options

CONTACT (optional)
NAME: Brandi Windham
EMAIL: brandiwindham@gmail.com
ADDRESS: 313-15 Jane Pl / 2742-44 Palmyra

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE

NPP Meeting Summary Report

Date of Report: October 17, 2025
Project Name: Jane Place Neighborhood Sustainability Initiative Zoning Request
Contact: Veronica Reed, JPNSI Executive Director, veronica@jpnsi.org, 504-799-1704 ext. 101, 200 S. Broad St., Suite 204, New Orleans, LA 70119

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the properties located at 323-343 Jane Alley/Place. The applicant, Jane Place Neighborhood Sustainability Initiative (JPNSI), intends to file an application to rezone the properties from HU-RD2 to HU-MU. The zoning change would accommodate additional two-story, two- and three-unit affordable rental residences on vacant lots at the site owned by JPNSI, plus an approximately 3,600 sq. ft. office for JPNSI, which would enable JPNSI to provide onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs. The office would be located at 323-325 Jane Place on the ground floor, with three residential units on the second floor.

This report provides a summary of contacts with citizens, neighbors, public agencies and other interested parties. Materials from the NPP meeting are attached: contact list, invitation letter, emailed invitations, meeting agenda, sign-in sheet, and comment cards.

Neighborhood Meetings

The NPP meeting for the zoning request was held on Thursday, October 9, 2025, at 6 p.m. at the JPNSI office, 200 S. Broad St., Suite 204, New Orleans. Three (3) people were in attendance, in addition to JPNSI staff and consultants.

At the meeting, attendees were presented with a slideshow familiarizing them with JPNSI's work and the proposed development plan. They were provided with contact information for Executive Director, Veronica Reed, should they have any future questions, comments, or concerns. Her contact information was also included on the invitation letter. JPNSI believes that they have addressed all the concerns that have been expressed so far.

Correspondence and contacts

Meeting notices were mailed on September 17, 2025, to the NPP contact list as provided, including 177 names and three neighborhood organizations. The invitation letter was e-mailed on September 24, 2025, to the office of the City Council District B member, the City Planning Commission, and three neighborhood associations: Broad Community Connections, Mid City Neighborhood Organization, and Greater Mid City Business Association.

JPNSI Executive Director Veronica Reed, received no phone calls, emails or other feedback in advance of the meeting.

Concerns, issues and problems expressed by attendees, and how they will be addressed:

- Need for zoning change. Attendee asked why the zoning change was needed.

  Response: Zoning change will allow the office, which is not allowed under the current HU-RD2 zoning. Even though the CZO already allows offices onsite for larger affordable housing developments, it makes no accommodation of office space to accompany small multifamily developments across multiple lots. The response also noted that HU-MU zoning is already in place across Jane Place (Ruby Slipper restaurant and parking lot).

- Parking. A neighbor expressed concern about increased parking, and that her driveway and/or access to the vacant lot behind her house and adjacent to the proposed JPNSI office will be blocked, since it happens sometimes.

  Response: JPNSI representative and the neighbor agreed that a driveway and a "no parking" sign would help preserve access to the vacant lot. Director Reed noted that JPNSI will be installing a sidewalk in front of the office and that may provide ideal timing if the neighbor wished to use the same contractor to install a driveway.

- Fencing. A neighbor expressed interest in talking with JPNSI regarding fencing.

  Response: JPNSI offered to discuss and to install fencing that would give the neighbor maximum privacy.

- Setbacks and fire-retardant buildings. Attendee asked about what setbacks will be provided and if fire retardant building material will be used.

  Response: The buildings will have the required back yard and the required side setbacks. Buildings will also adhere to all requirements for fire safety. JPNSI intends to meet all required setbacks.

- Entrances. A neighbor asked if building entrances will face her lot.

  Response: No.

- Building height/scale. A Mid City Neighborhood Organization representative mentioned that they are pleased with the scale/height of the buildings to be constructed. Was concerned before the meeting that the scale would be too large, but after coming to the meeting they have no concerns about that and described the development plan as "lovely."

# # #

Name	Mailing Address
Jane Place Neighborhood Sustainability Initiative Inc	2533 Columbus St Suite 104
Current Resident	221 Jane Aly
Current Resident	223 Jane Pl
Joyce R Jiles	Etal 224 Jane Pl
Current Resident	224 Jane Pl
Darlene J Levy	823 St Louis St
Current Resident	224 S White St
Current Resident	225 Jane Pl
City Of New Orleans	1300 Perdido St
Current Resident	225 S Broad St
Current Resident	226 Jane Pl
Current Resident	226 S White St
Current Resident	231 S Broad St
Alec Robinson	231 S White St
Current Resident	233 S White St
Christopher Edward Cox	237 S White St
Current Resident	235 S White St
A & C Auto Sales LLC	6743 Milne Blvd
Current Resident	239 S Broad St
Estefone Flores LLC	3805 Neyrey Dr
Current Resident	239 S White St
Current Resident	241 S Broad St
Current Resident	241 S White St
RSC Mid City LLC	2001 Burgundy St
Current Resident	2709 Banks St
John Paul Sapir LLC	6301 Laurel St
Current Resident	2710 Banks St
Current Resident	2714 Banks St
Carter Edward Jr	2714 Palmyra St
Ty Russell	2715 Palmyra St
Current Resident	2716 Banks St
Current Resident	2718 Banks St
Owner 2718	7009 General Haig St
Current Resident	2718 Palmyra St
Ellis Tarleton	4421 Baudin St
Current Resident	2719 Palmyra St
K'chos Flooring LLC	2169 Daniels Rd
Current Resident	2721 Palmyra St
Lewis Jacob Alder	49 Wall St
Current Resident	2722 Banks St
Current Resident	2722 Palmyra St
Current Resident	2724 Palmyra St
Mario E Garay	4226 Carrollton Ave
Current Resident	2725 Palmyra St
Mary H Dehring	Terry H Delanzac 1525 Cherokee Ave
Current Resident	2726 Banks St
Current Resident	2728 Banks St

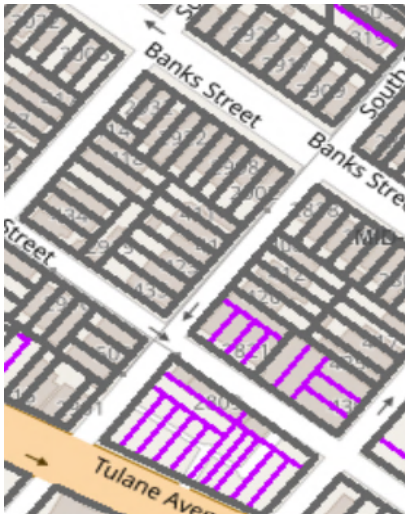
Dana S Jeandron	2065 Lakeshore Blvd S
Current Resident	2729 Palmyra St
Take Paws Rescue	2730 Banks St
Wuilmer Y Manzanares	2730 Palmyra St
Speight Eloise S	ET Al 12597 Bayou Fordoche Road
Current Resident	2732 Banks St
Current Resident	2734 Banks St
The Dog House Realty LLC	2515 Nashville Ave
Current Resident	2736 Banks St
Hazlebrook Capital LLC	413 S Norman C Francis Pkwy
Current Resident	2736 Palmyra St
Magee Calvin J SR	ET Al 1828 Watling Dr
Current Resident	2737 Banks St
Current Resident	2738 Banks St
Jane Place LLC	2533 Columbus St Suite 104
Current Resident	2739 Palmyra St
Current Resident	2739 Palmyra St Unit A
Current Resident	2739 Palmyra St Unit B
Current Resident	2739 Palmyra St Unit C
Current Resident	2739 Palmyra St Unit D
Susan P Sparrow	2740 Palmyra St
Current Resident	2741 Banks St
Current Resident	2741 Palmyra St
Current Resident	2741 Palmyra St Apt A
Current Resident	2741 Palmyra St Apt B
Brandi L Windham	2742 Palmyra St
Antoinette H Batiste	2743 Palmyra St
Current Resident	2744 Palmyra St
Gulf Coast Bank	2712 Jefferson Ave
Current Resident	2745 Banks St
Tacy Stevens	2747 Palmyra St
James H Olsen	2748 Palmyra St
Bustillo Roberto	2762 Palmyra St
Current Resident	2750 Palmyra St
The Smith Revocable Declaration of Trus T	3345 Valemont St
Current Resident	2751 Banks St A
Current Resident	2751 Banks St B
Residential Holdings Inc	PO Box 24610
Current Resident	2751 Palmyra St
The Smith Revocable Declaration Of Trust	3345 Valemont St
Current Resident	2755 Banks St A
Current Resident	2755 Banks St B
Rachael Geraets	2755 Palmyra St
Brenda Jenkins	2757 Palmyra St
Roberto Bustillio	2762 Palmyra St
Current Resident	2759 Palmyra St
Robert James Goodson	2761 Banks St
Cliff M Lafrance	4681 Hwy 39

Current Resident	2761 Palmyra St
Robert Bustillo	2762 Palmyra St
Current Resident	2762 Palmyra St A
Current Resident	2763 Banks St
Current Resident	2763 Palmyra St
The Glenda M Jordan Living Revocable Tru	2765 Banks St
Orleans Parish School Board	3520 General Degaulle Dr Suite 5055
Current Resident	2785 Baudin St
Debbie Blacksher	2802 Banks St
Current Resident	2800 Banks St
Bauman Lionel B Jr	ET Al 2801 Banks Street
Current Resident	2801 Banks St
Current Resident	2803 Banks St
Mary B Martin	Etal 8213 Hickory St
Current Resident	2804 Banks St
Current Resident	2806 Banks St
Lourdes Flores LLC	3805 Neyrey Dr
Current Resident	2808 Palmyra St
Marcus Hock	2809 Banks St
Current Resident	2810 Palmyra St
Current Resident	2811 Banks St
Palmyra Properties of Louisiana LLC	7401 Canal Blvd Suite 120
Current Resident	2812 Palmyra St
Kbank LLC	6049 Marshal Foch St
Current Resident	2813 Banks St
Current Resident	2813 Banks St Apt 1A
Current Resident	2813 Banks St Apt 1B
Current Resident	2813 Banks St Apt 2A
Current Resident	2813 Banks St Apt 2B
Current Resident	2814 Palmyra St
Current Resident	2815 Banks St
Nino Paternostro	2818 Palmyra St
Current Resident	2816 Palmyra St
Bud James Thomas	1629 Kilbourn St
Current Resident	2819 Banks St
Current Resident	300 Jane Aly
301-303 SO Broad LLC	301 S Broad St
Current Resident	301 S White St
Current Resident	303 S Broad St
Current Resident	311 S Broad St
Brandi Windham	2742 Palmyra St
Current Resident	313 Jane Aly
Yvan Flores LLC	3805 Neyrey Dr
Current Resident	313 S White St
Current Resident	314 Jane Aly
Emmanuel Augustine	314 S White St
Current Resident	315 S Broad St
Current Resident	315 S White St

Current Resident	317 S Broad St
Celeste Flores LLC	3805 Neyrey Dr
Current Resident	317 S White St
Thomas A Chapman	318 S White St
Current Resident	319 S White St
Estelle Flores LLC	3805 Neyrey Dr
Current Resident	321 S White St
323 Jane Place LLC	2533 Columbus St Suite 104
Current Resident	323 Jane Aly
Current Resident	323 S White St
324Swg LLC	305 Carrick Cir
Current Resident	324 S White St
Jane Place Neighborhood Sustainability I	2533 Columbus St Suite 104
Current Resident	325 Jane Aly
Bilal A Hindi	Mr/Mrs Rabah Hindi 3632 Lake Michel Ct
Current Resident	325 S Broad St
Current Resident	326 S White St
Jose E Isla	2718 Cleveland Ave
Current Resident	327 S White St
Current Resident	328 S White St
Current Resident	330 S White St
Current Resident	333 Jane Aly
Current Resident	335 Jane Aly
Current Resident	337 Jane Aly
Current Resident	339 Jane Aly
Current Resident	341 Jane Aly
Current Resident	343 Jane Aly
Le Kathy Huong	ET Al 1739 Wedgewood St
Current Resident	401 S Broad St
Gumbo Pot Drop LLC	3112 Upperline St
Current Resident	405 S Broad St
Earnest E Airhia	1105 Trudeau St
Current Resident	411 S Broad St
Current Resident	425 S Broad St

Organization Name: Broad Comn
Point of Contact: Dasjon Jordan
Phone Number: 504-561-7495
Email: dj@broadcommunitycon
Street Address: P.O. Box 19770
City: New Orleans
Zip: 70179
Organization Name: Mid City Nei
Point of Contact: Emily Leitzinge
Phone Number: 504-507-0831
Email: president@mcno.org
Street Address: P.O. Box 791023
Organization Name: Greater Mid

Point of Contact: Tim Levy
Email: tlevy@pelhughes.com
Street Address: PO Box 791041
Zip: 70119



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New Orleans	LA	70119
New Orleans	LA	70119
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New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70124
New Orleans	LA	70119
Metairie	LA	70002
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70116
New Orleans	LA	70119
New Orleans	LA	70118
New Orleans	LA	70119
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New Orleans	LA	70119
New Orleans	LA	70119
Terrytown	LA	70056
New Orleans	LA	70119
Cody	WY	82414
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
Metairie	LA	70005
New Orleans	LA	70119
New Orleans	LA	70119

Slidell	LA	70461
New Orleans	LA	70119
New Orleans	LA	70119
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Morganza	LA	70759
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Marrero	LA	70022
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Braithwaite	LA	70040

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Hayward	CA	94542
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Gretna	LA	70056
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New Orleans	LA	70119
New Orleans	LA	70119
New Orleans	LA	70119
Harvey	LA	70058
New Orleans	LA	70119
New Orleans	LA	70125
New Orleans	LA	70119
Metairie	LA	70003
New Orleans	LA	70119
New Orleans	LA	70119

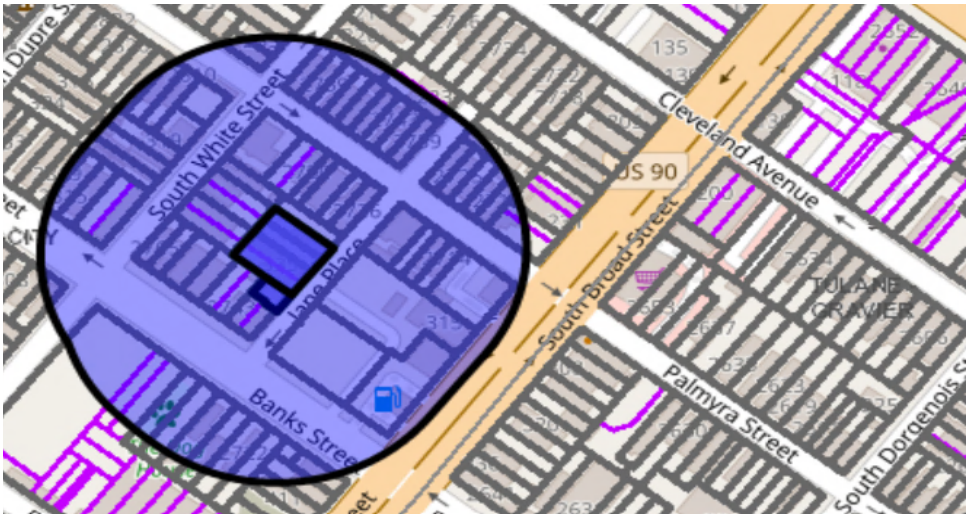
nunity Connections - Broad Street Main Street

nections.org

ighborhood Organization

r

l-City Business Association


Cleveland Avenue
US 90
South Broad Street
South White Street
Lane Place
Banks Street
Palmyra Street
TULANE
GRAVIER
135

Outlook

Comments re ZD 064/25

From Lucinda Flowers <lucindaflowers910@gmail.com>
Date Wed 11/26/2025 3:05 PM
To Haley H Webb <Haley.Webb@nola.gov>

Ms. Haley Webb
New Orleans City Planning Commission

Dear Haley:

Please accept these comments re ZD 064/25, which would enable Jane Place Neighborhood Sustainability Initiative (JPNSI) to locate its offices at the site of its affordable rental housing:

As a longtime affordable housing policy professional and advocate in New Orleans, I can say that co-locating an affordable housing management office with its housing is a best practice that benefits residents, neighbors and housing owners/managers alike. It just makes sense.

Strong resident-management communication is one of the keys to successful affordable housing management. When management offices are right there and easily accessible, it's easier for residents and managers to get to know each other and build mutual trust. If residents have a concern or problem, it's easier to reach out for help. Managers are more present to observe, anticipate and resolve resident issues early.

A strong property maintenance program is also important, and having an office where the housing is increases managers' ability to identify and remedy budding problems before they get worse. Or, if something needs immediate attention, management is onsite to act quickly.

Finally, especially in dense neighborhoods like the one where JPNSI is located, it's important for neighbors to feel that they know where to go and who to talk with about any concerns. When the office is onsite and visible, neighbors can have that level of comfort and peace of mind.

Respectfully,

Lucinda Flowers

Lucinda Flowers Consulting LLC
Grant writing and funder research
Writing and editing
Grant-seeking strategies
Policy research

Specializing in Housing and Community Development, Planning

lucindaflowers910@gmail.com

504-913-6928

Outlook

Zoning Docket 64/25

From James McCarthy <jpmccarthy99@gmail.com>
Date Mon 11/24/2025 12:36 PM
To Haley H Webb <Haley.Webb@nola.gov>

Dear City Planning Commission,

As an affordable housing supporter familiar with Jane Place Neighborhood Sustainability Initiative (JPNSI), I write IN SUPPORT of Zoning Docket 64/25, a request for a zoning change to HU-MU to accommodate their administrative office and additional affordable housing units. I understand the zoning change is necessary to provide an office that will manage and supervise affordable housing that is within sight of the office or a short walk away. This location along Jane Alley and the zoning change are ideally situated across from existing commercial uses. Article 21.6.U of the Comprehensive Zoning Ordinance notes that administrative offices for multi-family residential uses are acceptable in residential districts, but it did not anticipate the office being on a separate lot from most of the dwellings it will manage. Approving the zoning change request will rectify the oversight for this situation.

I note that Jane Place Neighborhood Sustainability Initiative owns and manages many residential buildings on different lots within this neighborhood. All the buildings are in good condition and JPNSI is a conscientious manager that attends to the residents' needs. ALL of JPNSI's dwellings are rented at AFFORDABLE rates. As we all know, housing affordability is one of the major issues facing the City of New Orleans.

This location along Jane Alley and the zoning change are ideally situated across from existing commercial uses. The Broad Street corridor and bus service is only one block away and the residents can walk to major employers like the VA and the LCMC Hospital where I work. There is also a history of commercial use on this block of Jane Alley that makes the zoning change to Historic Urban Mixed Use a very logical proposition.

Please approve the zoning change request!

Sincerely,
James McCarthy, RN

2244 Killdeer Street
New Orleans LA 70122

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. 323, 325, 333-335, 337-339, 341-343 Jane Alley/Place

APPLICANT INFORMATION

Applicant Identity: ☒ Property Owner ○ Agent

Applicant Name Jane Place Neighborhood Sustainability Initiative

Applicant Address 200 S Broad St. Suite 204

City New Orleans State LA Zip 70119

Applicant Contact Number 504-799-1704 Email veronica@jpnsi.org

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Jane Place Neighborhood Sustainability Initiative & 323 Jane Place LLC

Property Owner Address 200 S. Broad St. Suite 204

City New Orleans State LA Zip 70119

Property Owner Contact Number 504-799-1704 Email veronica@jpnsi.org

SPECIFIC ZONING REQUEST

zoning change from HU-RD2 to HU-MU

PROPERTY LOCATION

Square Number(s) 605 Lot Number(s) 48, 49, 50, 51, and X-1

Bounding Streets Banks, S. White, Palmyra, and Jane Alley/Place

Zoning HU-RD2 Municipal District 1ST

Tax Bill Number 105202736, 105202737, 105202738, 105202744 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

See attachment

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 _____

Agent Signature Veronica M. Reed Date 10/17/2025

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 17th day of October

My Commission expires LIFETIME

Margaret Wells

MARGARET WELLS
Notary Public - Louisiana
Orleans Parish
Notary ID 87488

Jane Place Neighborhood Sustainability Initiative (JPNSI)
Project Description

We propose a zoning change from the HU-RD2 Historic Urban Two Family Residential District to the HU MU Historic Urban Mixed Use District for addresses 323-343 Jane Alley/Place, Lots 48-51 and X-1, Square 605, bounded by Banks, S. White, Palmyra Streets and Jane Place. The lots are located directly across the street from the Ruby Slipper Restaurant and its large parking lot, which is zoned HU-MU Historic Urban Mixed Use. We currently own and manage affordable rental apartments in the 300 block and plan to build additional two-story, two- and three-unit **affordable rental residences** on vacant lots we own at the site. The zoning change would accommodate additional residences on a substandard lot, plus an approximately 3,600 square feet **administrative office for JPNSI, which would enable us to provide onsite building supervision and management, deliver tenant services, and manage and deliver other JPNSI programs**. The office would be located at 323-325 Jane Place on the ground floor, with three residential rental units on the second floor. We estimate construction to take place in 2026 to 2027.

Zoning Docket 064/25: Jane Place Neighborhood Sustainability Initiative, Inc.

Comment: The Zoning Change Request is Consistent with the Master Plan

Submitted by: Paul Cramer, Urban & Regional Planner

The zoning change request to Historic Urban Mixed Use (HU-MU) is consistent with the subject property's Residential Low Density Pre War (RLD-Pre) Future Land Use Map (FLUM) designation. The FLUM designation consists of three parts: Goal, Range of Uses, and Development Character. The reasons for consistency are explained below.

The zoning change is consistent with the *Goal* of the RLD-Pre FLUM category because the buildings that are allowed by the HU-MU District are low-density and low-height, thereby ensuring a compatible scale for the new buildings. The JPNSI non-profit owner intends to maintain the current scale of the block. Infill development on the vacant lots will include a two-family dwelling and three-family dwelling with its own administrative office. The existing structures in the subject area are two-family dwellings developed by JPNSI.

The zoning change is consistent with the *Range of Uses* of the RLD-Pre FLUM category. The vacant land of the subject area was previously used as commercial, with both the 1929 and 1949-53 Sanborn Maps showing warehousing and auto repair as the commercial uses (Sanborn Maps are provided at the end of this document.) Additionally, 325 Jane Place contained the auto repair warehouse structure as recently as 2007 and can still be viewed on Google Maps. The FLUM category states that "**businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified.**" According to the FLUM category, there is no requirement that the buildings still exist.

The zoning change is consistent with the *Development Character* of the RLD-Pre FLUM category. The FLUM category states "**allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing.**" That is exactly the type of development that JPNSI provides - long-term affordable housing with an on-site management office.

The text describing the RLD- Pre category is copied below:

Residential Low Density Pre-war

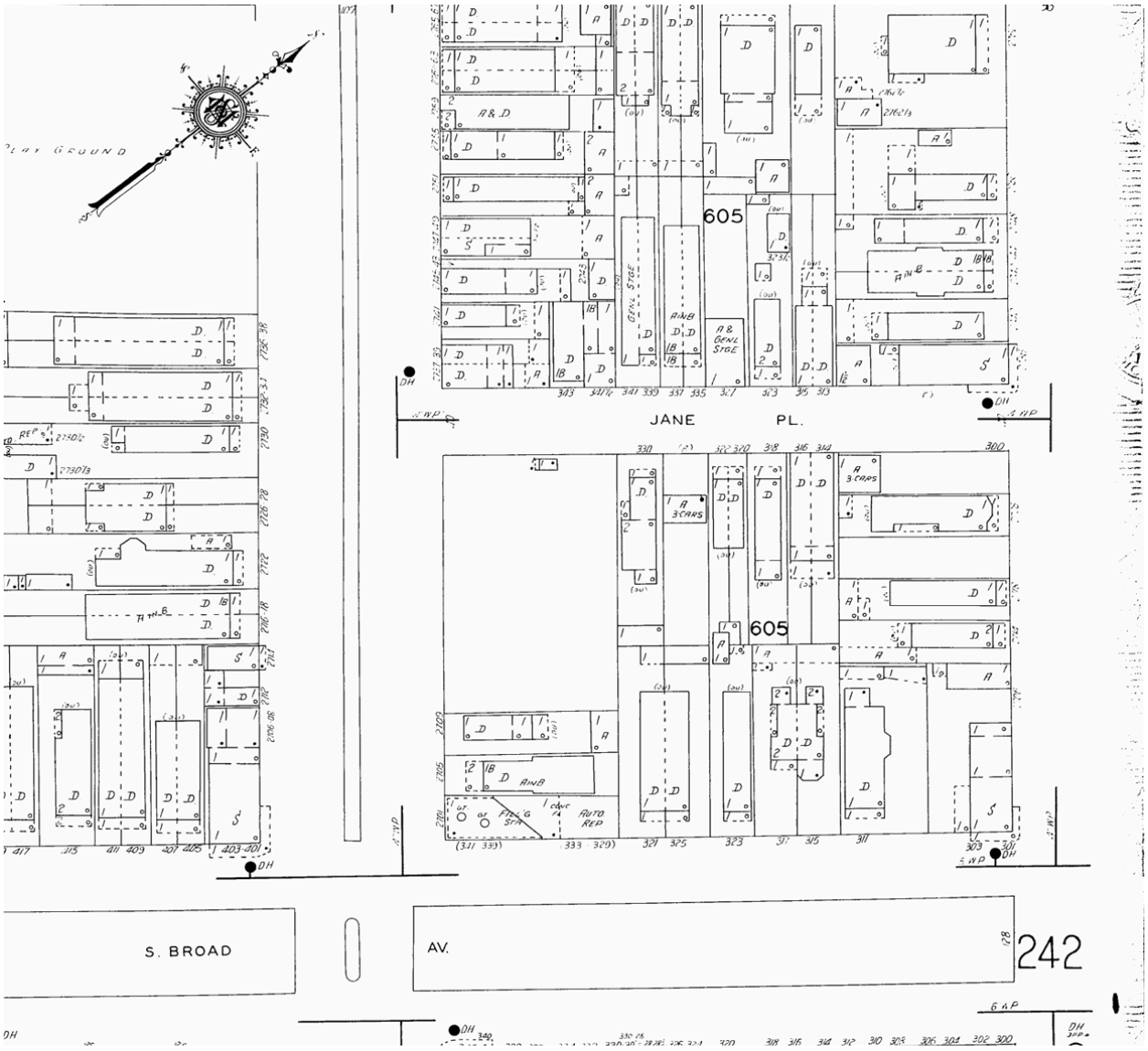
Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single, two-family, and new or existing multi-family 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 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. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

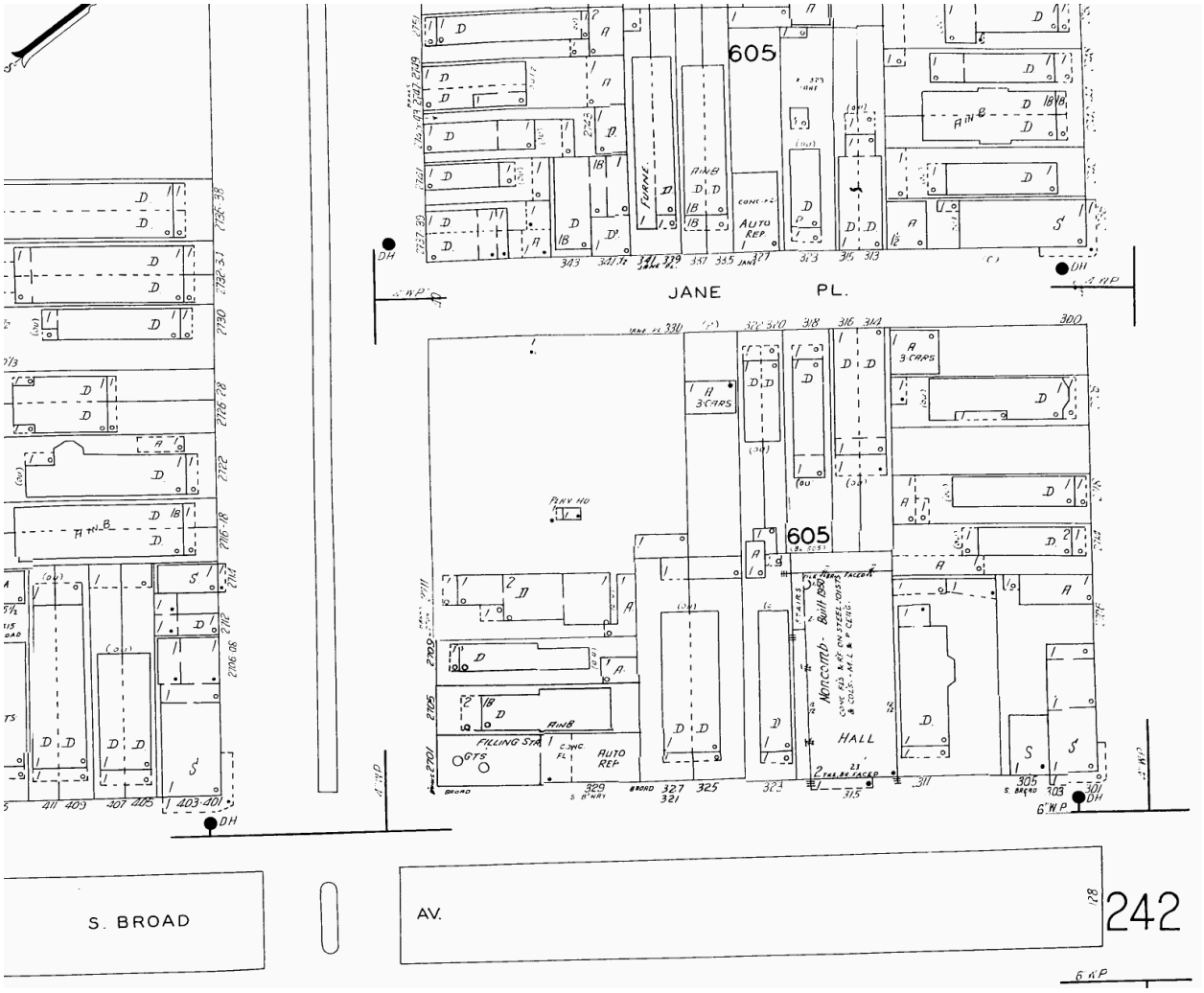
Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher 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.

1929 Sanborn Map



1949-53 Sanborn Map



UNITED STATES OF AMERICA

State of Louisiana

Nancy Landry

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

323 JANE PLACE LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

42757670K	ORIGF	8/4/2017	2 page(s)
46703221	25 AR	10/14/2025	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,

October 14, 2025

Nancy Landry

Secretary of State

WEB 42757670K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 12101909#D5P83

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:
323 JANE PLACE 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:

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: BRICE WHITE (8/3/2017)
TITLE: DIRECTOR

LIMITED LIABILITY COMPANY INITIAL REPORT (R.S. 12:1305 (E))

1. The name of this limited liability company is:
323 JANE PLACE LLC

2. The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:
223 JANE PLACE
NEW ORLEANS, LA, 70119

3. Mailing Address:
PO BOX 53011
NEW ORLEANS, LA, 70153

4. 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:
BRICE WHITE
4006 CLEMATIS ST
NEW ORLEANS, LA, 70122

5. The name and municipal address (not a P.O. Box only) of the managers or members:
JPNSI (MEMBER)
223 JANE PLACE
NEW ORLEANS, LA, 70119

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: BRICE WHITE (8/3/2017)
TITLE: DIRECTOR

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 42757670K

Charter Name: 323 JANE PLACE 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
08/04/2017	BRICE WHITE	BRICE WHITE

Nancy Landry
Secretary of State

LIMITED LIABILITY COMPANY
ANNUAL REPORT
For Period Ending
8/4/2025

42757670K

2025

Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)

42757670 K 1
323 JANE PLACE LLC

200 SOUTH BROAD STREET
SUITE 204
NEW ORLEANS, LA 70119

(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)
Registered Office Address in Louisiana (Do not use P. O. Box)
200 SOUTH BROAD STREET
SUITE 204
NEW ORLEANS, LA 70119

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

VERONICA REED
200 SOUTH BROAD STREET SUITE 204 NEW ORLEANS, LA 70119

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.***

JPNSI Member
200 SOUTH BROAD STREET SUITE 204 NEW ORLEANS, LA 70119

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 ➔	Veronica Reed (SIGNED ELECTRONICALLY)	Executive Reed		10/14/2025
	Signee's address	Email Address ON FILE		(For Office Use Only)

Enclose filing fee of $30.00 **Return by:** 8/4/2025

Make remittance payable to Secretary of State
Do Not Send Cash
Do Not Staple

web site: www.sos.louisiana.gov **DO NOT STAPLE**

To: **Commercial Division**
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704

1

UNSIGNED REPORTS WILL BE RETURNED

UNITED STATES OF AMERICA

State of Louisiana

Nancy Landry

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the attached document(s) of

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

are true and correct and are filed in the Louisiana Secretary of State's Office.

36926671N	ORIGF	12/24/2008	5 page(s)
45043820	12236	8/1/2022	3 page(s)
46529995	12236	6/18/2025	2 page(s)
46354876	24 AR	2/21/2025	2 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,

July 24, 2025

Nancy Landry

Secretary of State

WEB 36926671N

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 12065914#VMJ62

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 INCORPORATION
OF
JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.
(RS 12:203)

United States of America
State of Louisiana
Parish of Orleans

FIRST: The name of the corporation is **Jane Place Neighborhood Sustainability Initiative, Inc.**] (hereinafter, the "Corporation").

SECOND: The purposes for which the corporation is formed are exclusively charitable. The specific and primary purposes are:

a. To support and contribute to the building of safe, affordable housing for low- and moderate-income residents in the Mid-City neighborhood of New Orleans, Louisiana;

b. To preserve the quality and affordability of housing for future low-income and moderate-income residents of the community;

c. To promote sustainable land use and community development; and

d. To foster community participation and neighborhood unity.

In furtherance, but not in limitation, of the foregoing charitable purposes, the Corporation shall have the following powers:

a. To purchase, receive, take by grant, gift, devise, bequest or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated;

b. To sell, convey, lease, exchange, transfer, or otherwise dispose of, or mortgage or pledge, or create a security interest in, all or any of its property, or any interest therein, wherever situated, except as such activities are restricted under [Articles [13] and [14] of these Articles of Incorporation][the Bylaws];

c. To raise or solicit funds for the furtherance of its charitable purposes;

d. To do such things as are incidental to the foregoing purposes and powers.

THIRD: The Corporation shall enjoy perpetual existence, unless sooner dissolved in accordance with law.

FOURTH: The Corporation is a non-profit corporation.

FIFTH: The location and mailing address of the Corporation's registered office is: 223 Jane Place, New Orleans, Louisiana 70119.

SIXTH: The Corporation's registered agents are: William Brice White III and Shana Griffin, each of whom has a mailing address at: 223 Jane Place, New Orleans, Louisiana 70119.

SEVENTH: The full name and mailing address of each incorporator of the Corporation is:

William Brice White III
223 Jane Place
New Orleans, LA 70119

Shana Griffin
223 Jane Place
New Orleans, LA 70119

EIGHTH: The Corporation shall initially be managed by a board of directors consisting of five (5) directors whose names, mailing addresses and terms of office are as follows:

William Brice White III, 223 Jane Place, New Orleans, LA 70119, 2 years

Shana Griffin, 223 Jane Place, New Orleans, LA 70119, 2 Years

Isabel Barrios, 4734 Spain Street, New Orleans, LA 70122, 2 Years

Khalil Shayid, 1222B St. Claude Ave, New Orleans, La 70116, 2 Years

Amy Laura Cahn, 1004 S 49th Street, Philadelphia, PA 19143, 2 Years

NINTH: The Corporation is to be organized on a non-stock basis. There shall be but one class of membership. The directors shall be the initial members of this Corporation.

TENTH: The employer identification number (EIN) of the Corporation assigned by the Internal Revenue Service as of December 22, 2008 is # 26-3909820.

ELEVENTH: The Members of the Corporation shall have full voting rights, in accordance with the Bylaws.

TWELFTH: A two-thirds (2/3) vote by the directors and Members, in accordance with the Bylaws, shall be required to amend these Articles of Incorporation.

THIRTEENTH: Any land acquired by the Corporation shall be held for the benefit of the local community in accordance with the corporate purposes.

a. Land held by the corporation may be leased to persons, households, and other entities for such uses, and on such terms, as are consistent with the purposes of the Corporation, the Articles of Incorporation and the Bylaws.

b. The decision to mortgage or otherwise encumber land owned by the Corporation shall require the approval of the board of directors and the consent of any persons to whom the land in question is leased.

c. Land shall not be sold by the Corporation except in extraordinary circumstances, and then, in accordance with the Bylaws, only when such sale is considered a necessary means of achieving the purposes of the Corporation.

FOURTEENTH: It is a purpose of the Corporation to provide for the continued affordability of housing and other improvements on the Corporation's land for future low-income and moderate-income residents of the community. The board of directors and Members of the Corporation shall adopt, in accordance with the Bylaws, a "resale formula," which shall be used in accordance with the Bylaws to limit the resale price of housing or other improvements on land leased by the Corporation to low-income and moderate-income residents of the community.

FIFTHEENTH: Notwithstanding any other provision of these articles, the Corporation is organized exclusively for one or more of the purposes as specified in §501(c)(3) of the Internal Revenue Code (hereinafter, the "Code") and shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under §501(c)(3) of the Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under §170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II hereof.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Upon the dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of §501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such

purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Incorporators' signatures:

Shana M. Griffin

William B White III

On this 22nd day of December, 2008, before me, personally appeared Shana M. Griffin & William B White III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed it as his free act and deed.

Notary

Joseph C. Bartels
Notary # 18423

AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named corporation.

Registered agents' signatures:

Shana M. Griffin

William B. White III

Sworn to and subscribed before me this 22nd day of December, 2005

Notary

Joseph C. Bartels

Notary # 18423

NOTICE OF CHANGE

Charter Number: 36926671N

Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

ADDRESSES:

The street address (not a P.O. Box only) of the corporation's registered office is:
2533 COLUMBUS STREET STE 104
NEW ORLEANS, LA, 70119

Mailing Address:
2533 COLUMBUS STREET SUITE 104
NEW ORLEANS, LA, 70119

AGENTS:

Agent Name:
VERONICA REED
1725 DELACHAISE STREET
NEW ORLEANS, LA, 70115

OFFICERS/DIRECTORS:

Officer/Director Name:
ISABEL BARRIOS (SECRETARY, DIRECTOR)
4734 SPAIN STREET
NEW ORLEANS, LA, 70122

HANNAH ADAMS (DIRECTOR)
2822 BELL STREET
NEW ORLEANS, LA, 70119

KATIE HUNTER-LOWREY (DIRECTOR)
1633 ALVAR ST.
NEW ORLEANS, LA, 70117

MAXWELL CIARDULLO (PRESIDENT, DIRECTOR)
3702 ST. CLAUDE AVE
NEW ORLEANS, LA, 70117

COURTNEY JACKSON (DIRECTOR)
3135 DAUPHINE STREET APT A11
NEW ORLEANS, LA, 70117

CHANEL WILLIAMS (DIRECTOR)
2815 D'ABADIE STREET
NEW ORLEANS, LA, 70119

SHARON O'DONNELL (DIRECTOR)
1009 FRENCHMEN STREET APT E
NEW ORLEANS, LA, 70116

VERONICA REED (DIRECTOR)
1725 DELACHAISE ST UNIT 108
NEW ORLEANS, LA, 70115

JAYNE AVERY (DIRECTOR)
1309 CARROLLTON AVE APT 136
METAIRIE, LA, 70005

CANDICE FRAZIER (DIRECTOR)
1905 MEHLE
ARABI, LA, 70032

RENATA LOYA (DIRECTOR)
333 JANE ALLEY
NEW ORLEANS, LA, 70119

JALEESA JACKSON (VICE-PRESIDENT, DIRECTOR)
5012 TOURO STREET
NEW ORLEANS, LA, 70122

ALISHA RAE FELDMAN (TREASURER, DIRECTOR)
2025 ALMONASTER AVENUE
NEW ORLEANS, LA, 70122

ANGELA OWCZAREK (DIRECTOR)
135 S GAYOSO STREET
NEW ORLEANS, LA, 70119

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.

TO BE ELECTRONICALLY SIGNED BY AN OFFICER OR DIRECTOR.
ELECTRONIC SIGNATURE: VERONICA REED (8/1/2022)
TITLE: EXECUTIVE DIRECTOR, JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 36926671N

Charter Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

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
08/01/2022	VERONICA REED	VERONICA REED

NOTICE OF CHANGE

Charter Number: 36926671N

Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

ADDRESSES:

The street address (not a P.O. Box only) of the corporation's registered office is:
200 SOUTH BROAD STREET SUITE 204
NEW ORLEANS, LA, 70119

Mailing Address:
200 SOUTH BROAD STREET SUITE 204
NEW ORLEANS, LA, 70119

AGENTS:

Agent Name:
VERONICA REED
1725 DELACHAISE STREET
NEW ORLEANS, LA, 70115

OFFICERS/DIRECTORS:

Officer/Director Name:
HANNAH ADAMS (DIRECTOR)
2822 BELL STREET
NEW ORLEANS, LA, 70119

CHANEL WILLIAMS (DIRECTOR)
2815 D'ABADIE STREET
NEW ORLEANS, LA, 70119

SHARON O'DONNELL (DIRECTOR)
1009 FRENCHMEN STREET APT E
NEW ORLEANS, LA, 70116

VERONICA REED (DIRECTOR)
1725 DELACHAISE ST UNIT 108
NEW ORLEANS, LA, 70115

JALEESA JACKSON (PRESIDENT, DIRECTOR)
5012 TOURO STREET
NEW ORLEANS, LA, 70122

ALISHA RAE FELDMAN (TREASURER, DIRECTOR)
2025 ALMONASTER AVENUE
NEW ORLEANS, LA, 70122

RIGA WATKINS (DIRECTOR)
343 JANE PLACE
NEW ORLEANS, LA, 70119

ASHLEY WINLEY (DIRECTOR)
2739 PALMYRA APT A
NEW ORLEANS, LA, 70119

DEVONN JARRETT (VICE-PRESIDENT, DIRECTOR)
5901 WRIGHT RD
NEW ORLEANS, LA, 70128

ANGELE THIBODEAUX BURNS (SECRETARY, DIRECTOR)
7421 JADE ST
NEW ORLEANS, LA, 70124

HAEZHEL PENA (DIRECTOR)
123 N. DORGENOIS ST
NEW ORLEANS, LA, 70119

LILIAN ALVAREZ (DIRECTOR)
516 S. NORMAN C. FRANCIS PKWY
NEW ORLEANS, LA, 70119

TRANELL E. BARTON (DIRECTOR)
4441 MACARTHUR BLVD
NEW ORLEANS, LA, 70131

BRANDIE FINISTER (DIRECTOR)
7620 FIELDSTON RD
NEW ORLEANS, LA, 70126

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.

TO BE ELECTRONICALLY SIGNED BY AN OFFICER OR DIRECTOR.
ELECTRONIC SIGNATURE: VERONICA M REED (6/18/2025)
TITLE: EXECUTIVE DIRECTOR

Nancy Landry
Secretary of State

DOMESTIC CORPORATION
ANNUAL REPORT
For Period Ending
12/24/2024

36926671N

2024

Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)

36926671 N 1
JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

2533 COLUMBUS STREET
SUITE 104
NEW ORLEANS, LA 70119

(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)

Registered Office Address in Louisiana (Do not use P. O. Box)
2533 COLUMBUS STREET
STE 104
NEW ORLEANS, LA 70119

Federal Tax ID Number

Our records indicate the following registered agents for the corporation. 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.

VERONICA REED
1725 DELACHAISE STREET NEW ORLEANS, LA 70115

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 officers or directors from our records for this corporation. Indicate any changes or deletions below. Include a listing of all names along with each title held and their address. Do not use a P. O. Box. If additional space is needed attach an addendum.

HANNAH ADAMS — Director
2822 BELL STREET NEW ORLEANS, LA 70119

MAXWELL CIARDULLO — Director
3702 ST. CLAUDE AVE NEW ORLEANS, LA 70117

COURTNEY JACKSON — Director
3135 DAUPHINE STREET APT A11 NEW ORLEANS, LA 70117

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 an officer or director	Title	Phone	Date
	Veronica Reed (SIGNED ELECTRONICALLY)	Executive Director		02/21/2025
	Signee's address	Email Address: ON FILE		(For Office Use Only)

Enclose filing fee of $10.00

Return by: 12/24/2024

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**

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UNSIGNED REPORTS WILL BE RETURNED

Annual Report Supplemental Page
for Period Ending 12/24/2024

Charter Number : 36926671N

Charter Name: JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

Additional Officers

CHANEL WILLIAMS Director
2815 D'ABADIE STREET NEW ORLEANS, LA 70119

SHARON O'DONNELL Director
1009 FRENCHMEN STREET
APT E NEW ORLEANS, LA 70116

VERONICA REED Director
1725 DELACHAISE ST
UNIT 108 NEW ORLEANS, LA 70115

RENATA LOYA Director
333 JANE ALLEY NEW ORLEANS, LA 70119

JALEESA JACKSON Director, President
5012 TOURO STREET NEW ORLEANS, LA 70122

ALISHA RAE FELDMAN Treasurer, Director
2025 ALMONASTER AVENUE NEW ORLEANS, LA 70122

RIGA WATKINS Director
343 JANE PLACE NEW ORLEANS, LA 70119

ASHLEY WINLEY Director
2739 PALMYRA APT A NEW ORLEANS, LA 70119

DEVONN JARRETT Director, Vice-President
5901 WRIGHT RD NEW ORLEANS, LA 70128

ANGELE THIBODEAUX BURNS Director, Secretary
7421 JADE ST NEW ORLEANS, LA 70124

HAEZHEL PENA Director
123 N. DORGENOIS ST NEW ORLEANS, LA 70119

LILIAN ALVAREZ Director
516 S. NORMAN C. FRANCIS PKWY NEW ORLEANS, LA 70119

TRANELL E. BARTON Director
4441 MACARTHUR BLVD NEW ORLEANS, LA 70131

RESOLUTION OF

THE BOARD OF DIRECTORS OF
JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.

and

JANE PLACE NEIGHBORHOOD SUSTAINABILITY INITIATIVE, INC.,
THE SOLE MEMBER OF 323 JANE PLACE LLC

The undersigned, the Secretary of Jane Place Neighborhood Sustainability Initiative, Inc., a Louisiana nonprofit corporation (JPNSI Inc) and JPNSI Inc the sole member of 323 Jane Place LLC (323 LLC), do hereby certify that the following is an extract of resolutions which have been duly adopted by the Board of Directors of JPNSI Inc, and JPNSI Inc, the sole member of 323 LLC, duly noticed and properly called the 16th day of October 2025.

WHEREAS, JPNSI Inc and 323 LLC intend to file a Land-Use Request Application for a Zoning Change for properties with the New Orleans City Planning Commission from HU-RD2 Historic Urban Two Family Residential District to the HU-MU Historic Urban Mixed Use District (Article 12 of the Comprehensive Zoning Ordinance) for addresses 323-343 Jane Alley/Place, Lots 48-51 and X-1, Square 605, bounded by Banks, S. White, Palmyra Streets and Jane Place, in accordance with the provisions of this resolution, and the execution of any instruments, agreements, acknowledgements or other acts necessary, appropriate, or incidental, in order to effect the completion and signing of the Application, and otherwise accomplish the purposes of this corporate resolution.

NOW, THEREFORE, BE IT:

RESOLVED, Veronica M. Reed (the "Authorized Representative"), Executive Director of JPNSI Inc, is hereby authorized to act on behalf of JPNSI Inc and 323 LLC for the execution of any instruments, agreements or acknowledgements and do any and all other acts deemed necessary, appropriate, or incidental, in her discretion, in order to file the Application for a Zoning Change to the properties from HU-RD2 to HU-MU and otherwise accomplish the purposes of this resolution.

RESOLVED, the Authorized Representative be and hereby is authorized and empowered on behalf of and in the name of JPNSI Inc and 323 LLC to take actions necessary to (1) file an Application for a Zoning Change to the properties from HU-RD2 to HU-MU; and (2) do any other acts that the Authorized Officer may in their sole discretion consider appropriate in order to carry into effect the authority granted in this resolution.

AND BE IT FURTHER RESOLVED, that any acts by JPNSI Inc and 323 LLC or the Authorized Officer performed prior to the passage of these resolutions are hereby ratified and approved, and that these resolutions shall remain in full force and effect until written notice of their revocation shall have been delivered.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGE FOLLOWS]

I certify that the foregoing resolutions have been duly adopted by the Board of Directors of Jane Place Neighborhood Sustainability Initiative, Inc. and Jane Place Neighborhood Sustainability Initiative, Inc., the sole member of 323 Jane Place LLC, on the 16th day of October 2025, and that the foregoing resolutions are in full force and effect.

CORPORATE SECRETARY: _____

ANGELE THIBODEAUX BURNS

October 16, 2025

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 _____

Agent Signature Veronica M. Reed Date 10/17/2025

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 17th day of October

My Commission expires LIFETIME

Margaret Wells

MARGARET WELLS
Notary Public - Louisiana
Orleans Parish
Notary ID 87488

Orleans Parish, LA

Summary

Parcel ID	323-JANEAL
Tax Bill Number	105202736
Municipal District	1
Location Address	323 JANE AL
Property Class	R - RESIDENTIAL
Special Tax District	1-MDC6
Subdivision Name	
Zoning District	Show Viewer (41036284)
Land Area (sq ft)	3054
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	/045
Line	002
Legal Description	1. SQ 605 LOT 25 OR 48 JANE PLACE 26' 7" X 114' 11"
Assessment Area	MID-CITY Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

323 JANE PLACE LLC
2533 COLUMBUS ST SUITE 104
NEW ORLEANS LA 70119

Notices

2024 Assessment Notice (PDF)

Quick Links

Estimate Taxes | Tax Information | Historical Property Tax Bills

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$55,000	$55,000	$55,000
+	Building Value	$0	$0	$0
=	**Total Value**	**$55,000**	**$55,000**	**$55,000**
	Assessed Land Value	$5,500	$5,500	$5,500
+	Assessed Building Value	$0	$0	$0
=	**Total Assessed Value**	**$5,500**	**$5,500**	**$5,500**
-	Total Exemption Value	$0	$0	$0
=	**Taxable Assessment**	**$5,500**	**$5,500**	**$5,500**
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
5/26/2017	$27,129	WILLIAMS SHELIA	WILLIAMS SHELIA	201723223	620203
5/10/2017	$115,000	WILLIAMS SHELIA	323 JANE PLACE LLC	201718061	617776
3/20/2017	$1,500	WILLIAMS SHELIA	WILLIAMS SHELIA	201718060	617775
5/18/2016	$0	WILLIAMS AUDRE	WILLIAMS SHELIA	201620450	599181
4/8/2015	$5,704	WILLIAMS ETAL AUDREY M	WILLIAMS AUDRE	201514787	574194
12/16/2008	$0	WILLIAMS ETAL AUDREY M	WILLIAMS ETAL AUDREY M	200905133	427623

Photos



No data available for the following modules: Exemptions, , Change Orders, Sketches.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 5:28:05 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Orleans Parish, LA

Summary

Parcel ID	325-JANEPL
Tax Bill Number	105202737
Municipal District	1
Location Address	325 JANE PL
Property Class	C - COMMERCIAL
Special Tax District	1-MDC5
Subdivision Name	
Zoning District	Show Viewer (41036289)
Land Area (sq ft)	3054
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	26 OR 49/045
Line	003
Legal Description	1. SQ 605 LOTS 26 OR 49 JANE PLACE 2. 25' 1" X 114' 11"
Assessment Area	MID-CITY COM 11 Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

JANE PLACE NEIGHBORHOOD SUSTAINABILITY I
2533 COLUMBUS STREET SUITE 104
NEW ORLEANS LA 70119

Notices

2024 Assessment Notice (PDF)

Quick Links

Estimate Taxes | Tax Information | Historical Property Tax Bills

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$55,000	$55,000	$55,000
+	Building Value	$0	$0	$0
=	**Total Value**	**$55,000**	**$55,000**	**$55,000**
	Assessed Land Value	$5,500	$5,500	$5,500
+	Assessed Building Value	$0	$0	$0
=	**Total Assessed Value**	**$5,500**	**$5,500**	**$5,500**
-	Total Exemption Value	$0	$0	$0
=	**Taxable Assessment**	**$5,500**	**$5,500**	**$5,500**
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
2/11/2025	$120,000	GALVAN OSCAR R	JANE PLACE NEIGHBORHOOD SUSTAINABILITY I	202504989	752114
5/21/2015	$40,000	ARCENEAUX MARK H, JR	GALVAN OSCAR R	201523890	578776
1/18/2013	$18,000	SEITHER GEORGE M	ARCENEAUX MARK H, JR	201304869	527471
3/8/1990	$15,000		SEITHER GEORGE M	00837184	000017604

Photos



Sketches

No data available for the following modules: Exemptions, , Change Orders.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 10/14/2025, 5:28:05 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Orleans Parish, LA

Summary

Parcel ID	335-JANEAL
Tax Bill Number	105202738
Municipal District	1
Location Address	335 JANE AL
Property Class	ER - EXEMPT - RESIDENTIAL
Special Tax District	1-MDCE
Subdivision Name	
Zoning District	Show Viewer (41036285)
Land Area (sq ft)	6109
Building Area (sq ft)	2892
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	VARS/045
Line	004
Legal Description	1. SQ 605 LOTS 27 AND 50 JANE PL 27' 5" X 114' 11" LOTS 28, 51 2. 26' 7" X 114' 11"
Assessment Area	MID-CITY Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

JANE PLACE NEIGHBORHOOD SUSTAINABILITY
INITIATIVE INC
2533 COLUMBUS ST SUITE 104
NEW ORLEANS LA 70119

Notices

2022 Assessment Notice (PDF)

Quick Links

Estimate Taxes | Tax Information | Historical Property Tax Bills

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$110,000	$110,000	$110,000
+	Building Value	$520,600	$520,600	$520,600
=	**Total Value**	**$630,600**	**$630,600**	**$630,600**
	Assessed Land Value	$11,000	$11,000	$11,000
+	Assessed Building Value	$52,060	$52,060	$52,060
=	**Total Assessed Value**	**$63,060**	**$63,060**	**$63,060**
-	Total Exemption Value	$0	$0	$0
=	**Taxable Assessment**	**$0**	**$0**	**$0**
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

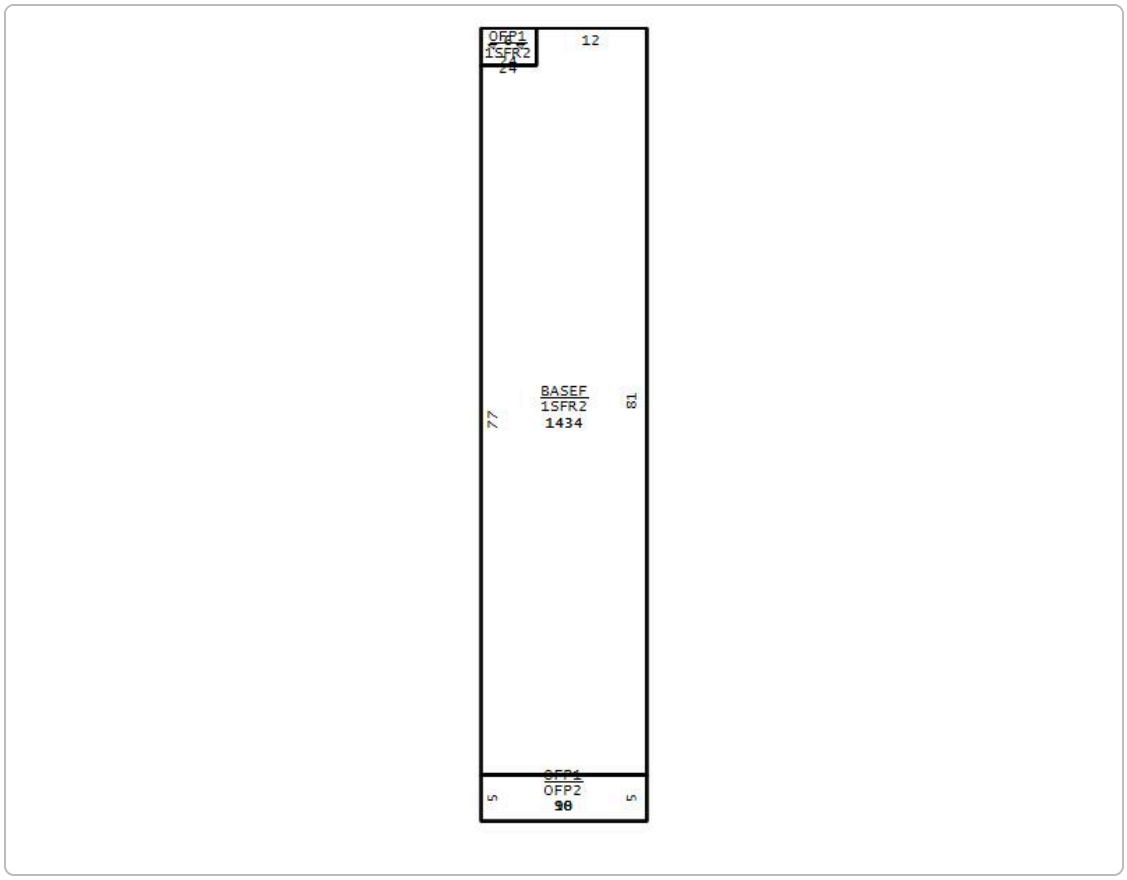
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
1/27/2020	$45,000	JANE PLACE NEIGHBORHOOD SUSTAINABILITY	JANE PLACE NEIGHBORHOOD SUSTAINABILITY	202003681	669974
8/8/2016	$78,000	BAIR AARON G	JANE PLACE CORRIDOR LLC	201632655	604278
12/7/2012	$78,500	GEILING ASHTON	BAIR AARON G	201246363	523988

Photos



Sketches



No data available for the following modules: Exemptions, , Change Orders.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 10/14/2025, 5:28:05 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Orleans Parish, LA

Summary

Parcel ID	341-JANEAL
Tax Bill Number	105202744
Municipal District	1
Location Address	341 JANE AL
Property Class	ER - EXEMPT - RESIDENTIAL
Special Tax District	1-MDCE
Subdivision Name	
Zoning District	Show Viewer (41036447)
Land Area (sq ft)	1886
Building Area (sq ft)	1952
Revised Bldg Area (sq ft)	0
Square	605
Book	20
Lot/Folio	X-1/045
Line	006
Legal Description	1. SQ 605 LOT X-1 2. 38.1.5/35-3.1.5X28.10.5-22.5.1/51.3.6 3. 341 JANE ALLEY
Assessment Area	MID-CITY Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

JANE PLACE NEIGHBORHOOD
SUSTAINABILITY INITIATIVE, INC.
2533 COLUMBUS ST SUITE 104
NEW ORLEANS LA 70119 0000

Notices

2022 Assessment Notice (PDF)

Quick Links

Estimate Taxes | Tax Information | Historical Property Tax Bills

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$33,900	$33,900	$33,900
+	Building Value	$351,400	$351,400	$351,400
=	**Total Value**	**$385,300**	**$385,300**	**$385,300**
	Assessed Land Value	$3,390	$3,390	$3,390
+	Assessed Building Value	$35,140	$35,140	$35,140
=	**Total Assessed Value**	**$38,530**	**$38,530**	**$38,530**
-	Total Exemption Value	$0	$0	$0
=	**Taxable Assessment**	**$0**	**$0**	**$0**
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

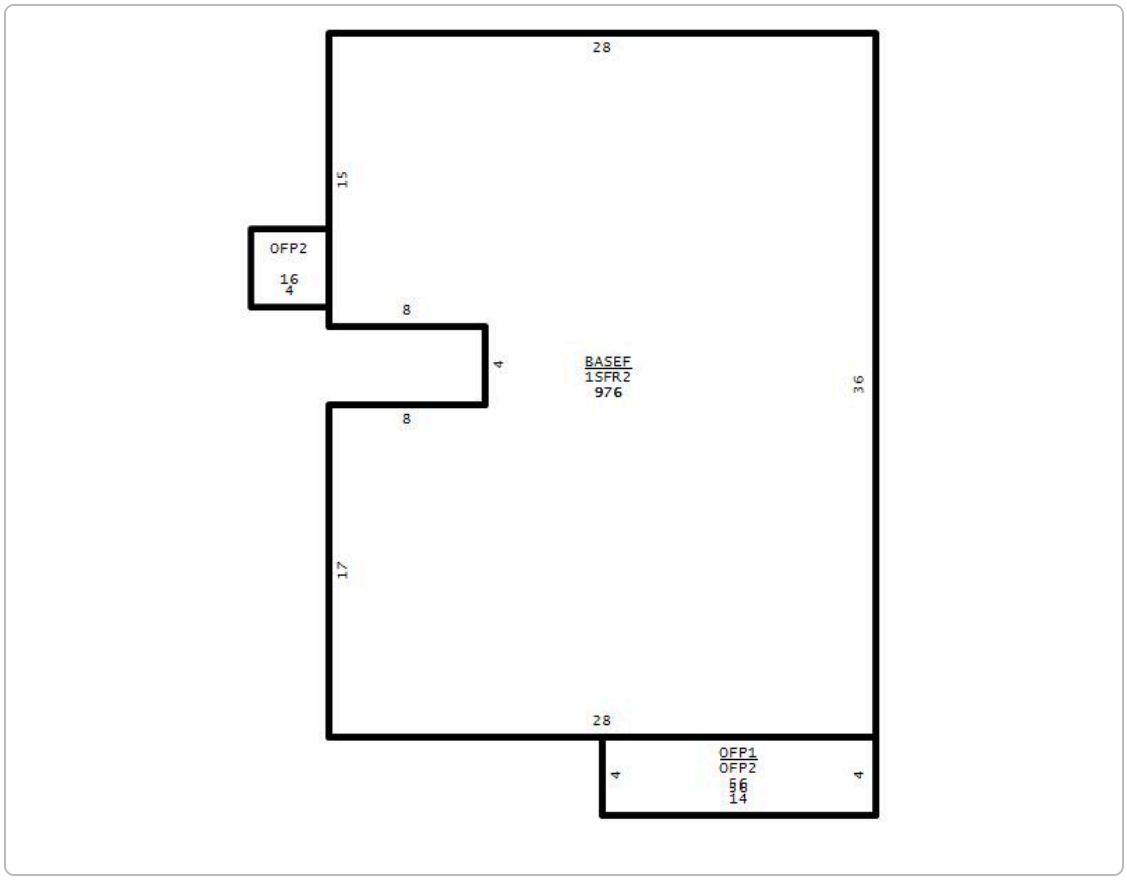
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
11/6/2020	$0	JANE PLACE NEIGHBORHOOD	JANE PLACE NEIGHBORHOOD	202043350	683213
2/27/2012	$6,200	ROAD HOME CORPORATION	JANE PLACE NEIGHBORHOOD	201208486	507026
6/25/2008	$96,348	BOONE JAMES	ROAD HOME CORPORATION	08-40413	412010
11/10/1992	$40,000			00956628	000060800
10/27/1989	$41,349			12181989	000012569
4/25/1989	$0			06071989	000004312

Photos



Sketches



No data available for the following modules: Exemptions, , Change Orders.

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Developed by SCHNEIDER GEOSPATIAL

City Planning Commission Speaker Card

Date : 12/9/25

I would like to speak regarding CPC Docket : 064/25

IN SUPPORT

Name: Brita White

Address: 4629 CARTIER AVE 70122

○ 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: [signature]

City Planning Commission Speaker Card

Date : 12/9/25

I would like to speak regarding CPC Docket : ZD-6425

IN SUPPORT

Name: Tamara Prosper

Address: 49 Park Timbers Drive, NOLA 70131

○ 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: Tamara Prosper

City Planning Commission Speaker Card

4 MIN

Date : 12-9-25

I would like to speak regarding CPC Docket : 64/25

IN SUPPORT

Name: Paul Cramer

Address: 2244 Killdeer St.

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☑ 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: [signature]

City Planning Commission Speaker Card

Date : 12/9/2025

I would like to speak regarding CPC Docket : ZD 064/25

IN SUPPORT

Name: Veronica Reed

Address: 200 S. Broad St., Ste 200 NOLA 70119

○ 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: [signature]

City Planning Commission Speaker Card

Date : 12-9-25

I would like to speak regarding CPC Docket : ZD64-25

IN SUPPORT

Name: Vanessa Ritts

Address: 5808 Lafaye Street New Orleans, LA 70122

○ I am the applicant for this docket

○ I'd like to cede my time to: Paul Cramer

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: [signature]

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding Docket 064/25 JANE PLACE

☒ In Support ☐ In Opposition ☐ Info. Only

Name: Brice White

Representing: self

Address:: 4629 CARTIER AVE

NOLA 70122

Remarks: TOTAL SUPPORT OF REZONING

(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 ZD 64-25

☑ In Support ☐ In Opposition ☐ Info. Only

Name: Editha Amacker ✓

Representing: self

Address:: 4919 South Robertson Street
NOLA 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

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/9/25

Presiding Officer:

I would like to speak regarding D64/25

☒ In Support ☐ In Opposition ☐ Info. Only

Name: ELLA CATHERINE STRAHAN

Representing: LOUISIANA FAIR HOUSING

Address:: 1340 POYDRAS ST. SUITE 710

NEW ORLEANS, LA

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: 12/9/25

Presiding Officer:

I would like to speak regarding 064/25 Jane Place Neighborhood Sustainability Initiative zoning change

[C] In Support [ ] In Opposition [ ] Info. Only

Name: Lucinda Flowers

Representing: Jane Place Neighborhood Sustainability Initiative

Address:: 318 Avis Ave.
Metairie LA 70005

Remarks: Zoning change enables having an office at an affordable housing site - a best practice good for residents, housing managers + the neighbors.

(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 064-25 Jane Pl.

☑ In Support ☐ In Opposition ☐ Info. Only

Name: Susan Johnson

Representing: Hist. N.O. Neighborhoods Dmg/Corr. Watch

Address:: 2822 Lepage 70119

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: 12/9/26

Presiding Officer:

I would like to speak regarding Agenda item # 6 :

Zoning Docket 064/25

☑ In Support ☐ In Opposition ☐ Info. Only

Name: Angela Owczarek

Representing: myself

Address:: 426 S Clark Street
N.O. LA 70119

Jane Place
200 S Broad St #204
N.O. LA 70119

Remarks: in person comments

(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 No. 6

☑ In Support ☐ In Opposition ☐ Info. Only

Name: Y. Frank Southall

Representing: Jane Place

Address:: 200 S. Broad St

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 #6 2D 064/25

[X] In Support [ ] In Opposition [ ] Info. Only

Name: MAXWELL CIARDULLO

Representing: SELF

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

MOTION

NO. M-26-58

CITY HALL: January 27, 2026

BY: COUNCILMEMBER HARRIS

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** related to **ZONING DOCKET 64/26**, initiated by Jane Place Neighborhood Sustainability Initiative, Inc., requesting consideration of a zoning change from an HU-RD2 Historic Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 605, Lots 48, 49, 51, and X-1 or Lots 25, 26, 27, 28, and the rear portions of original Lots 1 and 2, in the First Municipal District, bounded by Jane Alley, Banks Street, Palmyra Street, and South White Street **(Municipal Address(es): 323-343 Jane Alley)**, 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.

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.

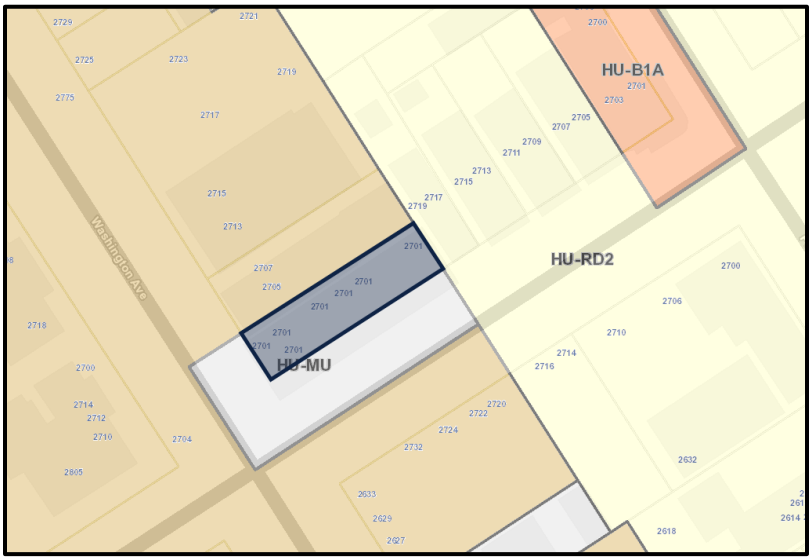
Figure 1: Property as of May 2025



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

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.

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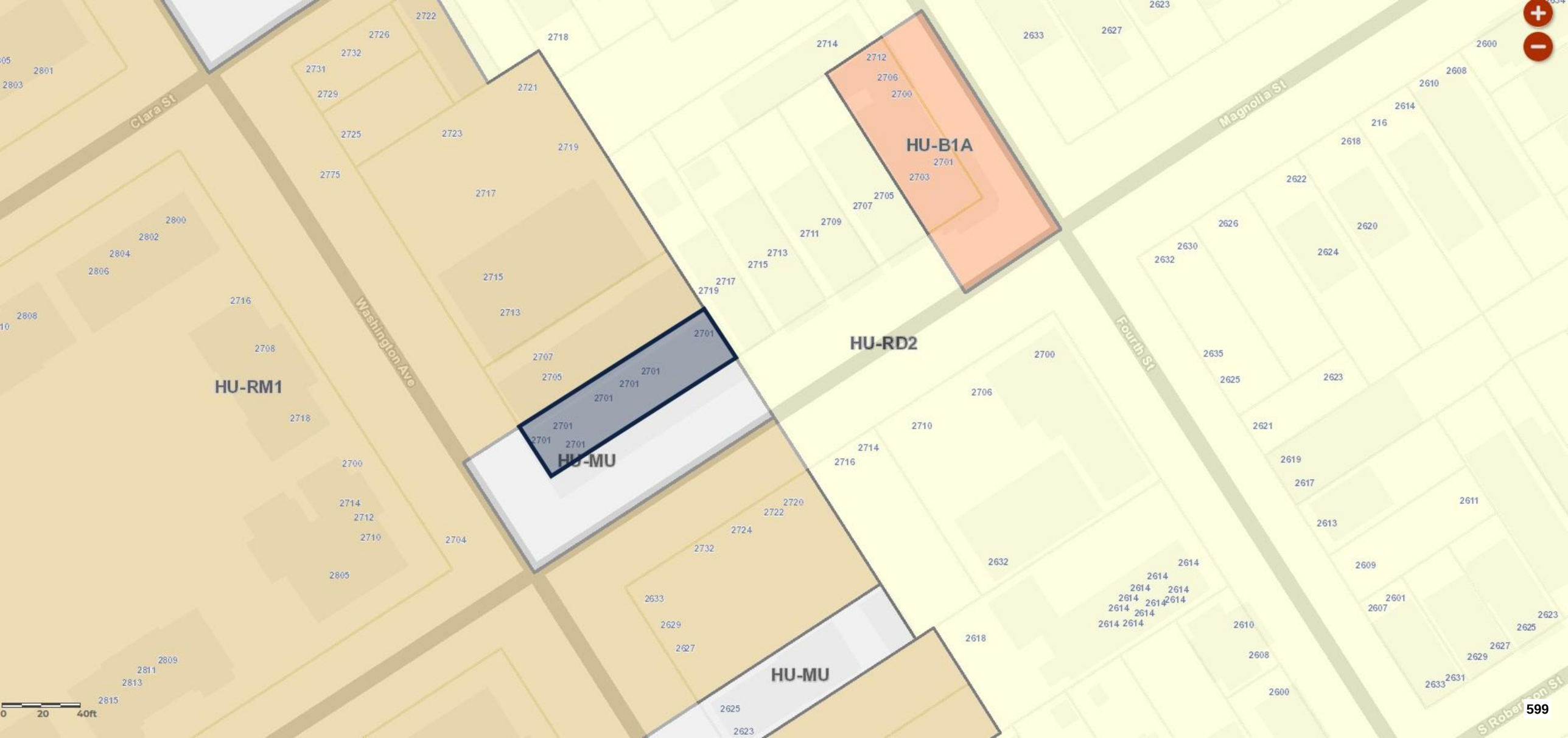
3. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office

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.

YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS: N/A

ABSENT: N/A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HU-RM1
HU-MU
HU-MU
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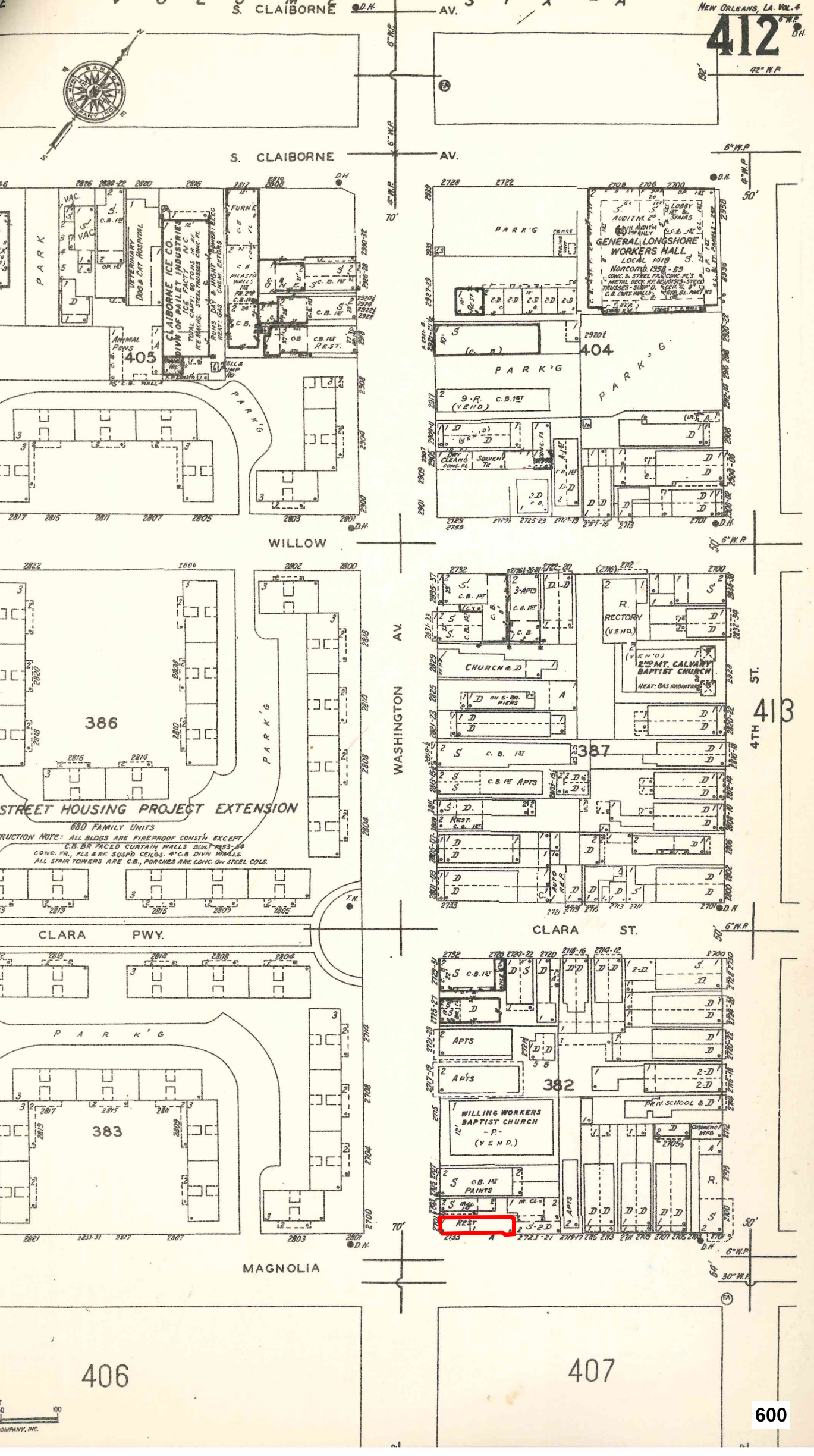

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CLAIBORNE ICE CO. DIVN OF PAILET INDUSTRIES ICE FACTY N.C.
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RUNS DAY & NIGHT
HEAT: GAS CHEM. EXTGRS
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WILLOW
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GENERAL LONGSHORE WORKERS HALL
LOCAL 1419
Noncomb. 1958-59
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404
PARK'G
9-R. (VEND)
DRY CLEANG CONC. FL.
SOLVENT TK
386
STREET HOUSING PROJECT EXTENSION
680 FAMILY UNITS
RUCTION NOTE: ALL BLDGS ARE FIREPROOF CONST'N 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
WASHINGTON AV.
CLARA PWY.
PARK'G
383
MAGNOLIA
CHURCH & D
ON 6-BR. PIERS
3-APTS
R. RECTORY (VEND.)
2ND MT. CALVARY BAPTIST CHURCH
HEAT: GAS RADIATORS
387
C.B. 1ST APTS
REST.
AUTO REP.
CLARA ST.
4TH ST.
413
APTS
382
WILLING WORKERS BAPTIST CHURCH -P- (VEND.)
PR. IV. SCHOOL & D
COSMETIC MFG
C.B. 1ST PAINTS
REST
406
407

SQ. No. 382
FOURTH DISTRICT

CLARA ST. SIDE

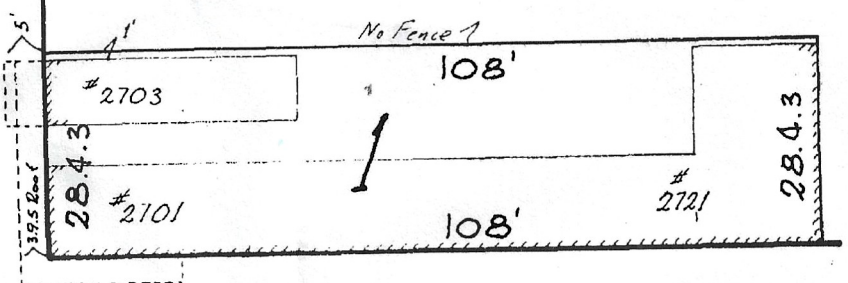
405163

FILED
NOTARIAL RECORDS
PARISH OF ORLEANS
MAR 24 '81

WASHINGTON AVE.

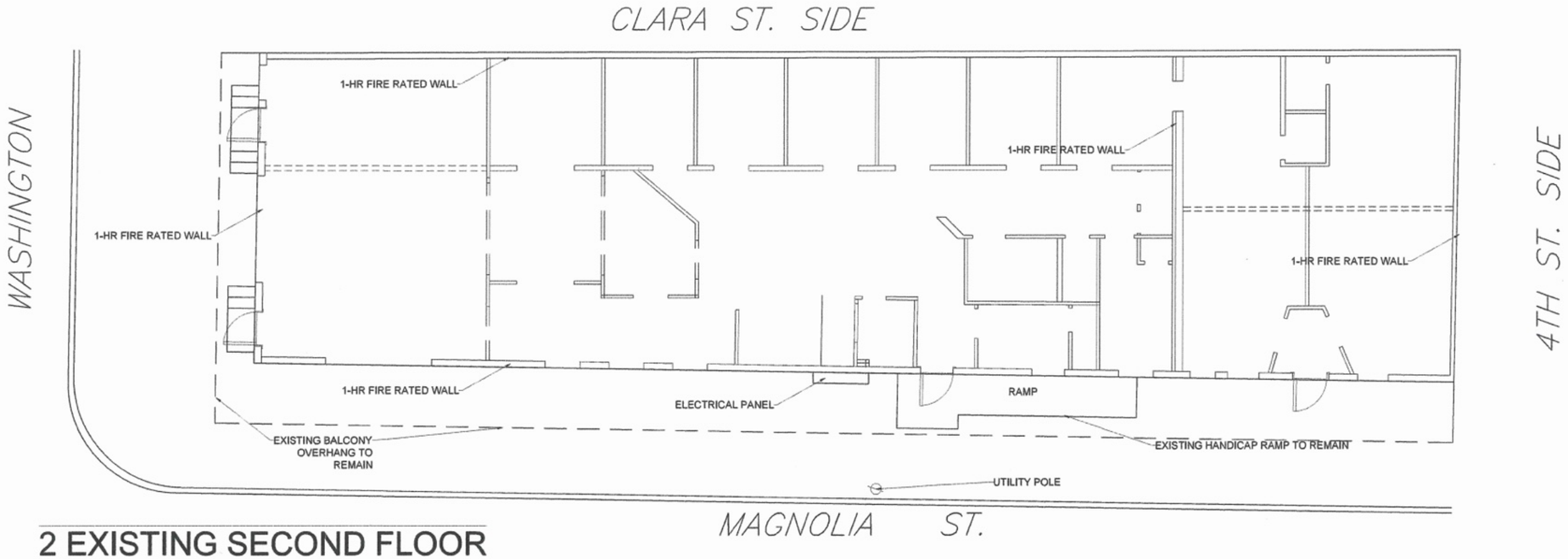
FOURTH ST. SIDE

STATE OF LOUISIANA
ERROL E. KELLY
REG. No. 91
REGISTERED
LAND SURVEYOR



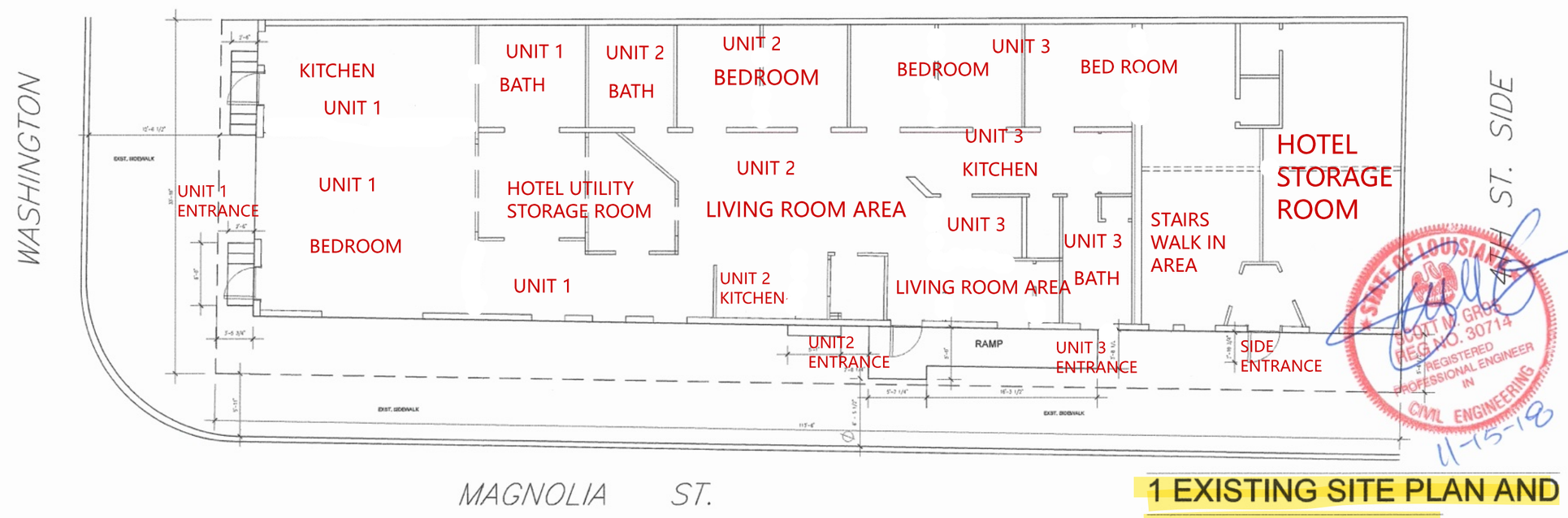
MAGNOLIA ST.

New Orleans, La.
June 23, 1979
Survey certified correct. Made at the request
of Gilbert Stampley
Gilbert, Kelly & Couturie', Inc., Surveying & Engineering



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

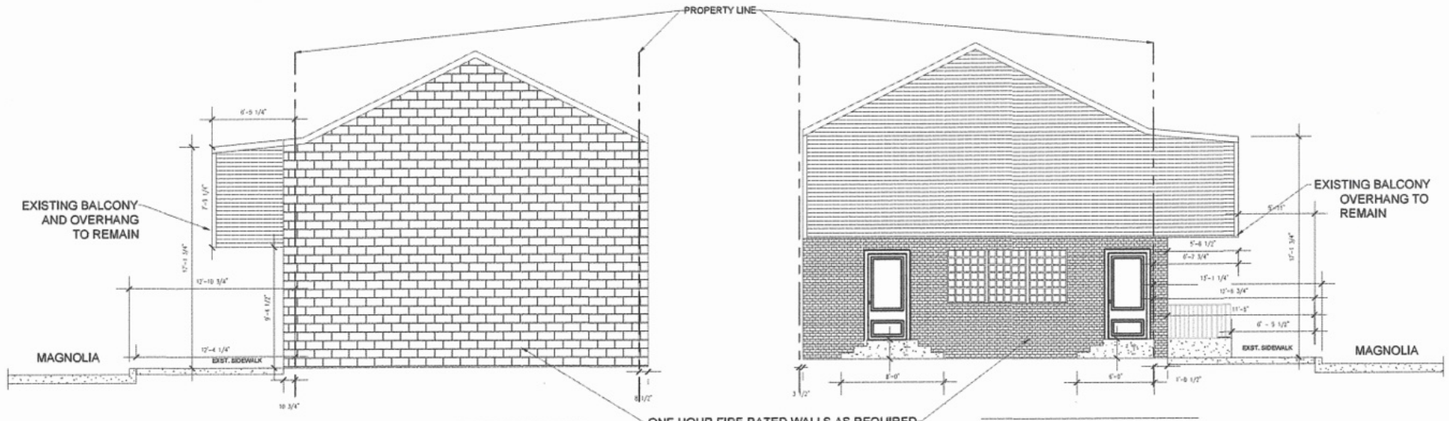
SCALE: 1/4" = 1'

STATE OF LOUISIANA
SCOTT M. GROS
REG. NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

MARK	DESCRIPTION

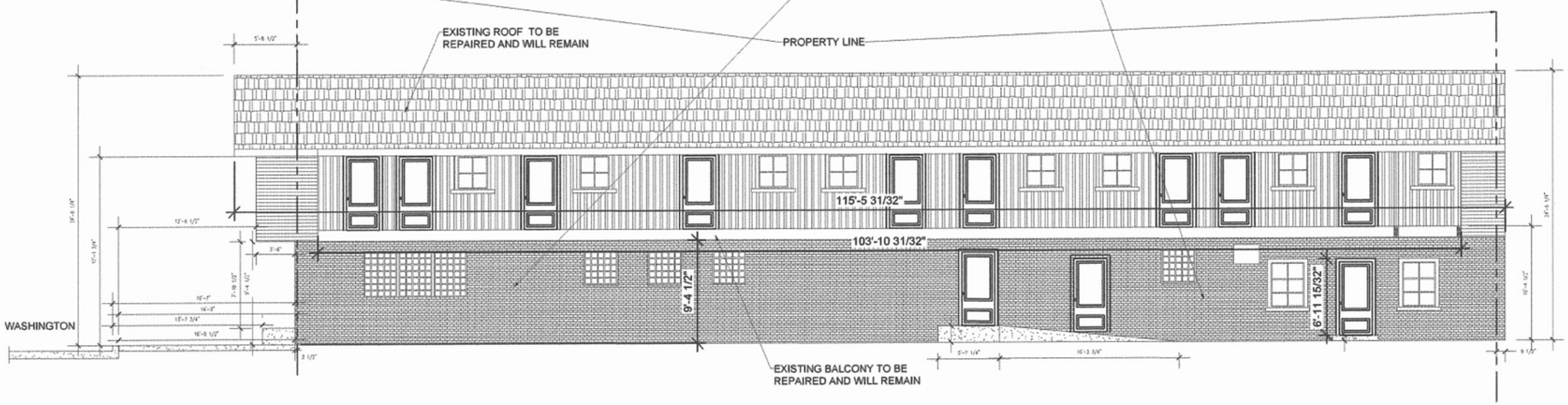
2701 Washington
New Orleans, La

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
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Drawn by: KL
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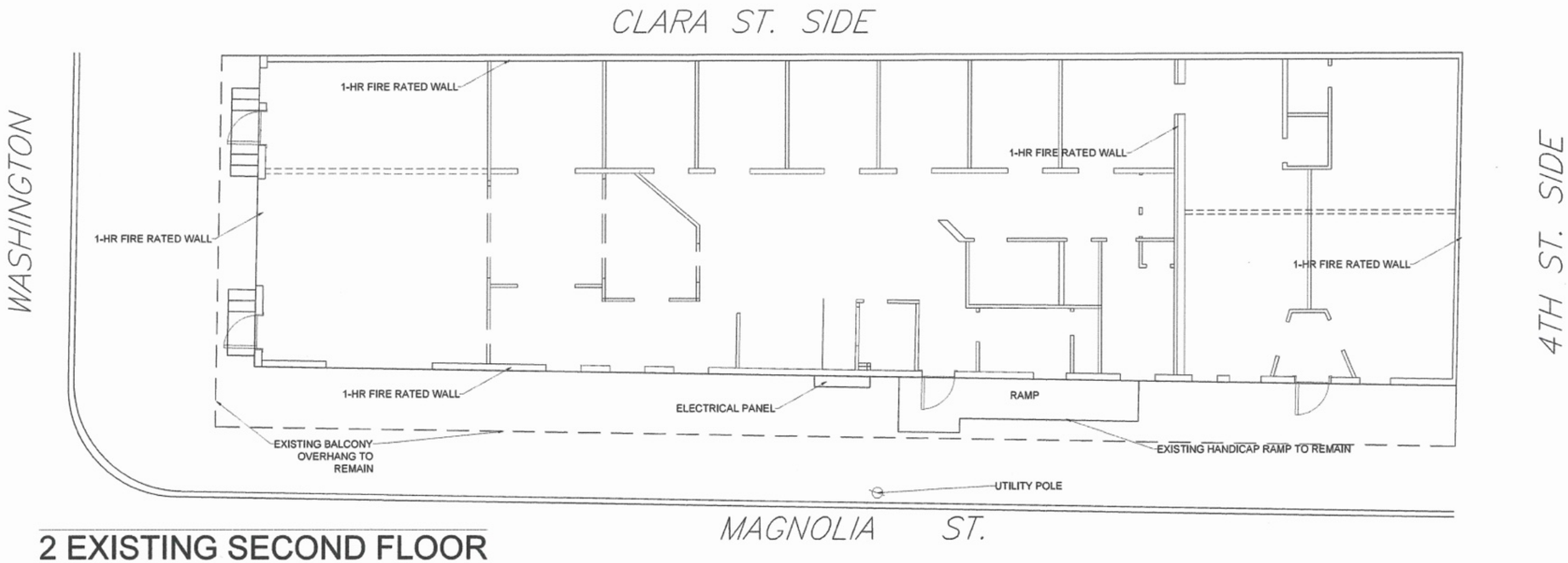
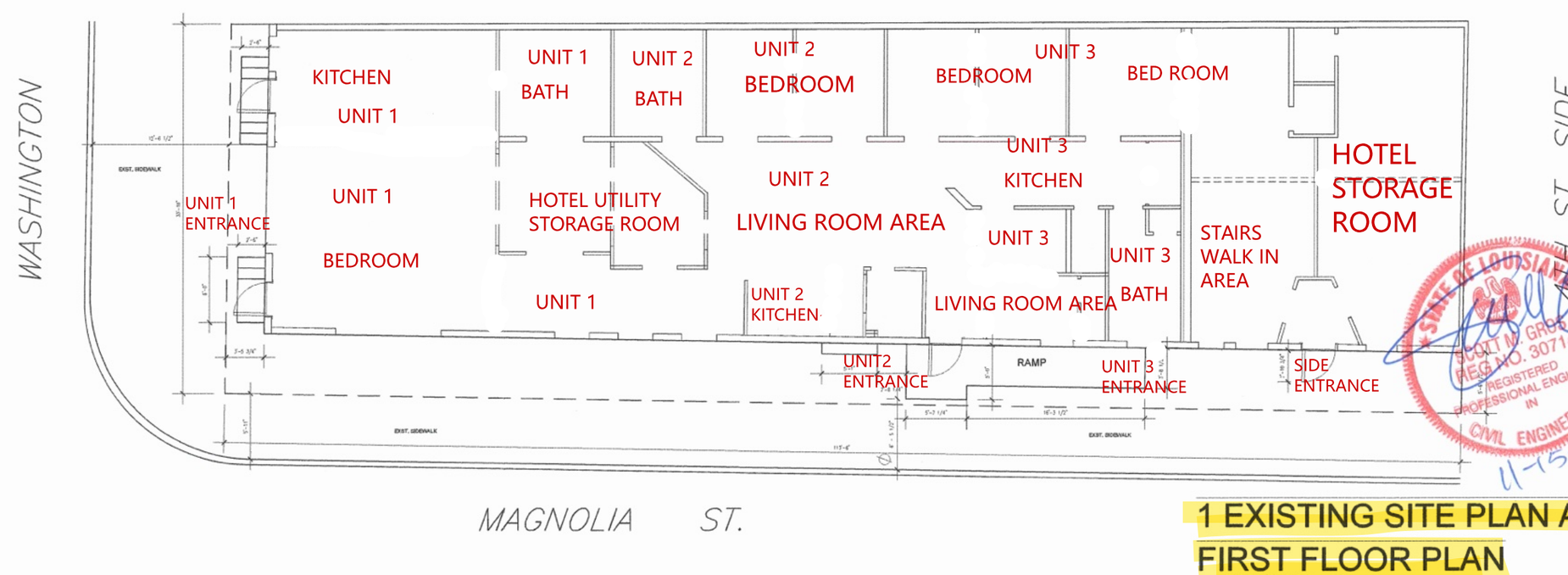
DATE
SHEET
A-1



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

SCALE: 1/4" = 1'

STATE OF LOUISIANA
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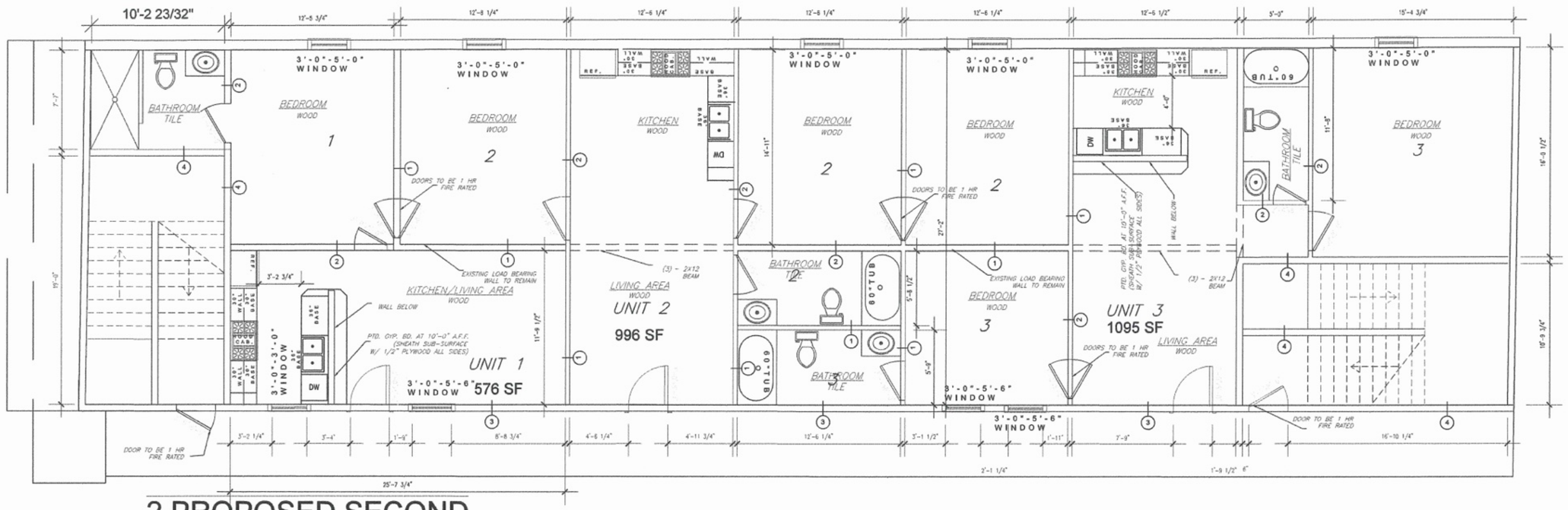
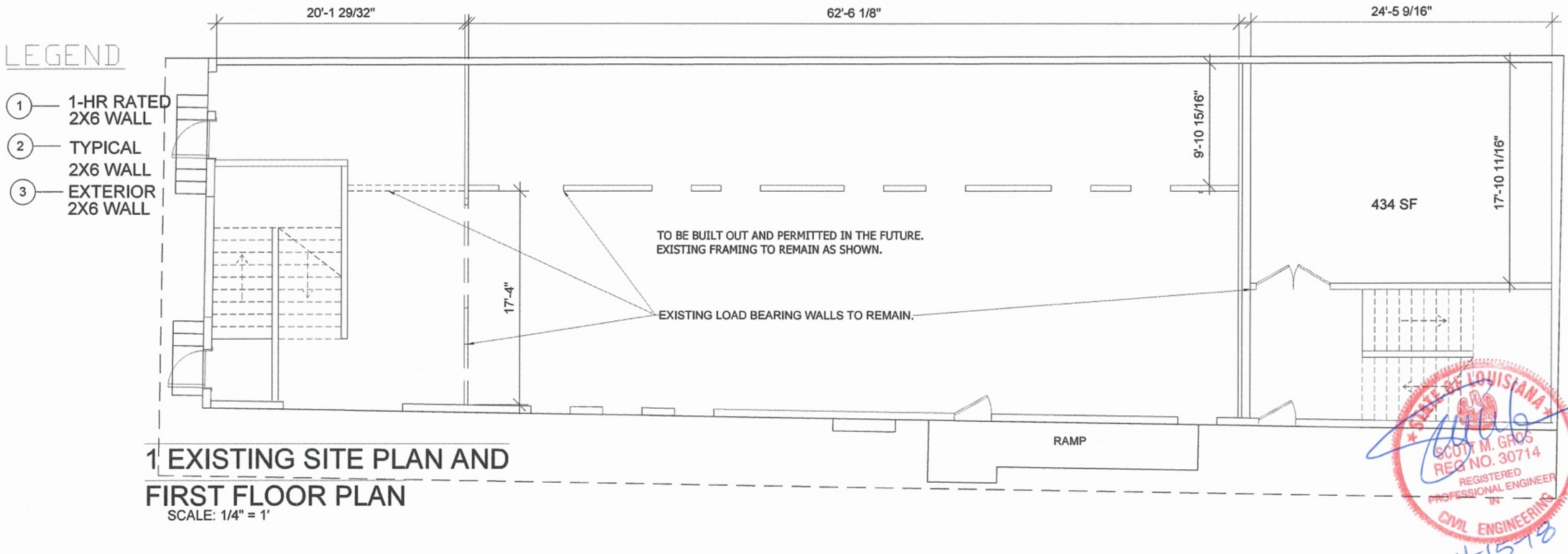


2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'



1 EXISTING SITE PLAN AND FIRST FLOOR PLAN

SCALE: 1/4" = 1'

STATE OF LOUISIANA
SCOTT M. GROS
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REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

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New Orleans, La

MARK	DESCRIPTION

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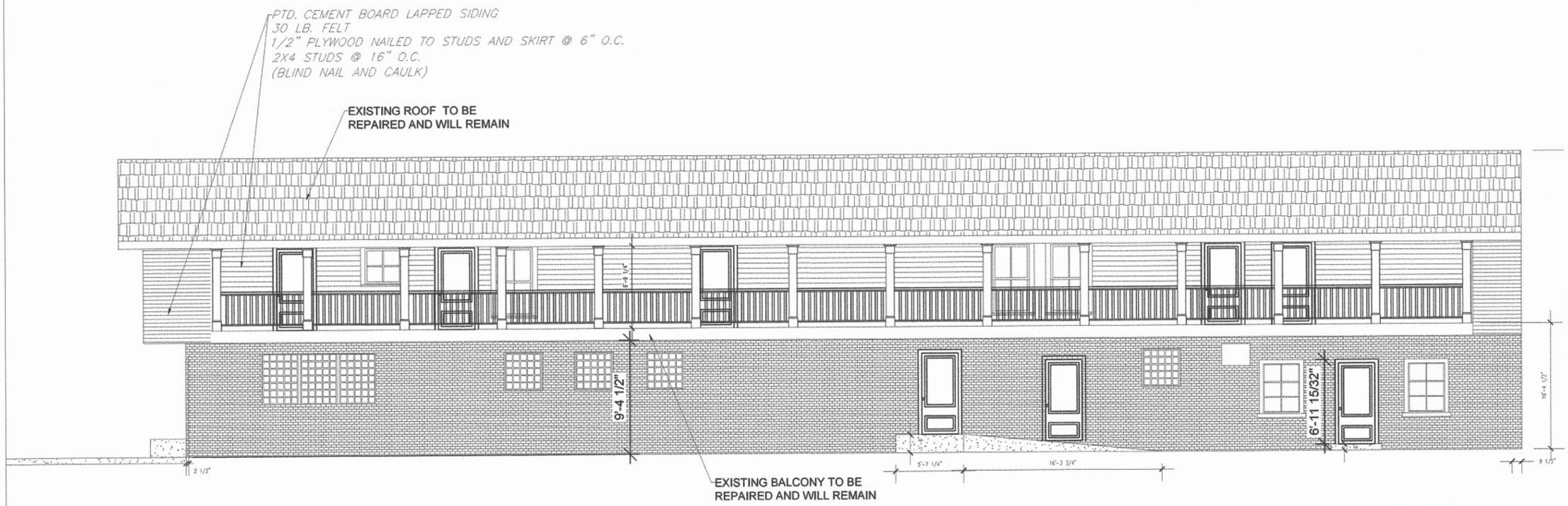

1 PROPOSED ELEVATION

SCALE: 1/4" = 1'

STATE OF LOUISIANA
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New Orleans, La

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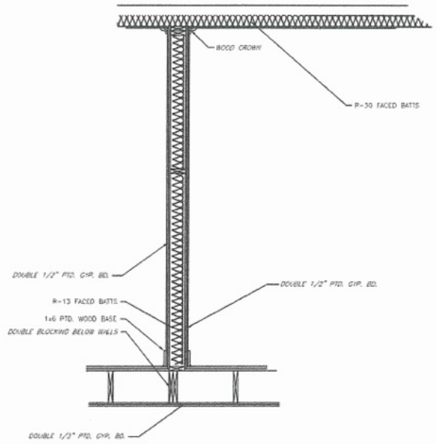
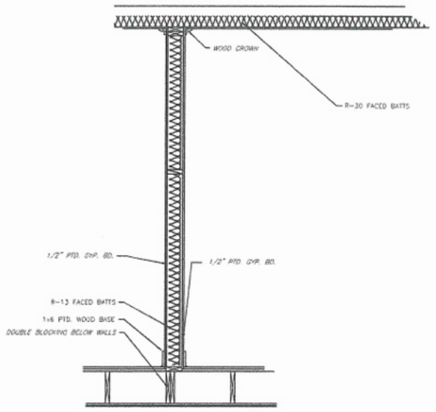
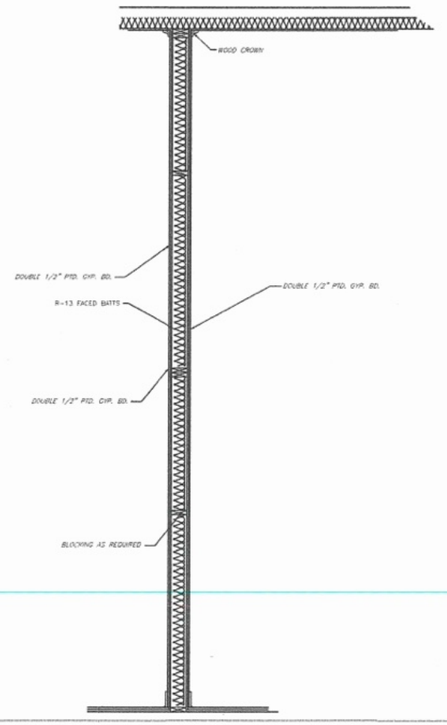


1 TYPICAL WALL SECTION
1-HR FIRE RATED
SCALE: 1/2" = 1'



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

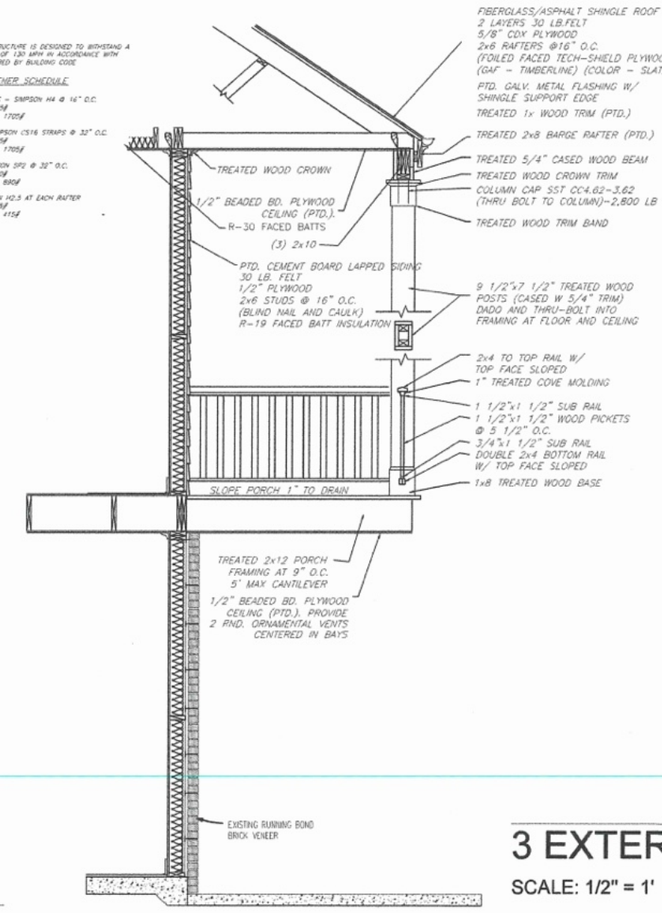
SIMPSON FASTENER SCHEDULE

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. GROS
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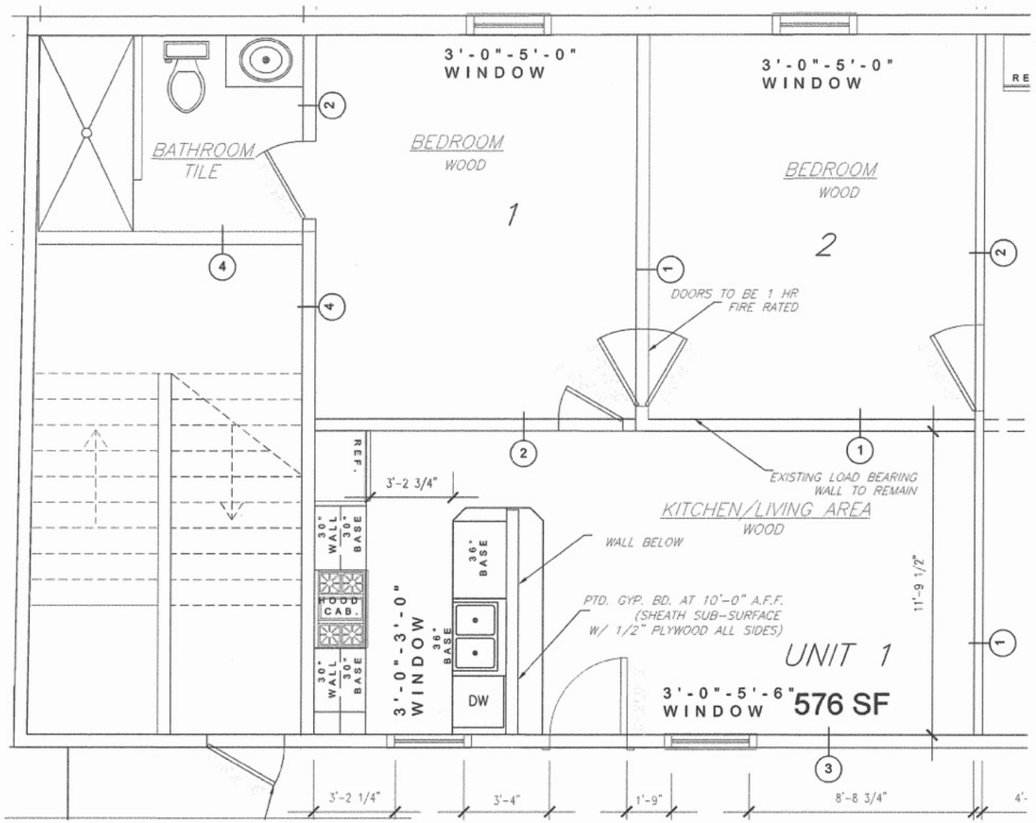
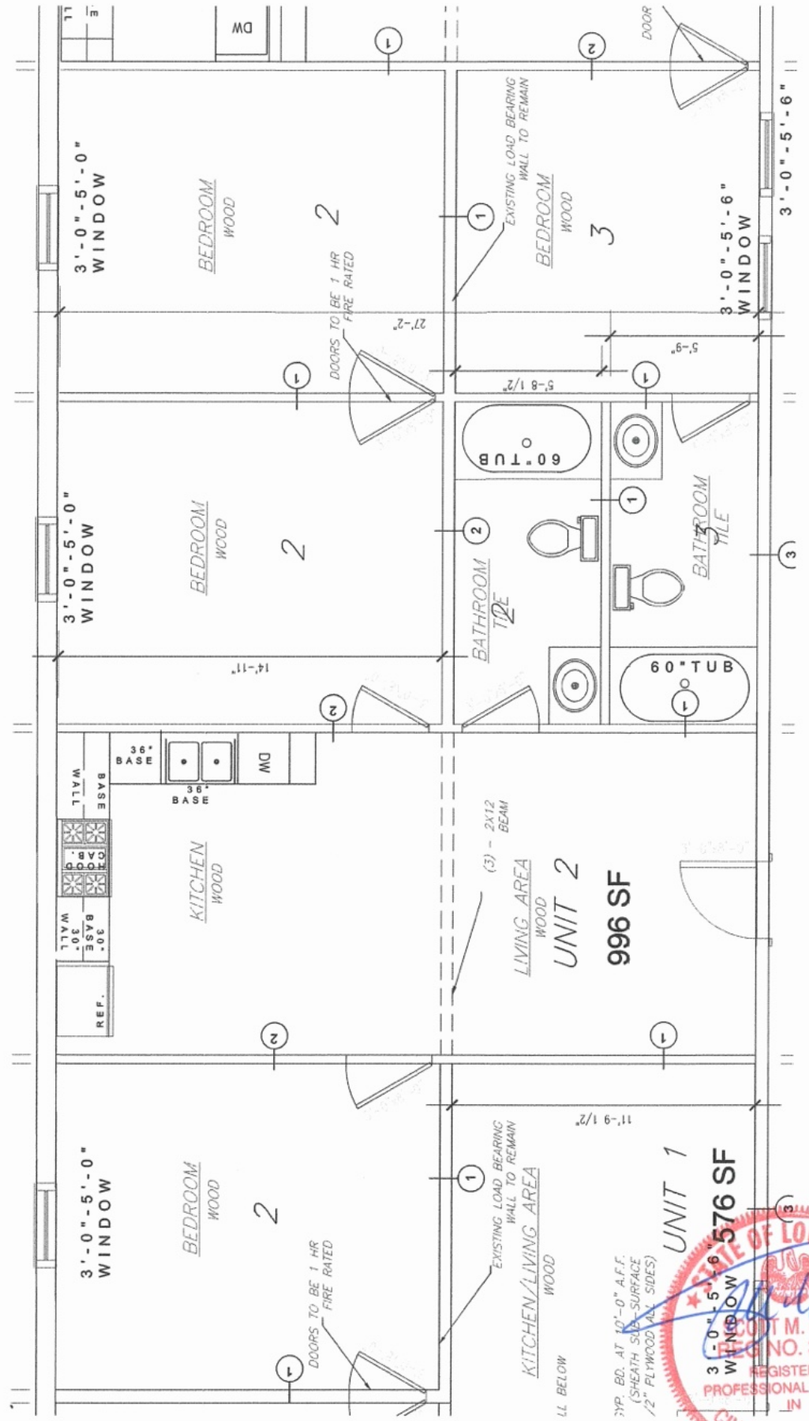


1 UNIT 1 FLOOR PLAN

SCALE: 3/8" = 1'



2 UNIT 2 FLOOR PLAN

SCALE: 3/8" = 1'

STATE OF LOUISIANA
SCOTT M. GROSS
REG. NO. 30714
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IN
CIVIL ENGINEERING

11-1578

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2701 Washington
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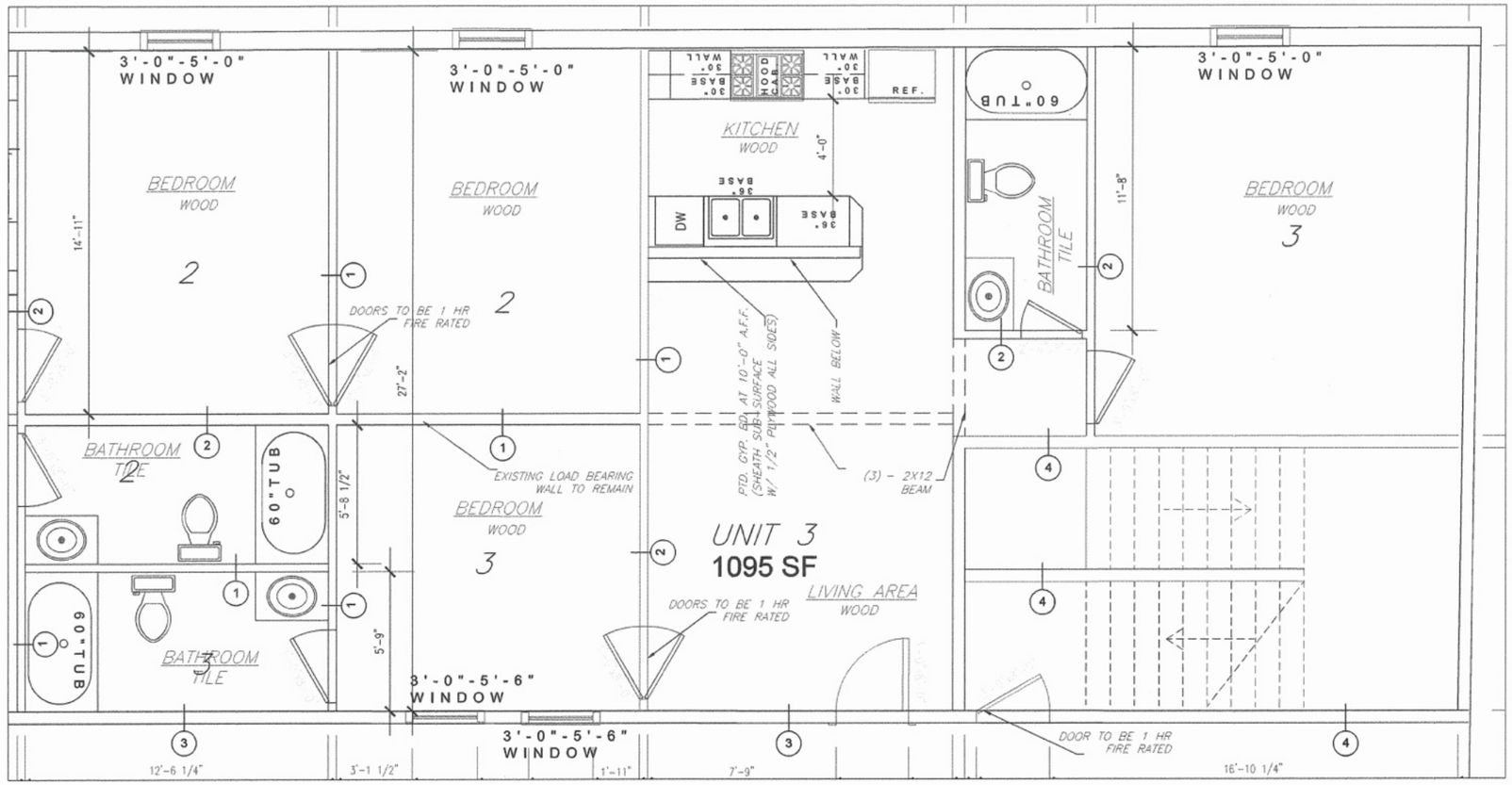

1 UNIT 3 FLOOR PLAN

SCALE: 3/8" = 1'

STATE OF LOUISIANA
SCOTT M. GROS
REG. NO. 30714
REGISTERED
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IN
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11-15-18

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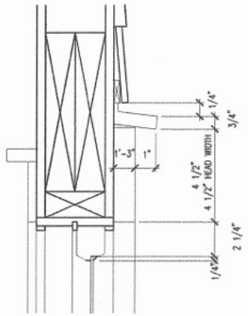
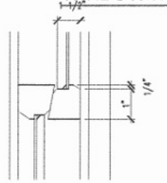
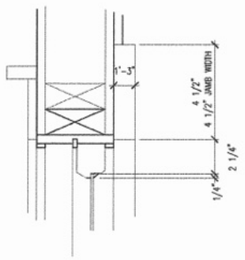


WINDOW HEAD

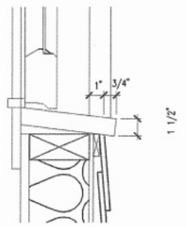


WINDOW SASH

WINDOW MUNTIN

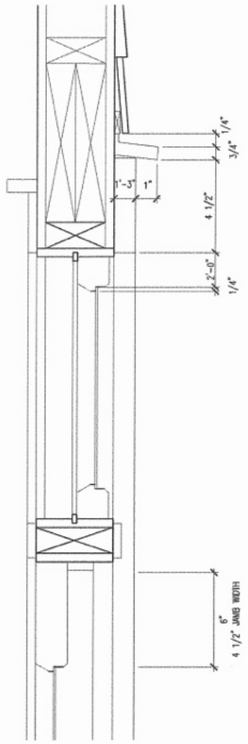


WINDOW JAMB

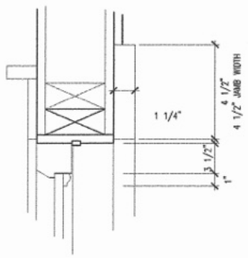


WINDOW SILL

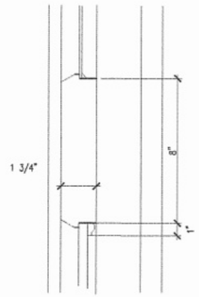
WINDOW



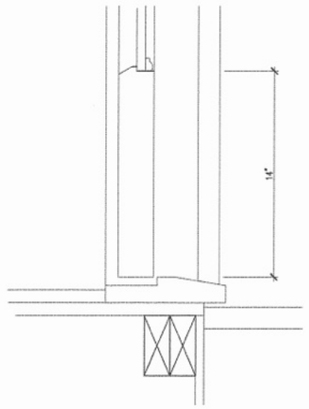
DOOR HEAD



DOOR JAMB/STILE



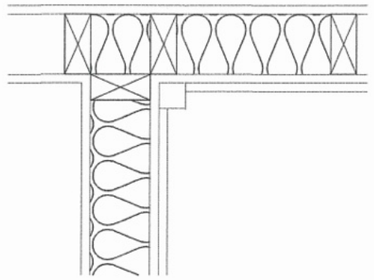
DOOR RAIL/PANEL



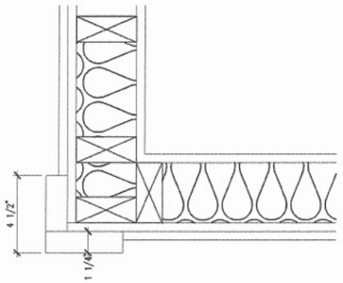
DOOR BOTTOM/THRESHOLD

DOOR

DETAILS

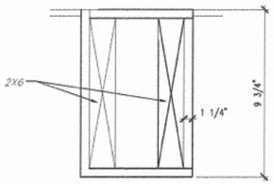


INSIDE CORNER

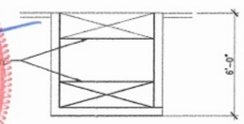


OUTSIDE CORNER

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
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DATE

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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

611

DESCRIPTION | MARK

2701 Washington
New Orleans, La

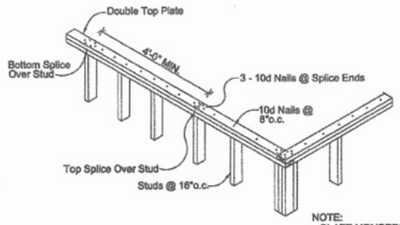
Drawn by: KL

Reviewed by:

08/23/17
DATE

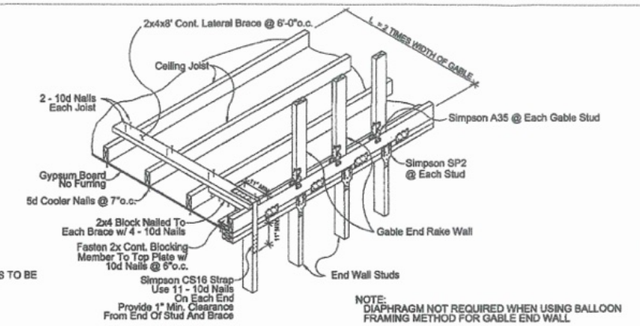
SHEET
A-9

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

LOAD TABLE

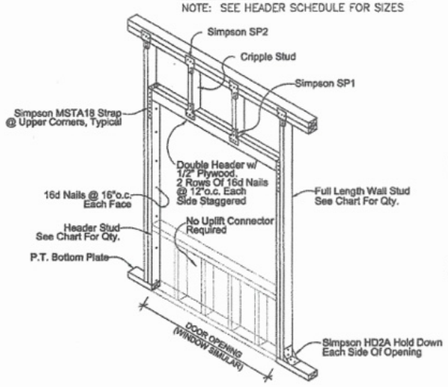
MODEL #	QTY. REQ.	ALLOWABLE LOADS		
		FASTENERS	UPLIFT	
			133	160
MTS20	1	14 - 10d	1000	1000
SP2	1	Plate= 6 - 10d Stud= 6 - 10d	890	1065
HD2A	1	2 - 5/8 MB	2775	2775
LTP4	1	12 - 8d X 1-1/2	670	670
LSTA30	1	16 -10d X 1-1/2	1300	1570
LSTA36	1	14 - 10d	1140	1365
SP1	1	Plate= 4 - 10d Stud= 6 - 10d	585	585
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

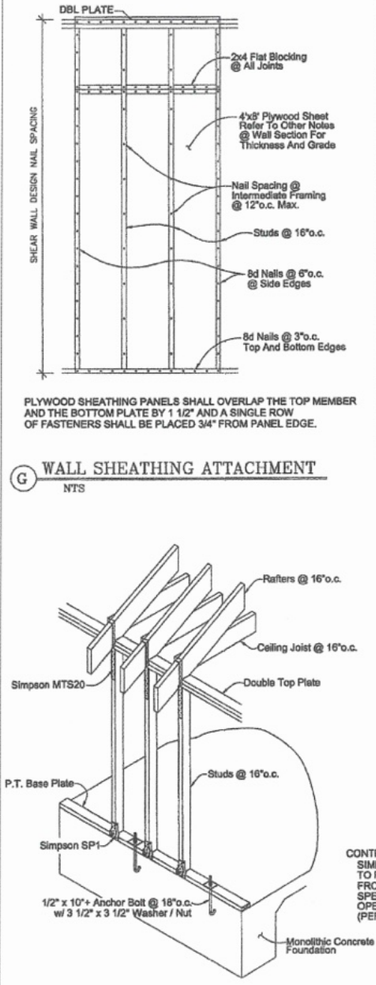
F CEILING DIAPHRAGM @ GABLE END WALL
NTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAX. HEADER SPAN (ft.) 3'	6'	9'	12'	15'	18'
		NO. OF HEADER STUDS 1	1	2	2	2	2
		NO. OF FULL LENGTH STUDS @ EACH END OF HEADER					
<= 10'	16"o.c.	2	2	3	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

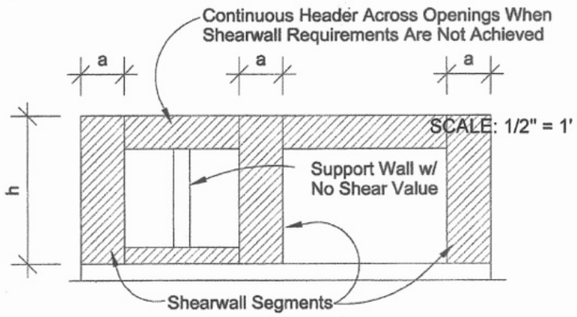


PLYWOOD SHEATHING PANELS SHALL OVERLAP THE TOP MEMBER AND THE BOTTOM PLATE BY 1 1/2" AND A SINGLE ROW OF FASTENERS SHALL BE PLACED 3/4" FROM PANEL EDGE.

G WALL SHEATHING ATTACHMENT
NTS

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

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.

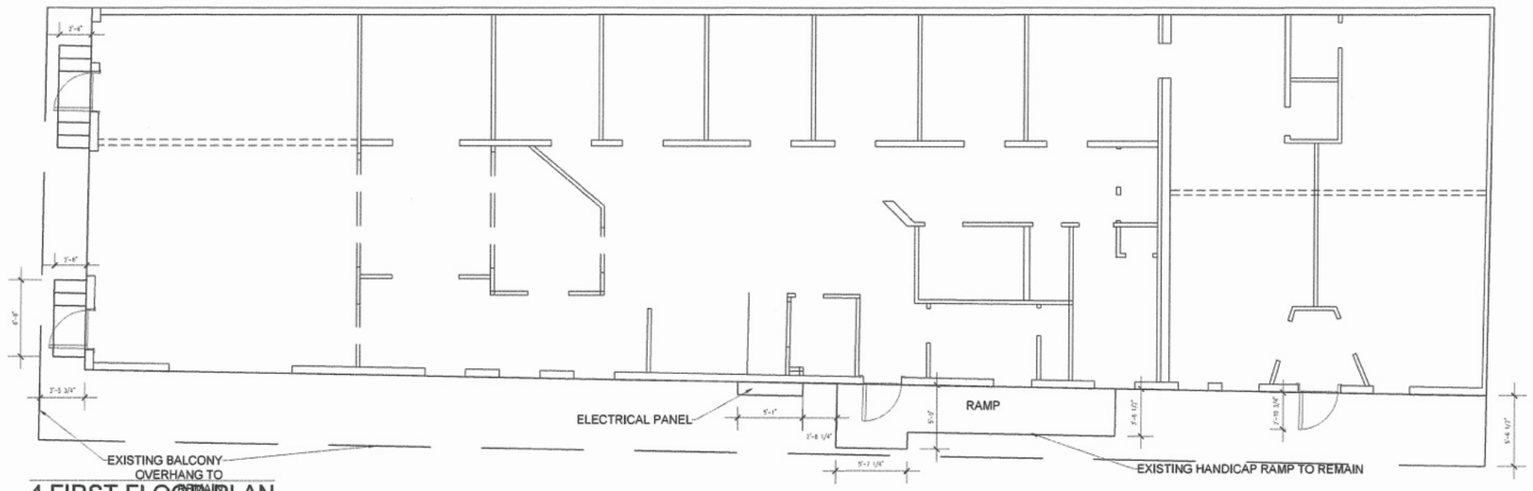
STATE OF LOUISIANA
SCOTT M. GROS
REG NO. 30714
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11-15-18

612

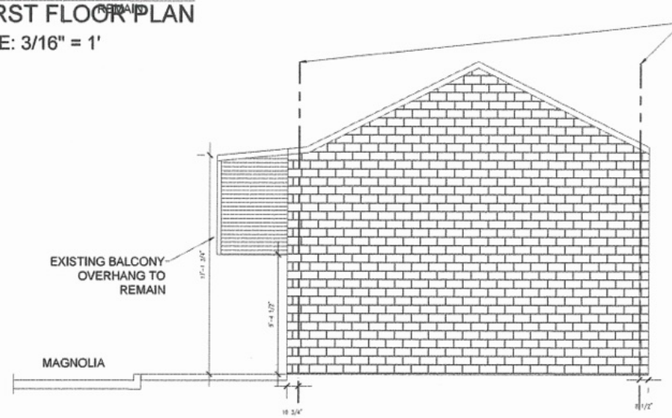
MARK	DESCRIPTION

2701 Washington
New Orleans, La

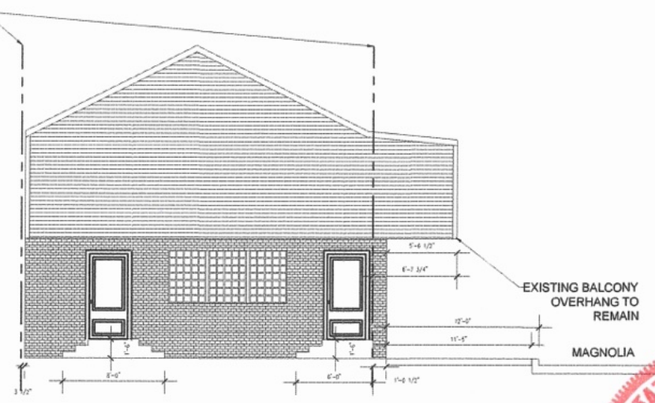
Drawn by: KL
Reviewed by:
07/09/18
DATE
SHEET
A-10



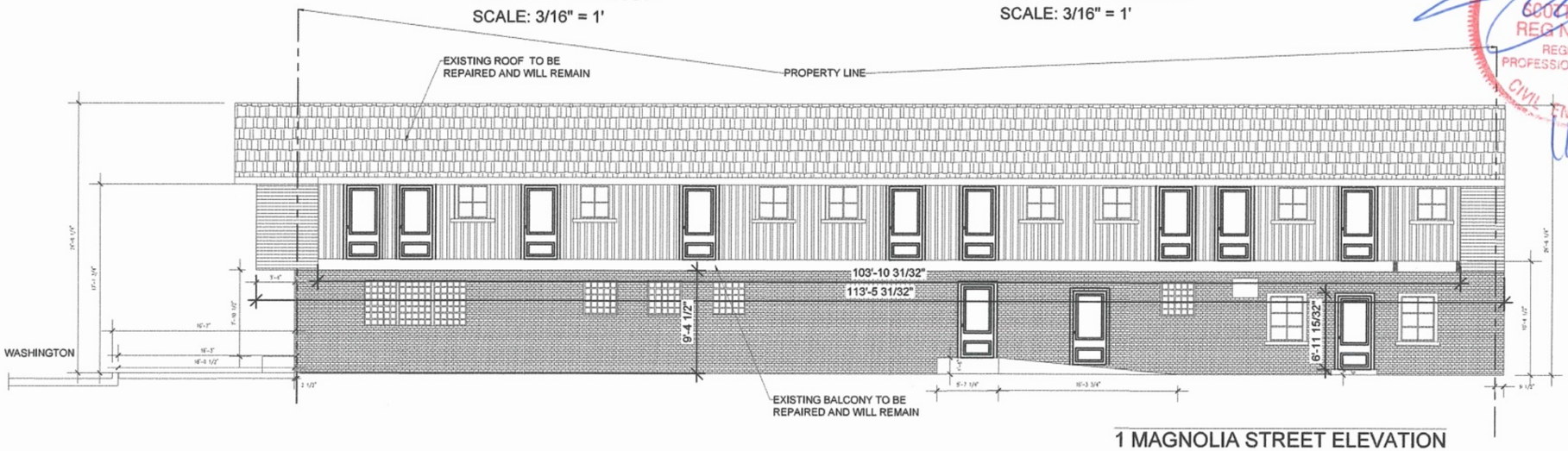
4 FIRST FLOOR PLAN
SCALE: 3/16" = 1'



3 SIDE ELEVATION
SCALE: 3/16" = 1'



2 SIDE ELEVATION
SCALE: 3/16" = 1'



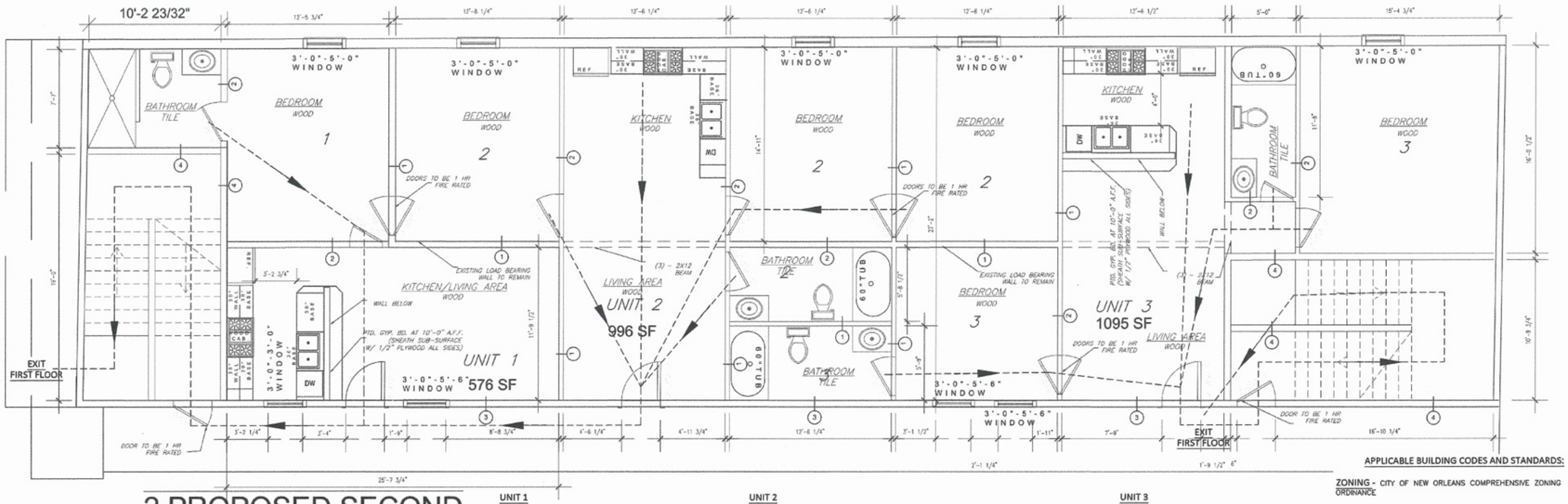
1 MAGNOLIA STREET ELEVATION
SCALE: 3/16" = 1'

STATE OF LOUISIANA
GODOFM. 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'

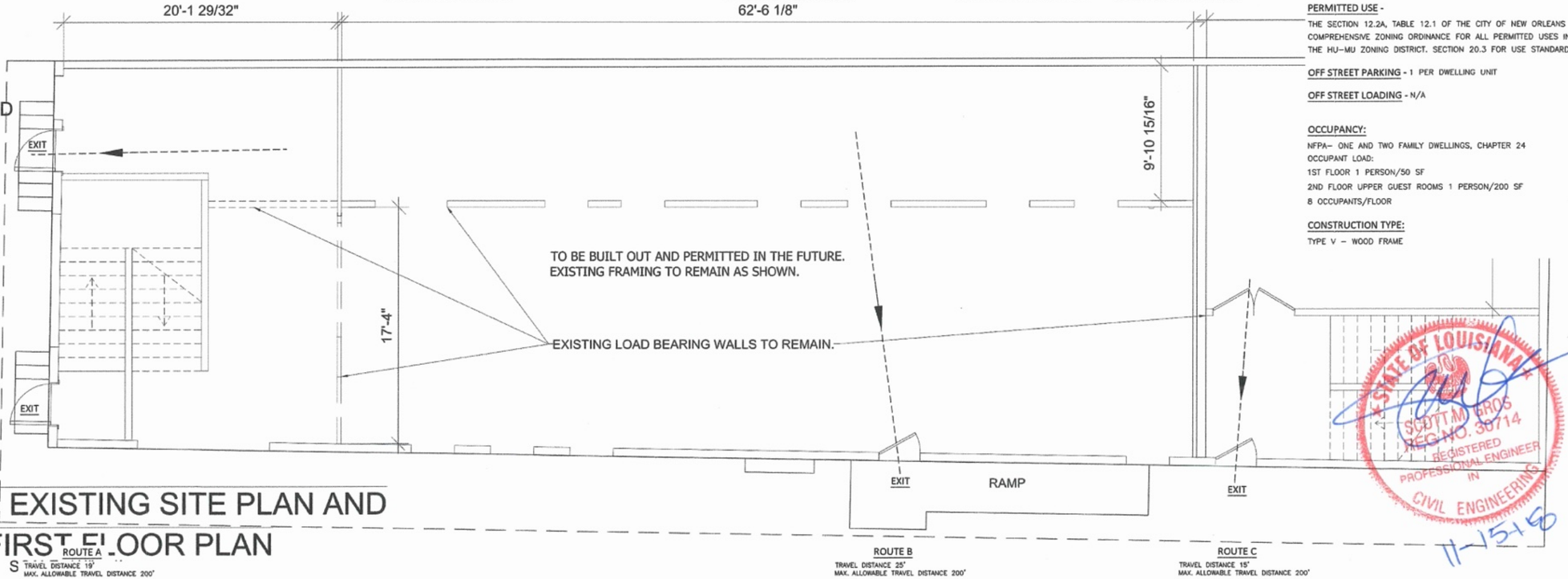
BATH
TRAVEL DISTANCE 77'
MAX. ALLOWABLE TRAVEL DISTANCE 200'

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

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
Current Resident	2819 S Robertson St	New Orleans	LA
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

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.

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: _____

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.
    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.

2. 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.

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

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.
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    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.

2. 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.

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.

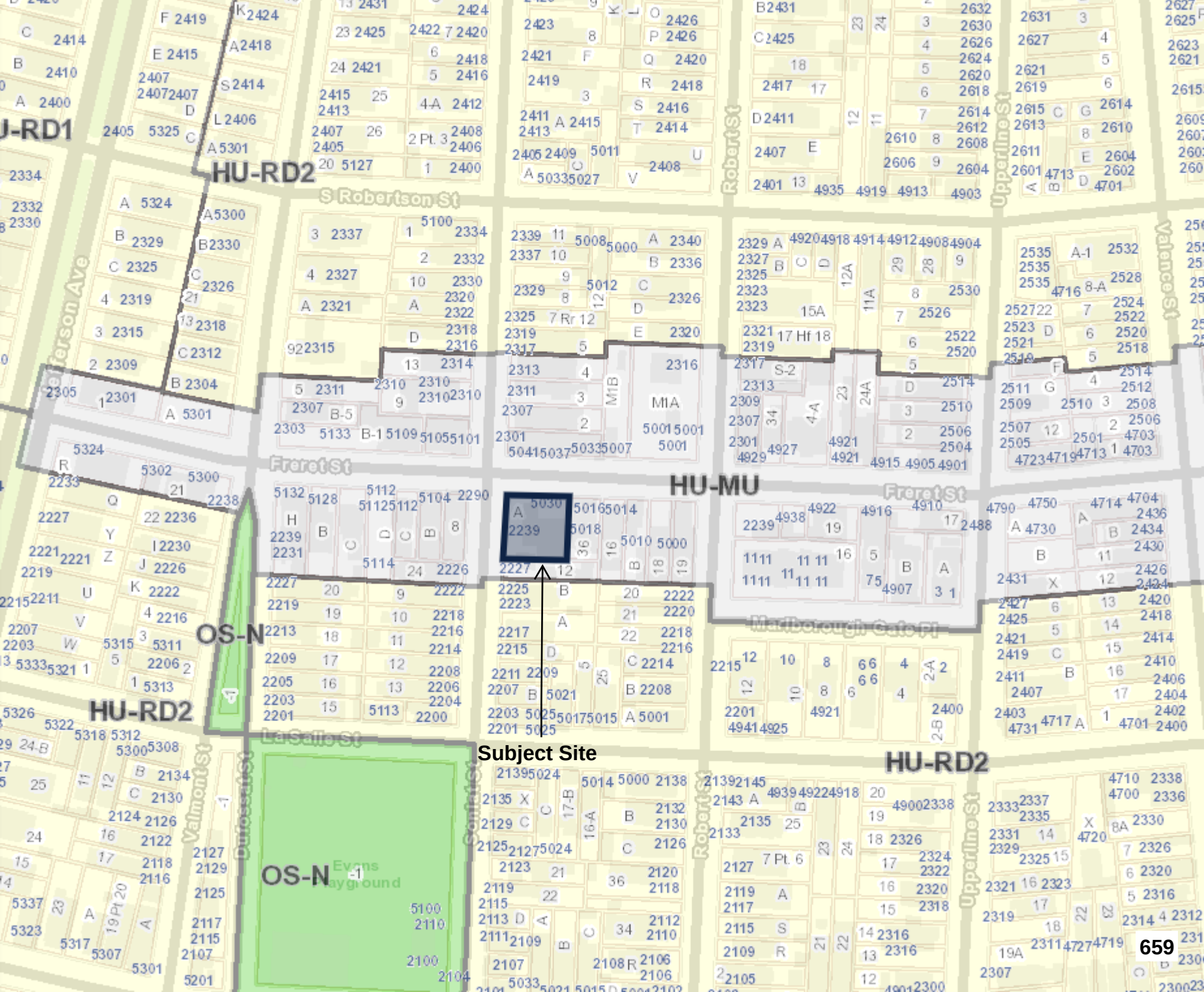
MOTION:

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
659

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

FRERET

512

580

513

Not Paved.

6" W. Pipe

4" W. Pipe

The Sanborn Map Collection
Geography and Map Division
Library of Congress

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

512

ROBERT

503

580

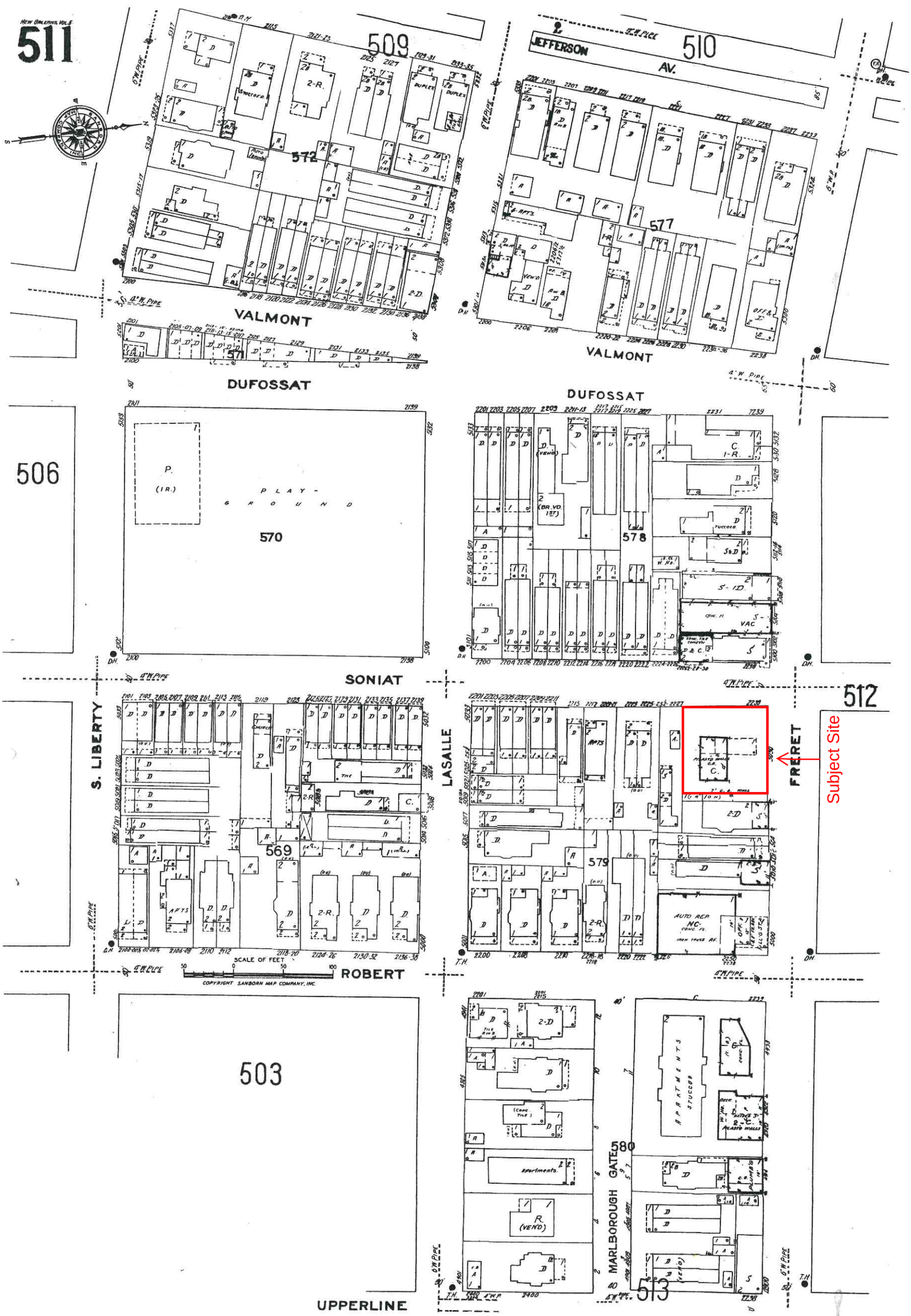
MARLBOROUGH GATE

513

UPPERLINE

Scale of Feet.

Fire Insurance Map Collection
Geography and Map Division
Library of Congress


511
509
510
JEFFERSON AV.
572
577
VALMONT
VALMONT
DUFOSSAT
DUFOSSAT
506
P.
(I.R.)
PLAY-GROUND
570
578
SONIAT
512
S. LIBERTY
LASALLE
FRERET
Subject Site
569
579
ROBERT
SCALE OF FEET
COPYRIGHT SANBORN MAP COMPANY, INC.
503
580
MARLBOROUGH
GATE
513
UPPERLINE

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 19.14

TC 19.20

TC 19.40

TC 19.43

TC 19.66

TC 19.55

TC 19.61

BOTTOM INV 12.7

INV 15.1

INV 15.0

INV 16.7

INV 16.8

INV 16.4

5' O/S

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.

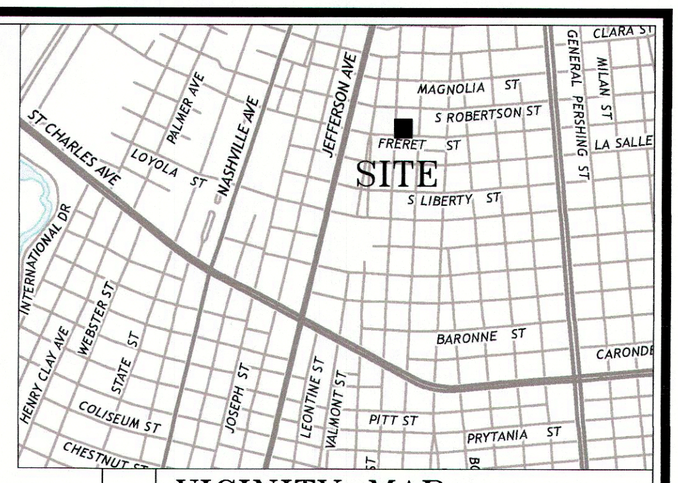
LEGEND

- 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

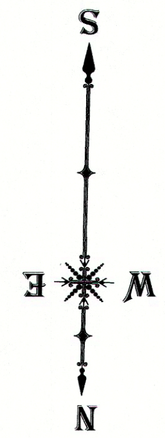
GRAPHIC SCALE

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

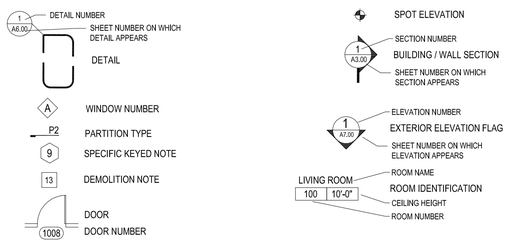
EXISTING CANOPY: 432 SF

PLUMBING FIXTURE CALCULATIONS

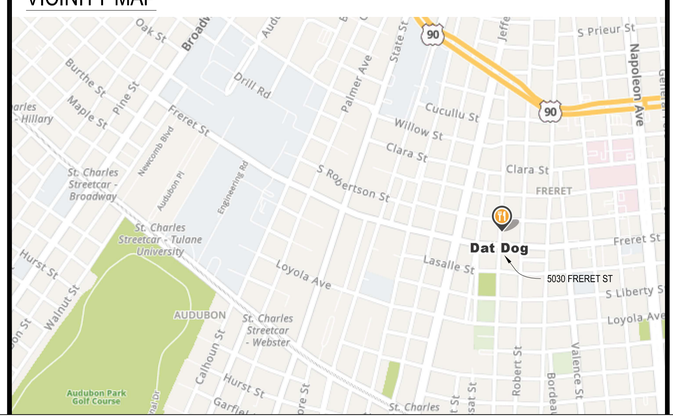
OCCUPANCY: STATE HERE, XX FIXED SEATS
XX REMOVABLE SEATS

	REQUIRED:	PROVIDED:
TOILETS:	(X) MALE	(X) MALE
	(X) FEMALE	(X) FEMALE
LAVATORIES:	(X) MALE	(X) MALE
	(X) FEMALE	(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

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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:
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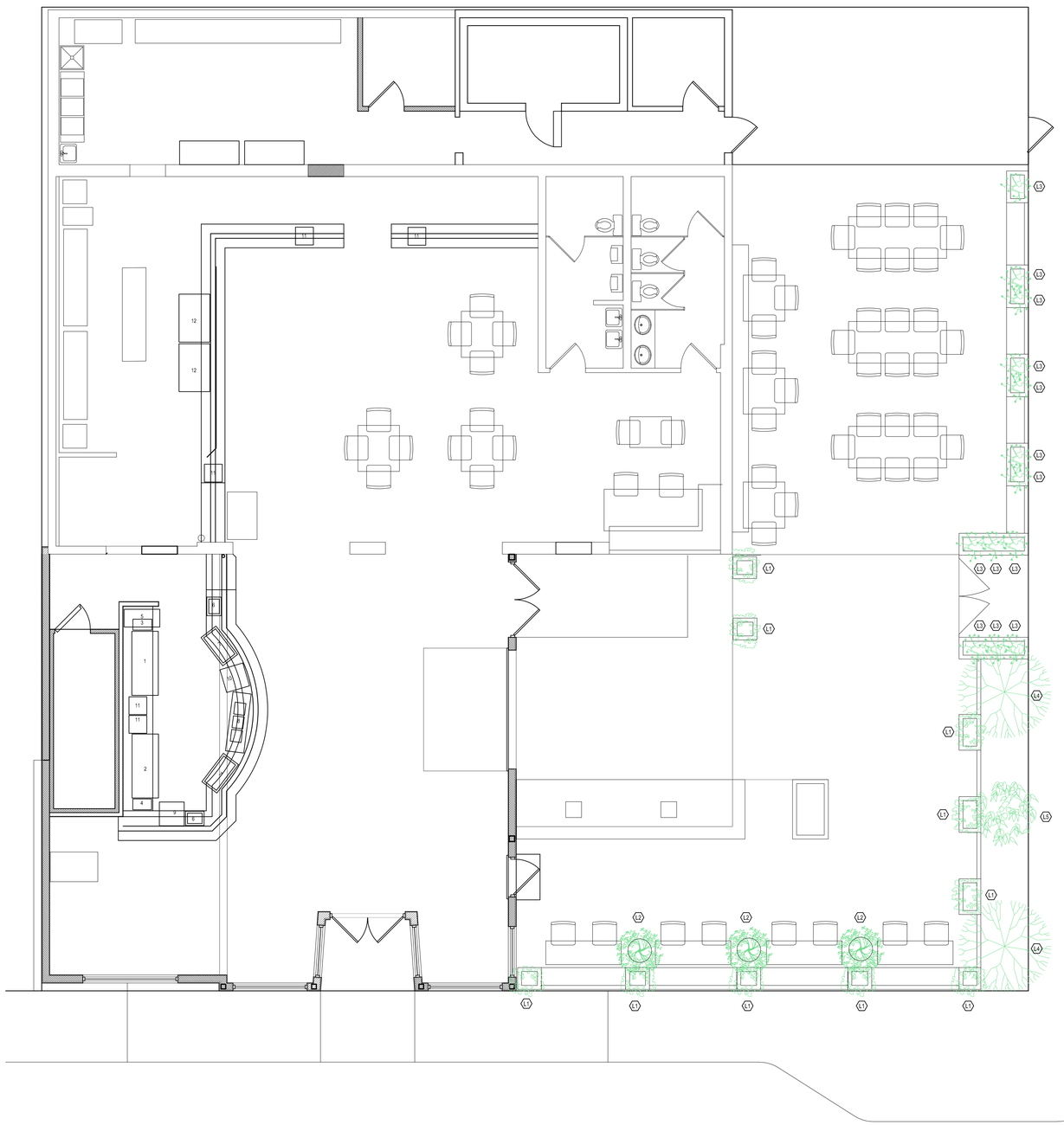
CHECKED BY:
PHASE:
CONDITIONAL USE PERMIT DRAWINGS

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

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RENOVATIONS / ADDITIONS

5030 FRERET ST.

NEW ORLEANS, LOUISIANA 70115

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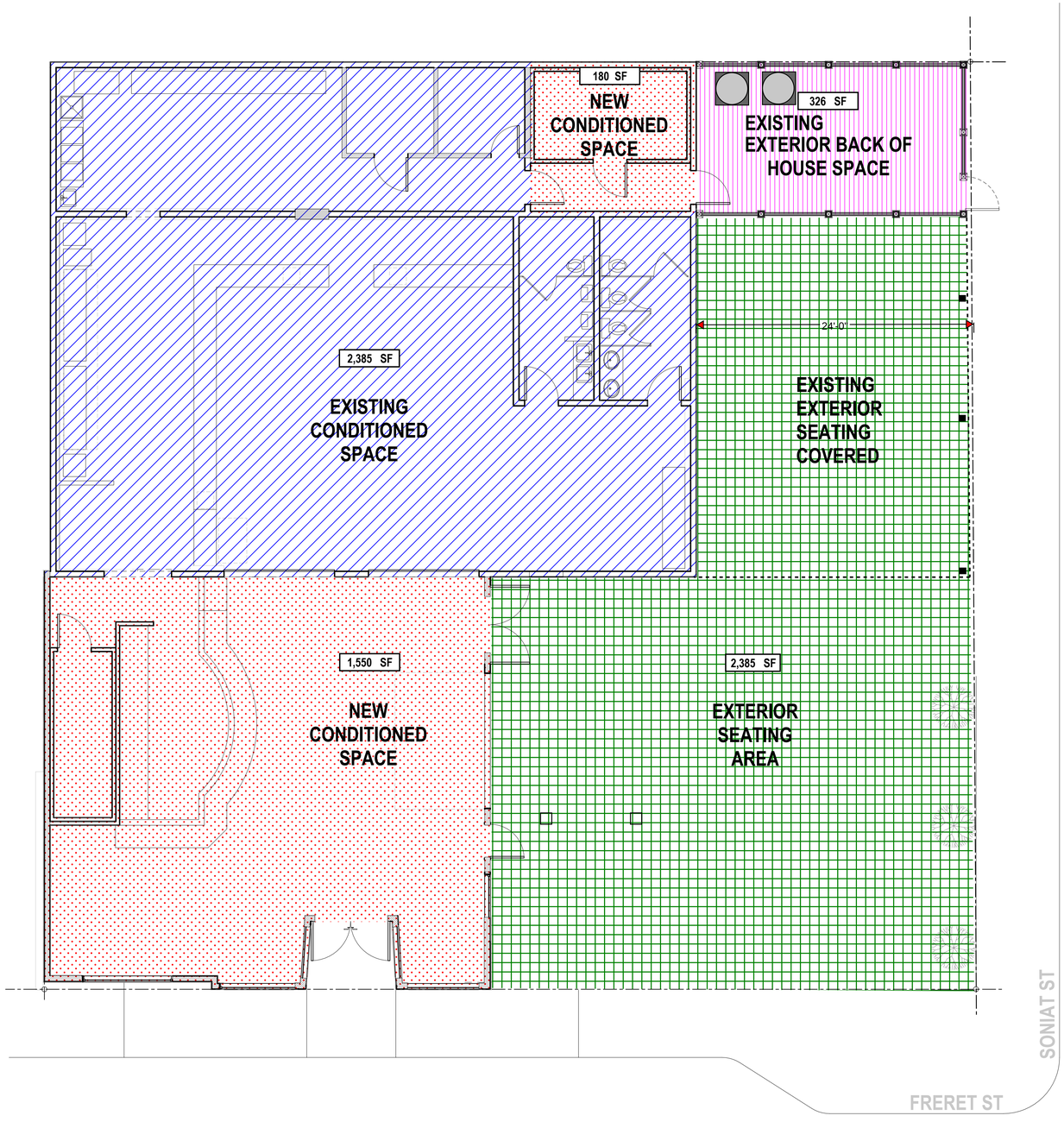

1 A1.00 FLOOR PLAN
SCALE: NTS

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 - FRERET RENOVATION

5030 FRERET ST

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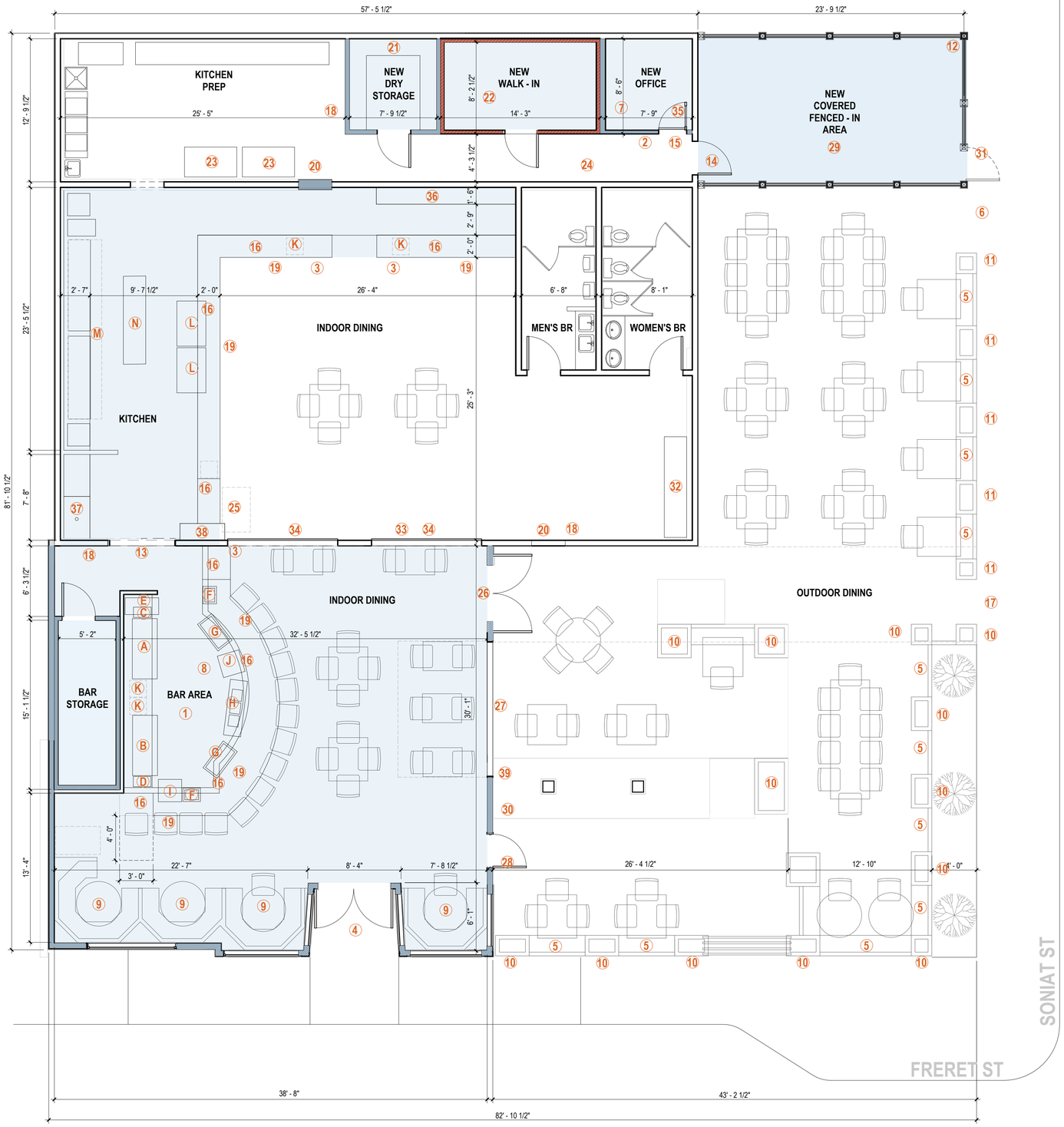
22003 - A

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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NEW ORLEANS, LA 70115

DAT DOG - FRERET RENOVATION

5030 FRERET ST

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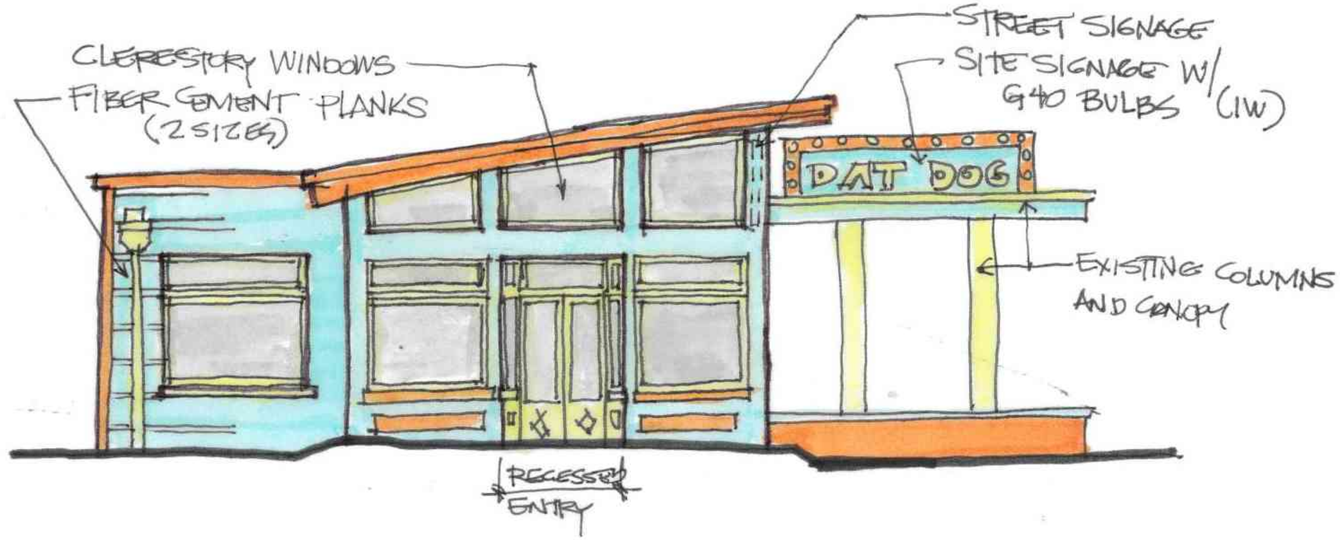

FRERET ST. ELEVATION



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DAT DOG - FRERET RENOVATION

NEW ORLEANS, LA 70115

5030 FRERET ST

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REVISED:	
DRAWN BY:	GG WSA
CHECKED BY:	

PHASE:
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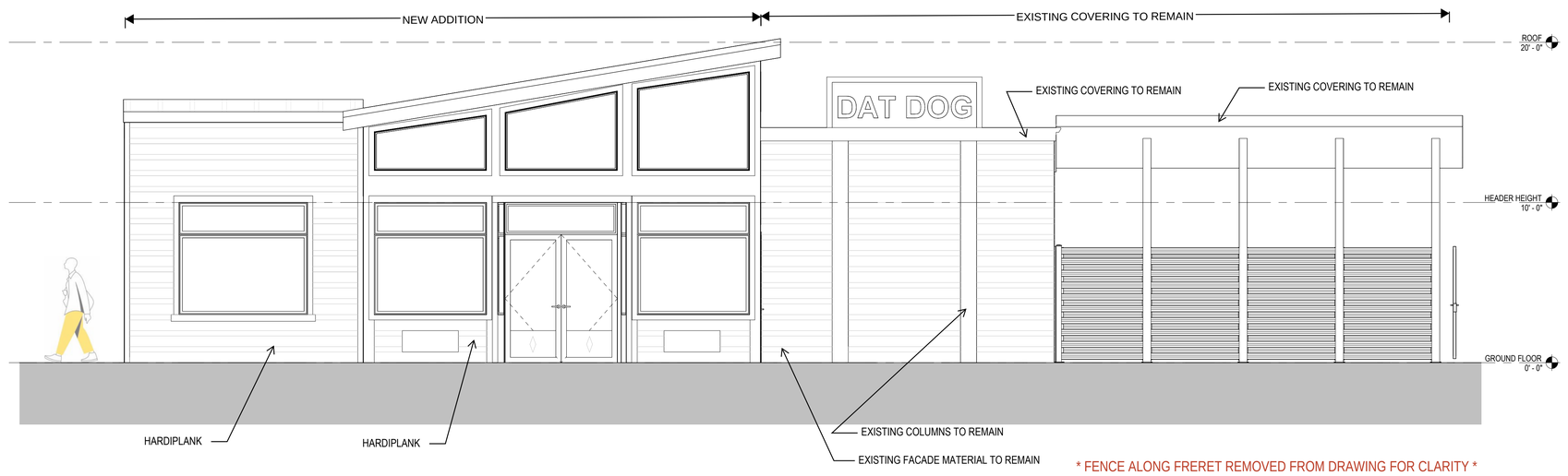
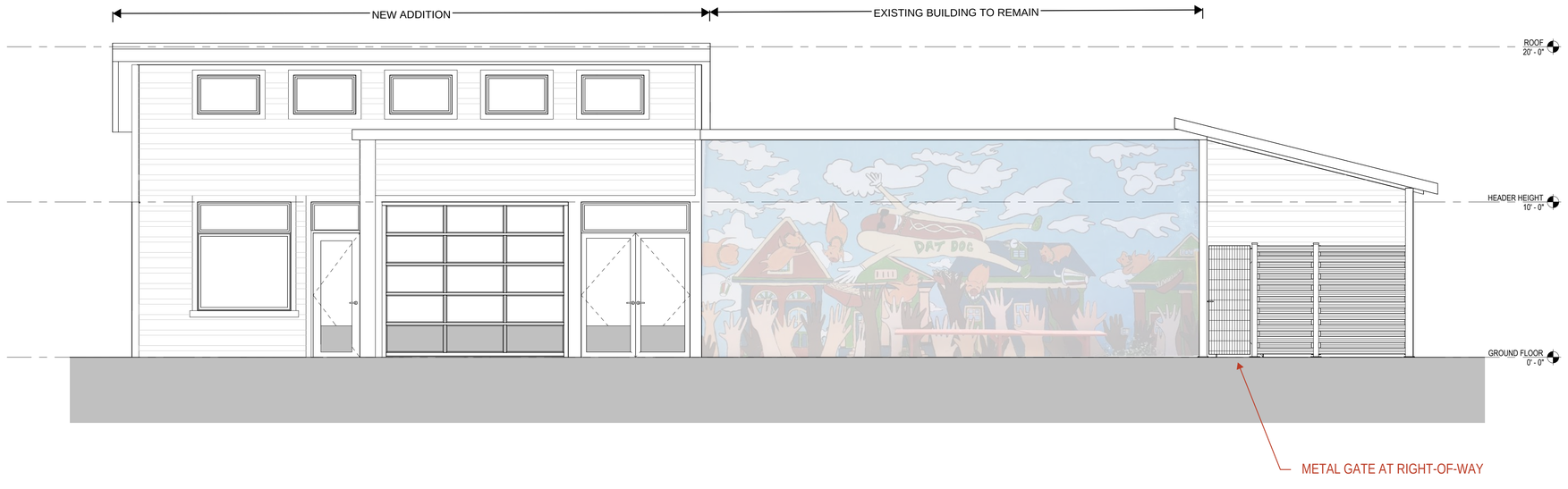
TITLE:
SKETCHED ELEVATIONS

SHEET:
A2.01



1 A2.02 FRERET ELEVATION
1/4" = 1'-0"



2 A2.02 SONIAT ELEVATION
1/4" = 1'-0"

Verges Rome Architects

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DAT DOG - FRERET RENOVATION

NEW ORLEANS, LA 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 - A

TITLE:
ELEVATIONS

SHEET:
A2.02



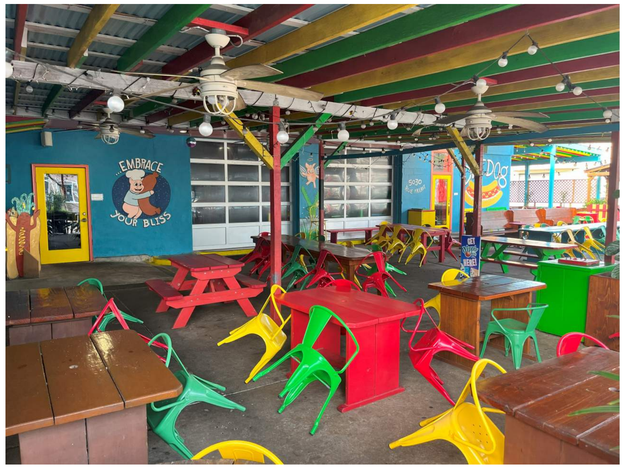
FRERET ENTRANCE AND EXTERIOR SEATING



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

Verges Rome Architects

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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
REVISED:
REVISED:
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
CONTACT THE NEW ORLEANS
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 DATDOG

☑ 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

Buy Certificates and Certified Copies | Subscribe to Electronic Notification | Print Detailed Record

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

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
DDG1, LLC

527 ST. ANN STREET
NEW ORLEANS, LA 70116

1

(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
527 ST. ANN STREET NEW ORLEANS, LA 701116

Manager

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		(For Office Use Only)
		kosti@bellsouth.net		

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

DO NOT STAPLE

Return by: 10/4/2015

To: **Commercial Division**
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704

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. Strong, 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. Strnad, 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

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.

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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.

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DIVISION 6. – ENFORCEMENT

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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:

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: October 29, 2025

CALENDAR NO. 35,296

NO. _____MAYOR COUNCIL SERIES

BY: COUNCILMEMBER MORRELL

AN ORDINANCE to call an election on November 3, 2026, at which the electors of the City of New Orleans will be asked to approve an amendment to Home Rule Charter Section 6-103, to add provisions intended to ensure that spending remains consistent with the approved annual operating budget, and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That an election is hereby called, in conformity with Section 9-202 of the Home Rule Charter of the City of New Orleans and Article VI, Section 4 of the Louisiana Constitution of 1974, at which election there shall be submitted to the qualified electors of the City of Orleans, for their approval or rejection, a proposal to amend Section 6-103 of the Home Rule Charter of the City of New Orleans, to prohibit any allotment and expenditure of City moneys from exceeding the amount allocated in the approved annual operating budget and to require monthly reports to the City Council so that the Council monitors expenditures to ensure they remain in line with the approved budget.

SECTION 2. That said election shall be held on November 3, 2026, between the hours of 7:00 a.m. and 8:00 p.m. under the General Election Laws of the State of Louisiana.

SECTION 3. That the official ballot to be used at said election and inserted in all voting machines shall have printed thereon the following:

HOME RULE CHARTER

PROPOSITION

Shall Section 6-103 of the Home Rule Charter of the City of New Orleans be amended (i) to prohibit allotments, reallotments, or transfers of budgeted operating funds that will cause, or that are reasonably anticipated to cause, expenditures from any funding category for any department to exceed the amount appropriated for that fiscal year, unless an amendment to the operating budget ordinance reflecting the increase has been adopted and approved, (ii) to require monthly reports to the City Council regarding expenditures to assess whether spending remains in line with the approved budget, and (iii) to prohibit the approval of any requisition, purchase order, voucher or check that would cause, or that is reasonably anticipated to cause, any category of expenditures in the approved annual operating budget to exceed the appropriated amount for that fiscal year, all as more fully described in Ord. No. _____, M.C.S.?

SECTION 4. That in the event the ballot proposition contained in Section 3 is approved by voters on November 3, 2026, Section 6-103 of the Home Rule Charter of the City of New Orleans shall be amended to read as follows (new language included below in **bold** for illustrative purposes):

"ARTICLE VI. – FINANCIAL ADMINISTRATION

PROCEDURES

CHAPTER 1. – BUDGETING AND ADMINISTRATION

*** * ***

Section 6-103. – Administration and Enforcement of the Operating Budget Ordinance.

(1) The adoption of the operating budget ordinance shall constitute an appropriation of the sums specified therein for the purposes and from the funds indicated. Such appropriation shall be considered valid only for the year for which made, and any part of such appropriation which is not encumbered or expended shall lapse at the end of the year.

(2) Following the adoption of the operating budget ordinance, the head of each office, department and board shall submit to the Chief Administrative Officer schedules showing the expenditures anticipated for each quarter of the fiscal year.

(3) The approval of an expenditure schedule by the Chief Administrative Officer shall constitute a budgetary allotment which shall be binding upon such office, department or board, and the Department of Finance shall approve or issue no requisition, purchase order, voucher or check that is not in accordance with such allotment.

(4) The allotments herein provided may be altered at any time by the Chief Administrative Officer upon his own initiative or at the request of the head of an office, department or board and shall be altered at the direction of the Mayor. The Mayor shall direct appropriate revisions in allotments to keep expenditures within the

revenues received or anticipated. **The powers granted in this subsection shall be subject to the requirements of subsection (6) and shall not be used to circumvent the approved budget or revise the spending priorities and limits reflected therein.**

(5) The Director of Finance and his surety shall be liable for any moneys withdrawn from any operating fund other than in accordance with the operating budget ordinance and allotments.

(6) Notwithstanding the provisions of subsection (4), no allotment, reallotment, or inter-departmental funds transfer shall be permitted if the allotment, reallotment, or transfer will cause, or is reasonably anticipated to cause, expenditures from any funding category for any department to exceed the amount appropriated for that fiscal year, unless an amendment to the operating budget ordinance reflecting the increase has been adopted and approved as provided herein. The Chief Administrative Officer and Director of Finance shall provide monthly reports to the Council on expenditures, including any approved allotments and reallotments, in a form sufficient to demonstrate clearly whether expenditures and anticipated expenditures remain in line with the approved budget and shall respond promptly to requests for additional information necessary to enable the Council to monitor whether spending remains consistent with the approved budget. The Department

of Finance shall neither approve nor issue any requisition, purchase order, voucher or check that would cause, or is reasonably anticipated to cause, any category of expenditures in the approved annual operating budget to exceed the appropriated amount for that fiscal year."

SECTION 5. That all officials of the State of Louisiana and City of New Orleans who are charged with the execution of laws and the discharge of duties relative to said election are directed to perform the duties required of them by such laws with regard to said election.

SECTION 6. That the Council and other municipal and parochial officers shall by proper proceedings provide:

a) the taking of all necessary steps for the holding of said election; and
b) the supplying of voting machines and furnishing of the official absentee ballots, tally sheets, and other necessary election supplies; and
c) the selecting and publishing of the location of the respective polling places; and
d) the issuing of any proclamation and the giving of all notices concerning said election as may be necessary; and
e) the taking of all proper and necessary steps to cause the election to be held, the votes compiled, and the results promulgated, as provided by existing laws and the Home Rule Charter of the City of New Orleans.

SECTION 7. That the Mayor of the City of New Orleans and the New Orleans City Council are hereby authorized and empowered to issue any proclamation and to give all notices concerning said election as may be necessary, and to take all steps necessary and proper to cause said election to be held as herein ordered.

Notice of said election in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference as if set forth in full, shall be published in the official journal of

the City of New Orleans once a week for four consecutive weeks, with the first publication being not less than 45 days, nor more than 90 days prior to the date of the election; said notice shall state that the Council of the City of New Orleans will meet in open session to examine and canvass the results of said election during its regular meeting on December 17, 2026 at 10:00 a.m. in Council Chambers.

SECTION 8. That the Clerk of Council shall promptly cause this ordinance, which is adopted pursuant to Section 9-201, *et seq.* of the Home Rule Charter, to be published at length in the official journal of the City of New Orleans with the frequency prescribed by law and not less than 60 days before said election.

SECTION 9. That should more than one proposition be voted on at the same time, this and all such other propositions shall be consecutively identified on the ballot so that each proposition may be separately voted on.

SECTION 10. That immediately upon the completion of the canvass of the returns of the election, the Council shall declare the result of the election and shall declare the total number of votes cast upon the proposition and the number of votes cast respectively for and against the proposition. If a majority of votes cast are in favor of the proposition, the amendments of the Home Rule Charter set forth in Section 4 shall take effect January 1, 2027.

SECTION 11. That if the proposition is approved, the City Attorney is hereby authorized and directed to file authenticated copies thereof in the offices of the Land Records Division for the Parish of Orleans, the Secretary of State, and any other office required by law within 30 days after said election.

SECTION 12. That immediately upon this ordinance becoming law, the Clerk of Council shall forthwith transmit certified copies thereof to the Law Department for submission to the Louisiana Bond Commission and all other appropriate agencies.

SECTION 13. That immediately upon this ordinance becoming law, the Clerk of Council shall be and is hereby empowered, authorized, and directed to forward certified copies of this ordinance to the Secretary of State, the Commissioner of Elections, the Clerk of Criminal Court and Ex-Officio Custodian of Voting Machines in and for the Parish of Orleans, the Clerk of Civil District Court for the Parish of Orleans, the Registrar of Voters in and for the Parish of Orleans, and such other officials as the Council may desire so that each may carry out all legal duties.

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:

EXHIBIT "A"

NOTICE OF ELECTION

Pursuant to the provisions of Ordinance No. _____ M.C.S. adopted by the City Council of New Orleans on _____, **NOTICE IS HEREBY GIVEN**, that an election will be held in New Orleans on Tuesday, November 6, 2026, and that at said election there will be submitted to all registered voters residing in the City of New Orleans who are qualified and entitled to vote at the said election under the Constitution and laws of the State of Louisiana and the Constitution of the United States, the following proposition:

"HOME RULE CHARTER PROPOSITION

Shall Section 6-103 of the Home Rule Charter of the City of New Orleans be amended (i) to prohibit allotments, reallotments, or transfers of budgeted operating funds that will cause, or that are reasonably anticipated to cause, expenditures from any funding category for any department to exceed the amount appropriated for that fiscal year, unless an amendment to the operating budget ordinance reflecting the increase has been adopted and approved, (ii) to require monthly reports to the City Council regarding expenditures to assess whether spending remains in line with the approved budget, and (iii) to prohibit the approval of any requisition, purchase order, voucher or check that would cause, or that is reasonably anticipated to cause, any category of expenditures in the approved annual operating budget to exceed the appropriated amount for that fiscal year, all as more fully described in Ord. No. _____, M.C.S.?"

The election will be held at each and every polling place in the City of New Orleans, which polls will open at 7:00 a.m. and close at 8:00 p.m., in accordance with the provisions of La. R.S. 18:541.

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 actual costs of similar elections is $_____.

The Council, acting under the powers granted to it by the City Charter and state statutes, will meet in open and public session or in the Council Chamber, City Hall, 1300 Perdido Street, New Orleans, Louisiana, 70112, on Thursday, December 17, 2026, beginning at 10:00 a.m. and will proceed to examine and canvass the returns and declare the result of the election.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: December 4, 2025

CALENDAR NO. 35,323

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GIARRUSSO

AN ORDINANCE to amend and reordain Sections 34-1 and 34-3 of the Code of the City of New Orleans to require that the number of float riders be included in the carnival parade permit fee; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That sections 34-1 and 34-3 of the Code of the City of New Orleans, Louisiana are amended to read as follows:

"Chapter 34 – CARNIVAL, MARDI GRAS

ARTICLE I. – IN GENERAL

Sec. 34-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Carnival organization means a nonprofit corporation organized under the laws of the state for the sole purpose of creating, staging and presenting carnival parades, truck parades or marching club parades.

Carnival parade means a parade staged during the carnival parade season conducted by a nonprofit carnival organization consisting of, *inter alia*, floats and elements. A *carnival parade* also means a truck parade.

Carnival parade season means that period beginning with the second Friday before Mardi Gras Day and continuing through Mardi Gras Day, both inclusive.

Element means any marching band, military band, dance club, walking club, riding club, or dance troupe in a carnival parade, composed of more than 15 participants, not including chaperones, helpers, support vehicles, or public safety vehicles.

Fire watch means privately paid uniformed New Orleans Fire Department personnel subject to the fire official's orders at all times when so employed. The term "fire watch personnel" shall be synonymous with "fire watch", "standby personnel", "standby firefighter" or similar term.

Flambeaux means supplemental parade lighting consisting of burners mounted to a pole with an open flame which burns Class II combustible liquid fuel or propane or butane liquid compressed gas.

Flambeaux contractor means an individual or business entity that owns flambeaux and is retained by carnival organizations to provide the actual flambeaux, the stick men, flambeaux carriers, fuel and control over all flambeaux operations.

Flambeaux safety guidelines means section 34-24(9).

Float means vehicles with platforms used to carry maskers. Floats shall be not less than 23 feet long, nor less than nine feet wide, and not more than 17 feet ten inches high, exclusive of animation which shall not exceed 17 feet ten inches in its lowest position and 20 feet in its highest position, measured from the street level.

Marching band means a group of musicians that marches together while playing instruments and is officially sanctioned by a middle, junior, or high school, a college or university, or a youth-focused non-profit organization that is composed of no fewer than 30 participants. A *marching*

band also means an officially sanctioned military marching band regardless of the number of participants.

Marching club parade means a parade staged during carnival parade season conducted by a nonprofit carnival organization which consists entirely of marching participants and specifically does not contain floats or minifloats.

Minifloat means a vehicle less than 23 feet long which may or may not have a platform used to carry maskers.

Night parade means any parade beginning at 5:15 p.m. or later.

Parade property truck means a truck provided by the float builder containing tools and other equipment needed for float maintenance.

Pendency of a parade means the immediate four hours before a parade leaves its starting point.

Pull unit means a single tractor, mule, or truck tractor pulling a float, tandem float, or truck trailer during a carnival parade.

Stick man means an individual hired by the flambeaux contractor to supervise no more than 15 flambeaux carriers.

Pre-parade party means an activity consisting of music employing sound amplification equipment performed by a disc jockey or live performer(s), conducted by a carnival organization, which begins and ends prior to the arrival of the first vehicle of a carnival parade within 120 yards of the activity.

Tandem float means two or more floats, not more than 215 feet in length, attached to one another and pulled by a single tractor or other vehicle.

Truck parade means a carnival parade which consists entirely of self-decorated truck trailers drawn by truck tractors.

* * *

ARTICLE II. – PARADE PERMITS

* * *

Sec. 34-3. – Application requirements; fees.

Before any parade permit is issued under this chapter, each carnival organization shall submit the following documents and fees to the designated offices prior to 5:00 p.m. of each date specified:

(a) On or before August 15, a parade permit application must be submitted to the department of finance, with copies to the department of police. The application must:

1. Designate whether the carnival organization will conduct a pre-parade party and the location of any proposed pre-parade party.

2. Designate the disbanding area of the carnival parade.

3. Designate the official reviewing stands and one other stop along the parade route to make a ceremonial toast, including the exact location of the stop and a list of no more than three floats, identified by float number and float name which will participate in the stop. Additional stops may be authorized only upon a showing of good cause.

4. Include the anticipated number of riders or maskers riding on each float or truck trailer, identified by float/trailer number and float/trailer name or theme.

5. Include the name, address and phone number of one current officer of the carnival organization who will be the main point of contact between the city and that carnival organization.

6. Include a copy of the articles of incorporation of the carnival organization, filed with the Louisiana Secretary of State, if the carnival organization was not issued a parade permit in the previous carnival season. A copy of any amendment to the articles of incorporation must be included if the applicant has not included a copy in a prior application for a carnival parade permit.

7. Include an affidavit of an authorized agent of the carnival organization, attesting that the organization has no written or unwritten provision in its charter, bylaws, rules, regulations or policies which call for the refusal, withholding or denying of membership, or any of the services, accommodations, advantages, facilities or privilege offered by the respondent to members or others, because of race, color, creed, religion, national origin, sexual orientation or ancestry, or which unreasonably calls for such discrimination on the basis of age, sex, physical condition or disability, and that the applicant and its members will, except as otherwise authorized by chapter 86, section 86-39 of the Code of the City of New Orleans, treat all proposals for membership in a nondiscriminatory manner in accordance with the procedures contained in the carnival organization's bylaws and regulations. The filing of such an affidavit shall be a prerequisite to the granting of the permit.

(b) On or before January 15, the carnival organization shall submit to the department of finance, with copies to the department of police, a nonrefundable permit fee, in an

amount based on the number of pull units and riders, and equal to the sum of the following:

1. The amount equal to $20.00 per rider or masker, ages 12 and older, riding on each float, minifloat, or truck trailer, and identified by float/trailer number and float/trailer name, title or theme; plus

2. The following amount determined according to the number of pull units:

14 to 27 pull units: $750.00;

28 to 36 pull units: $1,000.00; or

37 to 45 pull units: $1,500.00.

(c) On or before January 15, the carnival organization shall submit to the department of the police the following:

1. A certification from the builder or builders of the structural elements of the floats that each float is structurally sound and meets the physical and safety requirements of this chapter. The certification shall also state the maximum weight and rider capacity of the float.

2. Evidence that the builder and the carnival organization each have a currently effective commercial general liability insurance policy for the date of the parade and the date of the prepared party, if applicable, with minimum insurance coverage as follows:

Commercial General Liability Policy	Carnival Organization	Float Owner/Builder
Each occurrence	$500,000.00	$500,000.00
Aggregate	$1,000,000.00	$1,000,000.00
Passenger hazard endorsement	Endorsement	

Riders named as additional insured	Endorsement	
Hired autos and nonowned autos	$1,000,000.00	
Personal and advertising limit		$500,000.00
Products complete operational aggregate		$1,000,000.00
Fire damage limit		$300,000.00

(d) Not less than 30 days prior to the beginning of the carnival parade season, but on or before January 15, the carnival organization shall submit the following to the department of finance, with copies to the department of police, and other agencies as indicated below:

1. A letter signed by the owner of any floats to be used in the carnival organization's parade which states that no float in the parade will be used more than twice in that carnival parade season, unless that float's exterior will be redecorated to the extent that at least 75 percent of the float's exterior appears different than when it was used previously.
2. A parade lineup form, supplied by the department of police, completed to designate the position of each float, minifloat, vehicle, marching band, element, and all other components of the parade. This completed form shall be also submitted to the agency designated by the city to maintain its animal control program under chapter 18, and to the city council president, the latter with copies of all contracts between

the carnival organization and the marching bands indicated in its completed parade lineup form.

3. An affidavit attesting that all obligations have been satisfied."

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____

PRESIDENT OF THE CITY 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:

ENGROSSED VERSION:

Sec. 34-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Carnival organization means a nonprofit corporation organized under the laws of the state for the sole purpose of creating, staging and presenting carnival parades, truck parades or marching club parades.

Carnival parade means a parade staged during the carnival parade season conducted by a nonprofit carnival organization consisting of**, *inter alia*,** floats~~, minifloats,~~ and ~~marching organizations~~ elements. **A *carnival parade* also means a truck parade.**

Carnival parade season means that period beginning with the second Friday before Mardi Gras Day and continuing through Mardi Gras Day, both inclusive.

Element~~s~~ ~~in a parade shall~~ mean**s** any marching band, military band, dance club, walking club, riding club, or dance troupe in a carnival ~~float~~ parade**, composed of more than** ~~larger than a group of~~ 15 participants, not including chaperones, helpers, support vehicles, ~~and~~ **or** public safety vehicles.

Fire watch means privately paid uniformed New Orleans Fire Department personnel subject to the fire official's orders at all times when so employed. The term "fire watch personnel" shall be synonymous with "fire watch", "standby personnel", "standby firefighter" or similar term.

Flambeaux means supplemental parade lighting consisting of burners mounted to a pole with an open flame which burns Class II combustible liquid fuel or propane or butane liquid compressed gas.

Flambeaux contractor means an individual or business entity that owns flambeaux and is retained by carnival organizations to provide the actual flambeaux, the stick men, flambeaux carriers, fuel and control over all flambeaux operations.

Flambeaux safety guidelines means section 34-24(9).

Float means vehicles with platforms used to carry maskers. Floats shall be not less than 23 feet long, nor less than nine feet wide, and not more than 17 feet ten inches high, exclusive of animation which shall not exceed 17 feet ten inches in its lowest position and 20 feet in its highest position, measured from the street level.

Marching band means a group of musicians that marches together while playing instruments and is officially sanctioned by a middle, junior, or high school, a college or university, or a youth-focused non-profit organization that is composed of no fewer than 30 participants. A *marching band* also means an officially sanctioned military marching band regardless of the number of participants.

Marching club parade means a parade staged during carnival parade season conducted by a nonprofit carnival organization which consists entirely of marching participants and specifically does not contain floats or minifloats.

Minifloat means a vehicle less than 23 feet long which may or may not have a platform used to carry maskers.

Night parade means any parade beginning at 5:15 p.m. or later.

Parade property truck means a truck provided by the float builder containing tools and other equipment needed for float maintenance.

Pendency of a parade means the immediate four hours before a parade leaves its starting point.

Pull unit means a single tractor**,** ~~or~~ mule, **or truck tractor** pulling a float**,** ~~or~~ tandem float**, or truck trailer** during a carnival parade.

Stick man means an individual hired by the flambeaux contractor to supervise no more than 15 flambeaux carriers.

Pre-parade party means an activity consisting of music employing sound amplification equipment performed by a disc jockey or live performer(s), conducted by a carnival organization, which begins and ends prior to the arrival of the first vehicle of a carnival parade within 120 yards of the activity.

Tandem float means two or more floats, not more than 215 feet in length, attached to one another and pulled by a single tractor or other vehicle.

Truck parade means a **carnival** parade which consists entirely of self-~~propelled~~**decorated** trucks~~s~~ **trailers drawn by truck tractors**.

Sec. 34-3. – Application requirements; fees.

Before any parade permit is issued under this chapter, each carnival organization shall submit the following documents **and fees** to the designated offices prior to 5:00 p.m. of each date specified:

(a) On or before August 15, a parade permit application must be submitted to the department of finance, with copies to the department of police. The application must:

1. Designate whether the carnival organization will conduct a pre-parade party and the location of any proposed pre-parade party.
2. Designate the disbanding area of the carnival parade.
3. Designate the official reviewing stands and one other stop along the parade route to make a ceremonial toast, including the exact location of the stop and a list of no more than three floats, identified by float number and float name which will participate in the stop. Additional stops may be authorized only upon a showing of good cause.
4. **Include the anticipated number of riders or maskers riding on each float or truck trailer, identified by float/trailer number and float/trailer name or theme.**
4~~.~~**5.** Include the name, address and phone number of one current officer of the carnival organization who will be the main point of contact between the city and that carnival organization.

~~5.~~**6.** Include a copy of the articles of incorporation of the carnival organization, filed with the Louisiana Secretary of State, if the carnival organization was not issued a parade permit in the previous carnival season. A copy of any amendment to the articles of incorporation must be included if the applicant has not included a copy in a prior application for a carnival parade permit.

~~6.~~**7.** Include an affidavit of an authorized agent of the carnival organization, attesting that the organization has no written or unwritten provision in its charter, bylaws, rules, regulations or policies which call for the refusal, withholding or denying of membership, or any of the services, accommodations, advantages, facilities or privilege offered by the respondent to members or others, because of race, color, creed, religion, national origin, sexual orientation or ancestry, or which unreasonably calls for such discrimination on the basis of age, sex, physical condition or disability, and that the applicant and its members will, except as otherwise authorized by chapter 86, section 86-39 of the Code of the City of New Orleans, treat all proposals for membership in a nondiscriminatory manner in accordance with the procedures contained in the carnival organization's bylaws and regulations. The filing of such an affidavit shall be a prerequisite to the granting of the permit.

(b) On or before January 15, the carnival organization shall submit to the department of finance, with copies to the department of police, a nonrefundable permit fee**, in an amount based on** ~~according to~~ the number of pull units **and riders, and equal to the sum of the following** ~~used in the parade as follows~~:

1. The amount equal to $20.00 per rider or masker, ages 12 and older, riding on each float, minifloat, or truck trailer, and identified by float/trailer number and float/trailer name, title or theme; plus

2. The following amount determined according to the number of pull units:

14 to 27 pull units: $750.00;

28 to 36 pull units: $1,000.00; **or**

37 to 45 pull units: $1,500.00.

(c) On or before January 15, the carnival organization shall submit to the department of the police the following:

1. A certification from the builder or builders of the structural elements of the floats that each float is structurally sound and meets the physical and safety requirements of this chapter. The certification shall also state the maximum weight and rider capacity of the float.
2. Evidence that the builder and the carnival organization each have a currently effective commercial general liability insurance policy for the date of the parade and the date of the prepared party, if applicable, with minimum insurance coverage as follows:

Commercial General Liability Policy	Carnival Organization	Float Owner/Builder
Each occurrence	$500,000.00	$500,000.00
Aggregate	$1,000,000.00	$1,000,000.00
Passenger hazard endorsement	Endorsement	
Riders named as additional insured	Endorsement	
Hired autos and nonowned autos	$1,000,000.00	
Personal and advertising limit		$500,000.00
Products complete operational aggregate		$1,000,000.00
Fire damage limit		$300,000.00

(d) Not less than 30 days prior to the beginning of the carnival parade season, but on or before January 15, the carnival organization shall submit the following to the department of finance, with copies to the department of police, and other agencies as indicated below:

1. A letter signed by the owner of any floats to be used in the carnival organization's parade which states that no float in the parade will be used more than twice in that carnival parade season, unless that float's exterior will be redecorated to the extent that at least 75 percent of the float's exterior appears different than when it was used previously.
2. A parade lineup form, supplied by the department of police, completed to designate the position of each float, minifloat, vehicle, marching band, element, and all other components of the parade. This completed form shall be also submitted to the agency designated by the city to maintain its animal control program under chapter 18, and to the city council president, the latter with copies of all contracts between the carnival organization and the marching bands indicated in its completed parade lineup form.
3. An affidavit attesting that all obligations have been satisfied.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: December 18, 2025

CALENDAR NO. 35,325

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an agreement to grant a servitude to an adjacent property owner for encroachments on/over portions of public right-of-way located at the municipal address 1544 Gentilly Boulevard; to fix the minimum price and terms of said servitude agreement; to declare that such use as granted in the servitude agreement will incorporate space that is neither needed for public purposes nor shall such use interfere with the use of the public right-of-way; to set forth the reasons for said servitude agreement; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, that the following portions of the public rights-of-way are not needed for public purposes at this time and that the Mayor is hereby authorized to grant the following servitude thereon to the adjacent property owners as described below for a yearly payment of $200.00, said annual payment subject to upward adjustment of 15%, rounded to the nearest dollar, following the expiration of every fifth year after August 1, 2016:

> Approximately 199 square feet of air rights consisting of the Encroachments of a canopy, on/over the Gentilly Boulevard and Laharpe Street public right-of-way, the Encroachments being part of the improvements located in the 3rd Municipal District, Square 1530, Lot X, bounded by Laharpe Street, Paul Morphy Street, Bayou Roud, and Gentilly Boulevard, bearing the municipal address 1544 Gentilly Boulevard, New Orleans, Louisiana.

SECTION 2. That the grant of servitude be undertaken for the following reasons:

(a) The owner, which owns the improvements adjacent to the City-owned property, has constructed or is planning to construct improvements upon the public rights-of-way after applying for and obtaining building permits, to the extent necessary, from the City of New Orleans;

(a) Said improvements and constructions referred to in subsection (a) hereinabove are dependent upon the servitude agreement with the owner**;** the plans and specifications submitted by the owner, to obtain the building permits for the improvements described herein, accurately delineate the improvements and constructions which are subject to the servitude agreement, and said plans and specifications were inspected and approved by the City of New Orleans prior to the issuance by the City of building permits allowing the improvements to be constructed as shown therein; the disposition of property rights by the servitude agreement as authorized herein will not hinder or preempt the use by the public or the City of any other public property and will provide revenues to the City otherwise not attainable if the aforementioned property rights were unused.

SECTION 3. That the Mayor is hereby authorized to execute the servitude agreement attached hereto as described hereinabove in SECTION 1 and attached hereto as Exhibit "A".

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:

GRANT OF SERVITUDE

BY

THE CITY OF NEW ORLEANS

TO

GEBRE E. AMARE
&
KEDIGA I. AMARE

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ORLEANS

BE IT KNOWN, on the respective dates herein below but effective this ____ day of _____, 20__ ("Effective Date"), before the undersigned Notaries Public, duly commissioned and qualified in and for the Parishes/County and State hereinafter referenced, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

(1) **THE CITY OF NEW ORLEANS**, herein represented by LaToya Cantrell, Mayor, acting under and by virtue of authorization contained in Ordinance No. _____ M.C.S., adopted on _____, 20__, a copy of which is attached hereto and made a part hereof (hereinafter referred to as the "**City**" and sometimes the "**Grantor**"); and

(2) **GEBRE E. AMARE & KEDIGA I. AMARE**, with a domicile address of 800 Veterans Highway, Kenner, LA 70062, represented herein by Gebre E. Amare & Kediga I. Amare, its Owners, duly authorized to appear herein on its behalf (hereinafter collectively referred to as "**Grantee**").

WHO DECLARED THAT:

The City hereby grants a predial servitude of right-of-use for the Encroachment of a canopy and the improvement itself on/over the Gentilly Boulevard and Laharpe Street public Right-of-way to Grantee, as described herein.

ARTICLE I - DEFINITIONS

For the purpose of this servitude agreement ("**Agreement**" or "**Grant of Servitude**"), the following words shall have the meanings given to them in Section I of the Agreement:

(a) **Right-of-way:** The City owned property adjacent to the dominant estate, of which the servitude exists upon a portion.

(b) **Grantee:** The owner of the dominant estate.

(c) **Grantor:** The City of New Orleans.

(d) **Property:** The dominant estate, made up of the immovable property, adjacent to the right-of-way and which has improvements that encroach onto the right-of-way, described on Exhibit "A" attached hereto and made a part hereof.

(e) **City:** Means the City of New Orleans, Louisiana, and all the territory within its present and future corporate boundaries.

(f) **Encroachment:** The portion of the property that occupies the right-of-way, as shown in Exhibit "B.".

(g) **Person:** Means any corporation, partnership, proprietorship, individual or organization authorized to do business in the State of Louisiana, or any natural person.

(h) **Section:** Can refer to any section, subsection, or provisions of this servitude agreement.

(i) **Servitude:** The predial servitude pursuant to *La. C.C. Art. 646*, consisting of the right to use the airspace and correlated ground for an encroachment on the right-of-way as shown on Exhibit "B" and consisting of:

> *Approximately 199 square feet of air rights consisting of the Encroachment of a canopy on the Gentilly Boulevard and Laharpe Street public right-of-way, the Encroachments being part of the improvements located in the 3rd Municipal District, Square 1530, Lot X, bounded by Laharpe Street, Paul Morphy Street, Bayou Roud, and Gentilly Boulevard, bearing the municipal address,* ***1544 GENTILLY BOULEVARD, New Orleans, Louisiana 70062.***

ARTICLE II - SERVITUDE AND CONSENT

Consent of the City. As permitted in *La. C.C. Art. 646*, the City does hereby consent to the exercise by Grantee of all the following rights:

(a) The exclusive right to erect and own the encroachment burdening the right-of-way according to the attached Exhibit "B."

(b) Right to install, maintain, and repair the encroachment burdening the right-of-way according to the attached Exhibit "B."

ARTICLE III - LIMITATIONS IN GENERAL

(a) The grant of the servitude and accessory rights by City and the exercise thereof by Grantee shall be subject and subordinate to the public use of the right-of-way, governmental laws and regulations, compliance with all of the rights reserved herein by City, and the terms of this Agreement.

(b) **Limitations on Right of Use.** Exercise of the Servitude granted in Sections I and II of this Agreement shall be subject to the following limitations:

(1) Grantee's right of use shall be subject to the public's use of the right-of-way.

(2) Grantee shall perform all work in a safe and reasonably expeditious manner at its expense, shall restore the premises of City and any third party to the same condition as existed prior to commencement of any work by Grantee, and shall be responsible for any damage caused to the right-of-way or any third parties resulting from any work by Grantee;

(3) Any right of use shall be exercisable only to the extent that such rights are reserved to Grantor pursuant to this Agreement and subject to any limitations or requirements imposed thereby.

(4) If the Servitude may not be exercised due to the City's use of the right-of-way for a public purpose, Grantee assumes all costs associated with repair, replacement, or demolition of said encroachment.

ARTCILE IV – CONSIDERATION

(a) **Annual Payments.** In consideration of this Grant of Servitude, Grantee shall pay to the City the sum of two hundred dollars ($200.00) per year, until such time as the Servitude is terminated.

(b) **Due Date of Annual Payment.** Grantee shall pay the Annual Payment the first time on or before the date of execution by Grantee of this Grant of Servitude. For subsequent Annual Payments, Grantee shall pay on or before the 1st day of August.

(c) **Late Fee.** Annual Payments received after the 10th of the month, regardless of whether the 10th is a weekend or holiday, will be assessed a late fee in the amount of ten percent (10%) of the total amount due.

(d) **Adjustment of Annual Payment.** The foregoing Annual Payment shall be subject to an upward adjustment of ten percent (10%), rounded to the nearest dollar, following the expiration of every fifth year after August 1, 2026.

(e) **Recordation.** Grantee shall record this Grant of Servitude in the Orleans Parish Land Records Division within thirty (30) calendar days of the date of full execution of this Grant of Servitude.

ARTICLE V - DEFAULT

Condition of Default of Annual Payment. If Grantee fails to pay an Annual Payment on or before the due date as defined in Article IV, and Grantee fails to cure such monetary default within fifteen (15) working days after notice from the City to Grantee of such monetary default, the City shall deem Grantee ipso facto in default of this Grant of Servitude.

ARTICLE VI - ENFORCEMENT

(a) In General: In the event that Grantee fails to cure any violation of the terms of this Grant of Servitude within fifteen (15) working days after notice of default from the City, the City shall have the right to take any actions as may be necessary in the City's discretion to cure such violation, including but not limited to instituting legal proceedings, placing a lien on the property, and demanding removal of the encroachment(s).

(b) **Costs, Expenses, and Attorney's Fees.** The City shall be entitled to charge Grantee with all costs and expenses incurred by the City as a result of such violation. Should the City institute legal proceedings to enforce this Grant of Servitude, the City shall be entitled to recover from the

Grantee all of the attorney's fees, costs, and other expenses reasonably and necessarily incurred.

(c) **Remedies Cumulative.** All rights and remedies provided under this Grant of Servitude are cumulative and may be pursued singularly, in any combination, and in any order.

(d) **Non-Waiver.** The failure to enforce any of the terms and provisions of this Grant of Servitude shall in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof.

ARTICLE VII - TERM

Except as set forth below, the Servitude and Consent shall be perpetual:

(a) **Termination.** Notwithstanding the foregoing, the Servitude and Consent shall terminate if:

(1) The building and/or encroachment is demolished, substantially damaged, destroyed, or removed and not reconstructed or replaced within one (1) year after such destruction or damage;

(2) The encroachment is taken or removed for public purposes as a whole or in such part that it is not fit for its intended purposes;

(3) Grantee is found to be in default of any of its obligations hereunder; or

(4) Grantee removes the encroachments and provides notice of termination to the City.

(b) **Results of Termination.** Upon termination of the servitude, there shall be no right or obligation to reconstruct the Encroachment, unless such right or obligation is established by law.

ARTICLE VIII - INDEMNITY AND INSURANCE

(a) At all times during the term of this Agreement, Grantee shall and does hereby agree to hold harmless and indemnify the City from and against any and all claims of Grantee or of any third persons for injuries to persons, including death, or damages to property, occurring on the right-of-way and arising from Grantee's use or occupancy of the encroachment, including the defense of all actions brought against the City for such damages, arising from the negligent acts or omissions of the Grantee, its employees, guests, invitees, agents or independent contractors.

(b) If a judgment is rendered thereon against Grantee, in a claim of a third party arising solely and exclusively from an act or omission by the City, its employees, guests, invitees, agents or independent contractors, the City agrees to pay the same to the extent of its comparative fault, to Grantee's complete satisfaction and discharge; provided, however, that the Grantee shall give the City prompt written notice of the existence of any such claims and of any proceedings taken against the Grantee thereon, so that such claims may be investigated and such proceedings may be contested by City.

(c) Grantee reserves the right and option to settle, compromise, and/or pay, any adjudicated claim by a third party for damages resulting from injuries to persons, including death, or damages to property, directly to said claimant, in place and stead of indemnifying the City; but if, and only if, Grantee obtains a valid and lawful complete release, satisfaction, and discharge from the claimant in favor of the City.

(d) Grantee and its successors, heirs, or assigns shall furnish and maintain in effect during the Term of this Agreement an insurance policy or policies under the following terms:

(1) If Grantee or its successors, heirs, and/or assigns to title of the Property is a non-individual, such as a corporation, partnership, limited liability company, or other entity, insurance shall remain in effect with limits of liability not less than $1,000,000.00 / $2,000,000.00, covering general commercial liability, in which policy or policies the City shall either be carried as an additional named insured or provision shall be made to insure the liability of Grantee under the above indemnification and hold harmless agreement under the contractual coverage provisions of said insurance policy or policies. A copy of such policy or policies, or certificate of insurance with reference to same, shall be delivered to the City upon execution of this Servitude.

(2) If Grantee or its successors, heirs, and/or assigns to title of the Property is an individual or individuals, an insurance policy or policies should remain in effect with limits of liability, covering liability, not less than $1,000,000.00 / $2,000,000.00.

ARTICLE IX - ASSIGNMENT OR TRANSFER

In the event that the building in which the encroachment forms a part is sold by private or public sale, this Servitude shall be assigned or transferred without the prior consent of the City to the assignee or purchaser of said property. Any instrument assigning or transferring the Servitude shall be delivered to the City along with proof of insurance as required in Section VIII within thirty (30) days of the recordation of said assignment or transfer. Grantee shall cause the assignee or purchaser of said property to assume all obligations of Grantee herein and, effective as of the date of such assignment or transfer, Grantee shall thereafter be released of all obligations set forth in this Agreement including, without limitation, those obligations of Grantee under Section VI and VIII above.

ARTICLE X - NOTICE

(a) **Form of Notice.** All notices, requests, claims, payments, demands and other communications between the Parties shall be in writing.

(b) **Method of Notice.** All notices shall be given: (1) by delivery in person, (2) by United States Postal Service, (3) by first class, registered or certified mail, postage prepaid, or (4) by electronic mail to the address of the Party specified in this Grant of Servitude or such other address as either Party may specify in writing. It is the responsibility of the Grantee to ensure the City has current and accurate mailing and electronic addresses at all times.

(c) **Receipt of Notice.** All notices shall be effective upon: (1) receipt by the Party to which notice is properly given, or (2) on the fifth day following mailing, whichever occurs first.

(d) **Grantee.** All notices to the Grantee shall be addressed to:

Gebre E. Amare & Kediga I. Amare
800 Veterans Highway
Kenner, LA 70062
patiocab@gmail.com

(e) **The City.** All notices to the City shall be addressed to:

Department of Property Management
Division of Real Estate And Records
1300 Perdido Street, Room 5w06
New Orleans, LA 70112

&

City Attorney
City Of New Orleans
1300 Perdido Street, Suite 5e03
New Orleans, LA 70112

ARTICLE XI - MISCELLANEOUS PROVISIONS

(a) **Amendment.** No amendment of or modification to this Grant of Servitude shall be valid unless and until executed in writing by the duly authorized representatives of both Parties to this Grant of Servitude.

(b) **Conflict of Law.** This Grant of Servitude and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Louisiana.

(c) **Construction of Agreement.** Neither Party will be deemed to have drafted this Grant of Servitude. This Grant of Servitude has been reviewed by the 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 the Parties. No term of this Grant of Servitude shall be construed or resolved in favor of or against the City or the Grantee on the basis of which Party drafted the uncertain or ambiguous language. The headings and captions of this Grant of Servitude are provided for convenience only and are not intended to have an effect on the construction or interpretation of this Grant of Servitude. Where appropriate, the singular includes the plural and neutral words and words of any gender shall include the neutral and other gender.

(d) **Entire Agreement.** This Grant of Servitude, 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 Grant of Servitude and are without effect to vary or alter any terms or conditions of this Grant of Servitude.

(e) **Exhibits.** The following exhibits will be and are incorporated into this Agreement: Legal Description of Property as Exhibit "A," and Description of Encroachment as Exhibit "B."

(f) **Limitations of the City's Obligations.** The City has no obligations not explicitly set forth in this Grant of Servitude or any incorporated documents or expressly imposed by law.

(g) **No Third-Party Beneficiaries.** This Grant of Servitude 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.

(h) **Non-Waiver.** The failure of either Party to insist upon strict compliance with any provision of this Grant of Servitude, 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 nor 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.

(i) **Severability.** Should a court of competent jurisdiction find any provision of this Grant of Servitude 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. If reformation is not possible, then the unenforceable provision shall be fully severable, and the remaining provisions of the Grant of Servitude shall remain in full force and effect and be construed and enforced as if the unenforceable provision was never a part of the Grant of Servitude.

[SIGNATURES CONTAINED ON NEXT PAGES]

[The remainder of this page is intentionally left blank.]

THUS DONE AND PASSED, in my office in New Orleans, Louisiana, on this _____ (day) of _____ (month), 20____, in the presence of the undersigned competent witnesses, and with the said appearer and me, a Notary Public, after due reading of the whole, the Parties hereto have executed this Agreement.

WITNESS:

By: _____

Printed Name: _____

WITNESS:

By: _____

Printed Name: _____

GRANTOR:

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

_____
NOTARY PUBLIC

Printed Name: _____

Notary/Bar No: _____

(State): _____

My Commission Expires: _____

(Affix Seal)

APPROVED AS TO FORM AND LEGALITY:
Law Department

By: _____

Printed Name: _____

THIS DONE AND PASSED, on this _____ day of _____, 20____.

WITNESS:

By: _____

Printed Name: _____

GRANTEE:

BY: _____
GEBRE E. AMARE

BY: _____
KEDIGA I. AMARE

WITNESS:

By: _____

Printed Name: _____

Attn: Gebre E. Amare & Kediga I. Amare
800 Veterans Highway
Kenner, LA 70062

_____
NOTARY PUBLIC

Printed Name: _____

Notary/Bar No: _____

(State): _____

My Commission Expires: _____

(Affix Seal)

[EXHIBITS "A" & "B" CONTAINED ON NEXT PAGES]

EXHIBIT A

A CERTAIN PORTION OF GROUND together with all the buldings and improvements thereon, and all of the rights, ways, privileges servitudes, and advantages thereunto belonging or in anywise appertaining, sitauted in the Third District of This City, in SQUARE NO. 1530 bounded by BAYOU ROAD, GENTILLY AVENUE (FORMERLY GENTILLY ROAD), LAHARPE AND NORTH WHITE STREETS, said portion of ground is designated by the LETTER "X" on sketch of survey made by Adloe Orr, C.E, & D.C.S., dated March 8, 1935, and according therto said portion forms the corner of Gentilly Avenue and Laharpe Street and commences at the corner of Laharpe and Gentilly Avenue has a frontage on Gentilly Ave. of 28 feet running towards Bayou Road, at which point it has a first depth towards North White Street and parallel to Laharpe Street of 51 feet, 11 inches, 4 lines at which point it widens towards Bayou Road and parallel to the rear line 3 teet 7 inches, 4 lines, thence a further depth to the rear line of 9 feet, 1 inch. The lot has a frontage on Laharpe Street of 72 feet 3 inches and a width in the rear of 27 feet 4 inches 4 lines and is composed of the corner portion of original lot 6

Being the same property acquired by Sheriff's Deed dated April 29, 1988 registered in COB 815 folio 640 Parish of Orleans, State of Louisiana.

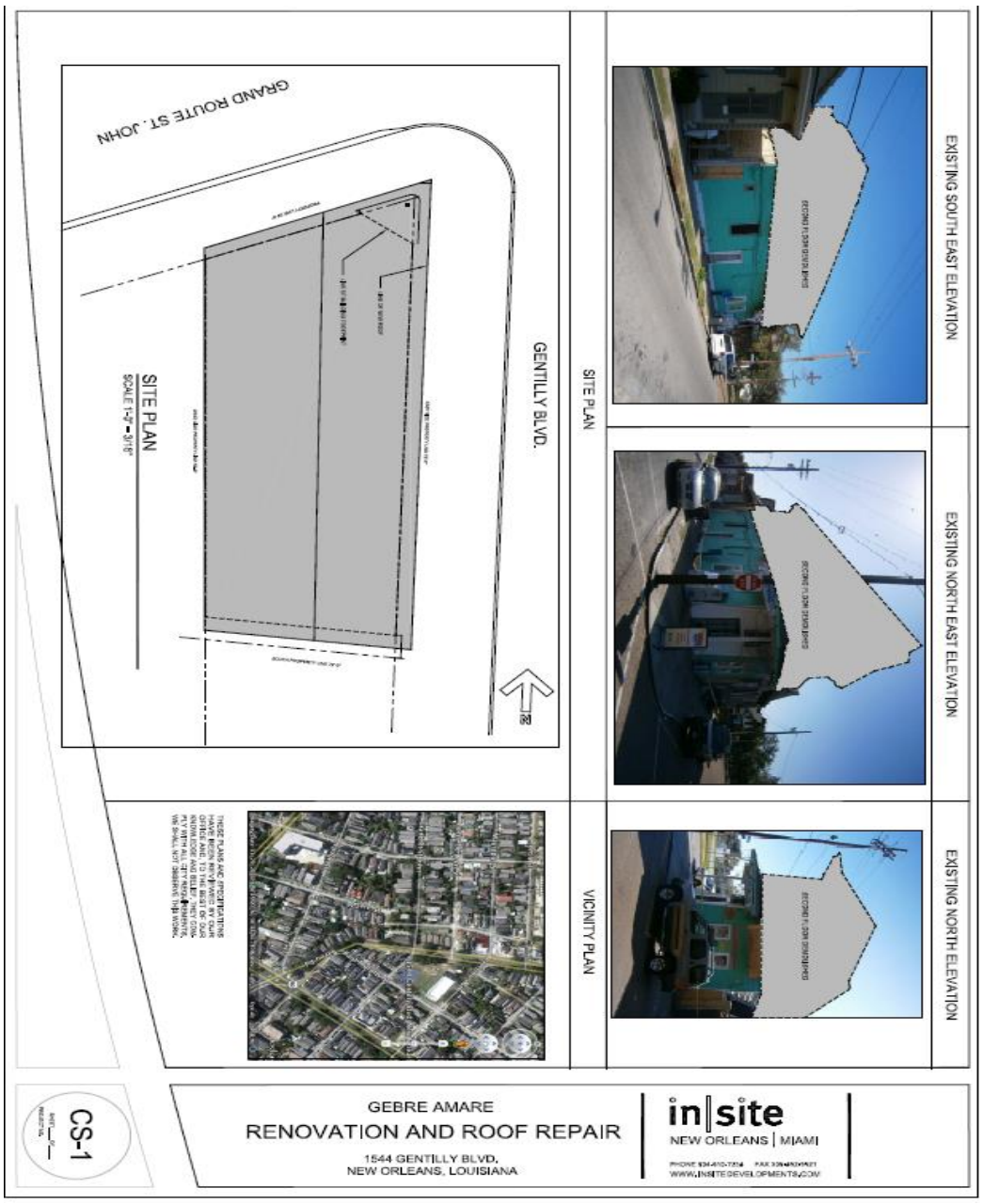
THIS SALE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

Any and all facts which would be disclosed by a comprehensive land survey of the premises herein described.

Any and all restrictions, servitudes, easements etc. as they may appear in the chain of title.

Property is being purchased in "AS IS" condition.

EXHIBIT B


EXISTING SOUTH EAST ELEVATION
EXISTING NORTH EAST ELEVATION
EXISTING NORTH ELEVATION
SITE PLAN
VICINITY PLAN
GRAND ROUTE ST. JOHN
GENTILLY BLVD.
SITE PLAN
GEBRE AMARE
RENOVATION AND ROOF REPAIR
1544 GENTILLY BLVD,
NEW ORLEANS, LOUISIANA
in site
NEW ORLEANS | MIAMI
CS-1

16 OCT '25 AM 10:07
RECEIVED CRD

Calendar No. (Rev)
(Exp)

Name Brandon Benjamin Ext. 3518
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: AN ORDINANCE authorizing the Mayor of the City of New Orleans to enter into a servitude agreement with Gebre E. Amare & Kediga I. Amare., for air rights for the purposed encroachments of a canopy bearing the municipal address of **1544 Gentilly Boulevard** for a yearly payment of $200.00;

1. _____
Department Head

2. _____
LaNitrah Hasan, DCAO

3. (TOMMY MILLINER) ↑
Department of Law

4. _____
Chief Administrative Officer

5. _____
Director of Council Relations

6. _____
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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Real Estate and Records

Name of Contact Person: Brandon Benjamin

Telephone Number: 504-658-3518

Email Address: Brandon.Benjamin@nola.gov

Initials of Sponsoring Councilmember(s): EG

DETAILED SYNOPSIS OF THE ORDINANCE

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

To authorize the Mayor of the City of New Orleans to enter into an agreement

to grant a servitude to an adjacent property owner for encroachments on/over portions

of public right-of-way located at the municipal address 1544 Gentilly boulevard.

To fix the minimum price, terms, and reasons for said lease agreement;

To declare that the such use as granted is neither needed for public purposes

nor shall such use interfere with the use of the public right-of-way.

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:

CITY OF NEW ORLEANS AND GEBRE E. AMARE & KEDIGA Y. OSMAN.

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

Gebre E. Amare & Kediga Y. Osman shall make annual payments, make all use subject to the public's use of the right-of-way, maintain liability insurance, perform work in safe and reasonable manner, comply with applicable laws and regulations, and agree to defend and indemnify the City of New Orleans. The City agrees to execute the lease agreement.

Any fiscal implications for the City with the contract:

Receipt of Annual Payment for use of an Encroachment that Occupies the public Right-of-Way

The public purpose and need for the contract:

The servitude will provide revenues to the City otherwise not attainable if the aforementioned property rights were unused.

The duration of the contract:

Perpetual unless terminated by default, non-payment, or as otherwise provided.

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

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

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

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

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

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

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.

MOTION

NO. M-26-50

CITY HALL: January 27, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That, in accordance with City Code section 34-6, the parade positions and start times for the 2026 carnival parade season shall be as follows:

Date of Parade	Carnival Organization	Start Time	Route
February 6, 2026	Oshun	5:00 p.m.	Uptown A
	Cleopatra	6:00 p.m.	Uptown B
February 7, 2026	Pontchartrain	11:30 a.m.	Uptown B
	Legion of Mars	11:45 a.m.	Uptown B
	Choctaw	12:00 p.m.	Uptown B
	Freret	12:30 p.m.	Uptown B
	Sparta	5:30 p.m.	Uptown C
	Pygmalion	Immediately follows Sparta	Uptown A
February 8, 2026	Femme Fatale	11:00 a.m.	Uptown A
	Carrollton	12:30 p.m.	Uptown C
	King Arthur	1:30 p.m.	Uptown C
February 11, 2026	Druids	6:15 p.m.	Uptown C
	Alla	6:45 p.m.	Uptown C
February 12, 2026	Chaos	4:30 p.m.	Uptown A
	Babylon	5:30 p.m.	Uptown A
	Muses	6:00 p.m.	Uptown C

February 13, 2026	Hermes	5:30 p.m.	Uptown C
	D'Etat	6:30 p.m.	Uptown C
	Morpheus	7:00 p.m.	Uptown C
February 14, 2026	N.O.M.T.O.C.	10:45 a.m.	Westbank
	Iris	11:00 a.m.	Uptown D
	Tucks	12:30 p.m.	Uptown B
	Endymion	4:15 p.m.	Mid-City
February 15, 2026	Okeanos	11:00 a.m.	Uptown C
	Mid-City	11:45 a.m.	Uptown C
	Thoth	12:00 p.m.	Uptown E
	Bacchus	5:15 p.m.	Uptown B
February 16, 2026	Proteus	5:15 p.m.	Uptown A
	Orpheus	6:00 p.m.	Uptown B
February 17, 2026	Zulu	8:00 a.m.	Central City
	Rex	10:30 a.m.	Uptown F
	Elks	Immediately follows Rex	Uptown G
	Crescent City	Immediately follows Elks	Uptown G

BE IT FURTHER MOVED, That the routes shall be as follows:

Uptown Route A:

900 block through 1500 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

400 block through 600 block of Canal Street

100 block through 400 block of Tchoupitoulas Street

Uptown Route B:

500 block through 1500 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

400 block through 600 block of Canal Street

100 block through 400 block of Tchoupitoulas Street

Uptown Route C:

4400 block through 5300 block of Magazine Street

900 block through 1500 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

400 block through 600 block of Canal Street

100 block through 400 block of Tchoupitoulas Street

Uptown Route D:

1600 block through 2000 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

400 block through 600 block of Canal Street

100 block through 400 block of Tchoupitoulas Street

Uptown Route E:

6000 block through 6100 block of Tchoupitoulas Street

300 block through 700 block of Henry Clay Avenue

4400 block through 6100 block of Magazine Street

900 block through 1500 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

400 block through 600 block of Canal Street

100 block through 400 block of Tchoupitoulas Street

Uptown Route F:

1600 block through 2900 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

300 block through 600 block of Canal Street

Uptown Route G:

1600 block through 2900 block of Napoleon Avenue

100 block through 4300 block of Saint Charles Avenue (passing through Harmony Circle)

600 block through 1500 block of Canal Street

Mid-City Route:

4100 block through 4700 block of Orleans Avenue

100 block through 700 block of N Carrollton Avenue

700 block through 4000 block of Canal Street

100 block through 900 block of Saint Charles Avenue (passing through Harmony Circle)

700 block through 1000 block of Howard Avenue

700 block through 800 block of Loyola Avenue

1200 block through 1400 blocks of Girod Street

1500 block through 1600 block of Dave Dixon Drive

Central City Route:

1600 block through 2800 block of Jackson Avenue

100 block through 2100 block of Saint Charles Avenue (passing through Harmony Circle)

700 block through 1100 block of Canal Street

100 block through 600, and 1200 through 1400 blocks of Basin Street

1500 block through 2600 block of Orleans Avenue

Westbank Route:

1700 block through 1900 block of Holiday Drive

2000 block through 3900 block of General Meyer Avenue

400 block through 1900 block of Newton Street

1000 block through 1600 block of L. B. Landry Avenue

500 block through 1600 blocks of Mardi Gras Boulevard

1400 block through 1600 block of Nunez Street

400 block of Socrates Street

1000 block through 1300 block of Teche Street

400 block through 1500 block of Newton Street

BE IT FURTHER MOVED, That the entirety of each of the foregoing Routes are public rights-of-way through which carnival parades pass, including all streets, sidewalks, streetcar tracks, neutral grounds, bicycle paths, parking areas, and adjacent intersections, extending from sidewalk or lateral lines of a roadway to the sidewalk or lateral lines of a roadway on the opposite side of the roadway.

BE IT FURTHER MOVED, That in the event a carnival parade is rescheduled pursuant to section 34-5 of the City Code, the Mayor may determine the appropriate route for the rescheduled carnival parade.

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

NO. M-26-51

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS MORRELL AND WILLARD

WHEREAS, on August 4, 2011, the Council adopted Motion M-11-340 authorizing the issuance of a request for proposals and a competitive selection process pursuant to Council Rule 42 to identify a provider of turn-key, comprehensive scalable and flexible agenda preparation and document management system along with an internet video and meetings management solution for the City of New Orleans (the "Services"); and

WHEREAS, on June 28, 2012, the Council adopted Motion M-12-201 selecting Granicus to provide the Services and authorizing the Council to contract with Granicus for the Services; and

WHEREAS, on September 14, 2017, the Council adopted Motion M-17-454 authorizing the issuance of a public proposal process for the Services after several years of renewing its contract with Granicus; and

WHEREAS, on December 1, 2017, the Council adopted Motion M-17-586 selecting Granicus to provide the Services on a month-to-month basis until the Request for Proposals could be fully reviewed and a permanent contractor selected; and

WHEREAS, on December 20, 2018, the Council adopted Motion M-18-557, allowing proposers to provide a supplementary response that incorporated state-of-the-art technology and up-to-date pricing; and

WHEREAS, on November 21, 2019, after review of these supplementary responses, the Council adopted Motion M-19-474, selecting Granicus to provide the Services as well as additional services including Legistar, a legislative management solution and authorizing the

City to enter into a contract with Granicus for a period of one year with five one-year extensions; and

WHEREAS, the contract with Granicus has been annually renewed since the passage of M-19-474; and

WHEREAS, procurement of the Services is a lengthy and complex process, as demonstrated by the procurement history detailed herein, requiring careful drafting of an RFQ and extensive review of responses to ensure that the Council's varied needs are adequately met; and

WHEREAS, the Council deems it in the public interest to extend the agreement with Granicus while this procurement is ongoing; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the President of the Council is hereby authorized to sign contracts with Granicus for a period not to exceed one year beginning March 1, 2026 through February 28, 2027, with a maximum compensation of $82,684.38 to provide a turn-key, comprehensive scalable and flexible agenda preparation and document management system along with an internet video and meetings management solution for the City of New Orleans (the "Services");

BE IT FURTHER MOVED, That the Chief of Staff for the Council is hereby directed to issue a request for qualifications pursuant to Council Rule 42 to identify the best provider for the Services.

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-26-52

CITY HALL: January 27, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

WHEREAS, the Council adopted Motion M-26-7 at its regular meeting on January 8th, 2026, implementing the *VCE Adult Live Performance Venue Interim Zoning District* ("IZD"), which temporarily prohibited new Adult Live Performance Venues in the VCE Vieux Carré Entertainment District; and

WHEREAS, the Council no longer deems this temporary prohibition to be in the public interest; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the *VCE Adult Live Performance Venue Interim Zoning District* is hereby rescinded in its entirety.

BE IT FURTHER MOVED, That pursuant to this recission, the City Planning Commission shall not conduct a public hearing to consider an amendment to the Comprehensive Zoning Ordinance to establish this Interim Zoning District.

BE IT FURTHER MOVED, That all appropriate agencies of the City shall resume accepting any new application for a license or permit for an Adult Live Performance Venue and issuing any permit or license in accordance with the provisions of the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) as written.

BE IT FURTHER MOVED, That this motion shall have no effect on Motion M-26-8, which shall continue in full force and effect.

BE IT FURTHER MOVED, That a copy of this motion be forwarded to all appropriate agencies of the City, including the City Planning Commission, the Department of Safety and Permits and the Bureau of Revenue.

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-26-53

CITY HALL: January 27, 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 an amendment to Article 18 of the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), to establish a new Overlay Zoning District to be named the *Behrman Mixed-Use Integrity Overlay District*, the intent of which is to ensure that any Multi-Family developments proposed within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District, bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive, contain non-residential uses which align with the mixed-use goal of those districts.

BE IT FURTHER MOVED, That the City Planning Commission staff is directed to consider and develop specific standards for the required non-residential component in Multi-Family developments within this overlay district, including but not limited to the appropriate mix, configuration, and intensity of non-residential uses, to best ensure alignment with the goals of the S-MU Suburban Neighborhood Mixed-Use District and MU-1 Medium Intensity Mixed-Use District.

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D.1 is hereby waived to expedite the review and implementation of this Overlay Zoning District, 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 the application fee of $1,500 to effectuate this request is hereby waived.

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, 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:

RECUSED:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-54

CITY HALL: January 27, 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 an amendment to Article 19 of the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to establish a new Interim Zoning District to be named the *Behrman Mixed-Use Integrity Interim Zoning District* ("IZD"), the intent of which is to temporarily prohibit the use of Multi-Family Dwellings within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District, bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive, that do not incorporate non-residential uses occupying at least 50% of the ground-floor area until the CPC has considered the implementation of an overlay zoning district that ensures any proposed developments within the affected area align with the mixed-use goal of those districts.

BE IT FURTHER MOVED, That this IZD shall be in effect for a period of one year and may be extended as provided in Section 3-126 of the City Charter.

BE IT FURTHER MOVED, That, in accordance with Article 19, Section 19.3.C.5 of the CZO, all appropriate agencies of the City shall neither accept any new application for a license or permit, nor issue any license or permit that conflicts with the intent and provisions of this IZD for any applicable property while this IZD is in effect.

BE IT FURTHER MOVED, That appeals of this IZD shall be made to the Executive Director of the City Planning Commission. Every application for appeal shall be made on forms provided by the City and shall be accompanied by the payment of a filing fee in the amount of $750.00. Every application shall also include a written statement explaining why the appellant should be exempted from the prohibition imposed by this IZD. The Executive Director shall not accept any appeal application that is not submitted and completed on the forms provided by the City or does not include complete payment of the filing fee. The Executive Director or his or her staff shall review the accepted appeal application and shall make a recommendation to the Council of approval, modified approval, or denial based on the following standards:

1. Is the use requested in the appeal compatible with the surrounding land uses and structures?

2. Does the use requested in the appeal provide for an efficient use of land?
3. Will granting the requested appeal increase traffic and safety hazards?
4. Does the requested appeal provide for an efficient parking layout?
5. Will the requested appeal increase community environmental impacts?
6. Does the appellant show past use that is consistent with all applicable zoning regulatory provisions, as found in the Comprehensive Zoning Ordinance and the City Code?
7. Does the proposed development incorporate ground-floor commercial uses consistent with the mixed-use district's purpose, as outlined in the CZO?

In conducting this review, the Executive Director may request that the applicant provide additional information, beyond that required by the official appeal application forms, as is necessary for the Executive Director to provide a recommendation. The Executive Director shall transmit the recommendation to the City Council within 60 days of receipt of the completed application to appeal and payment of the filing fee. The Council shall have 60 days from receipt of the Executive Director's recommendation to act by motion directing the drafting of an ordinance to grant the appeal (with or without modifications) or to deny the appeal. If the Council fails to act within 60 days from receipt of the recommendation, the appeal shall be deemed to be denied.

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D.1 is hereby waived to expedite the review and implementation of this Interim Zoning District pending the City Planning Commission's consideration of a corresponding text amendment to the CZO.

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, 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:
RECUSED:
AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-55

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS MORRELL, WILLARD, MCCARRON, HARRIS, KING, GREEN AND HUGHES

WHEREAS, the Mayor of the City of New Orleans initiated mandatory furloughs of her staff by letter to the Director of Personnel for the Department of Civil Service dated January 15, 2026; and

WHEREAS, the furloughs are a response to the severe fiscal turmoil facing the city, which has curtailed the city's ability to meet the most basic financial obligations; and

WHEREAS, classified employees shall be furloughed for one day per pay period through 2026; however, employees whose base salaries fall below certain specified limits will be entirely or partially exempt from these furlough requirements; and

WHEREAS, classified employees assigned to the City Council are subject to the furloughs outlined in the Mayor's letter; and

WHEREAS, the Council has unclassified employees as part of its central staff, Clerk's office, and individual Councilmembers' offices that are not subject to the furloughs outlined in the Mayor's letter; and

WHEREAS, the Council supports these measures in order to restore the City to a sound financial position; **NOW THEREFORE:**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That all unclassified employees within the City Council shall be subject to one mandatory unpaid furlough day per pay period beginning on February 15, 2026 and continuing through December 31, 2026 for a total of 22 unpaid furlough days.

BE IT FURTHER MOVED, That all unclassified employees within the City Council whose salary falls below the following specified thresholds shall be exempt or partially exempt from furloughs as more fully set forth below:

Base Salary:	**Exemption from mandatory furloughs:**
$39,733 or less	Entirely exempt from furlough requirements.
$39,734 – $40,405	Must take 3 unpaid furlough days in 2026.
$40,406 - $40,077	Must take 6 unpaid furlough days in 2026.
$40,078 - $41,749	Must take 9 unpaid furlough days in 2026.
$41,750 - $41,421	Must take 12 unpaid furlough days in 2026.
$42,422 - $43,093	Must take 15 unpaid furlough days in 2026.
$43,094 - $43,765	Must take 18 unpaid furlough days in 2026.
$43,766 - $44,434	Must take 21 unpaid furlough days in 2026.
$44,434 or higher	Not exempt from furloughs.

BE IT FURTHER MOVED, That all unclassified employees within the City Council working part time shall take a prorated number of furlough days based on the percentage of hours worked in a given pay period.

BE IT FURTHER MOVED, That all unclassified employees within the City Council shall not be permitted to substitute paid sick or annual leave for an unpaid furlough day.

BE IT FURTHER MOVED, That each appointing authority within the City Council is authorized and directed to ensure that furlough days are scheduled among their employees in a manner that provides minimal disruption to the business and operation of the City Council.

BE IT FURTHER MOVED, That the Council Chief of Staff is directed to take any steps necessary to implement the terms of this motion and to provide administrative guidance to Council staff regarding the furloughs set forth herein.

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-26-56

CITY HALL: January 27, 2026

BY: COUNCILMEMBER MORRELL (BY REQUEST)

SECONDED BY:

WHEREAS, Section 70-10 of the Code of the City of New Orleans requires that certain contracts providing for the aggregate expenditure of more than $1,000,000.00 in city funds during the initial term and all allowable renewal terms or having an initial term of more than one year must be signed by the President of the City Council; and

WHEREAS, Section 70-10 further provides that the President of the City Council shall not execute any such contract unless authorized to do so by Council motion; and

WHEREAS, The City of New Orleans and Orleans Parish Sherrif's Office desire to enter into a cooperative endeavor agreement relative to providing public safety services supplementing the New Orleans Police Department's coverage during Mardi Gras 2026; to set the total compensation to an amount not to exceed $3,704,167; and to set forth certain other matters in connection therewith; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the President of the Council shall be added as a signatory to the contract between the City of New Orleans and Orleans Parish Sheriff's Office; and

BE IT FURTHER MOVED, That the President of the Council is hereby authorized to sign the contract between the City of New Orleans and Orleans Parish Sheriff's Office, as attached hereto as Exhibit A; and

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion, including Exhibit A, to the City Attorney's Office to effectuate this request.

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.

COOPERATIVE ENDEAVOR AGREEMENT

BY AND BETWEEN

THE CITY OF NEW ORLEANS

AND

THE ORLEANS PARISH SHERIFF'S OFFICE

SUPPLEMENTAL MARDI GRAS COVERAGE

THIS COOPERATIVE ENDEAVOR AGREEMENT (the "**Agreement**") is entered into by and between the City of New Orleans, represented by Helena N. Moreno, Mayor (the "**City**"), and the Orleans Parish Sheriff's Office, represented by Susan Hutson, Sheriff of Orleans Parish, (the "**Contractor**" or "**OPSO**"). The City and the Contractor may sometimes be referred to as a "Party" and collectively referred to as the "Parties." The Agreement is effective as of February 1, 2026 (the "**Effective Date**").

RECITALS

WHEREAS, the City is a political subdivision of the State of Louisiana; and

WHEREAS, the Orleans Parish Sheriff's Office is a political subdivision of the State of Louisiana, located at 2800 Perdido Street, New Orleans, LA 70119; and

WHEREAS, pursuant to Article 7, Section 14(C) of the Louisiana Constitution of 1974 and related statutes, and Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with the State of Louisiana, its political subdivisions and corporations, the United States and its agencies, and any public or private corporation, association, or individual with regard to cooperative financing and other economic development activities, the procurement and development of immovable property, joint planning and implementation of public works, the joint use of facilities, joint research and program implementation activities, joint funding initiatives, and other similar activities in support of public education, community development, housing rehabilitation, economic growth, and other public purposes; and

WHEREAS, the City and the Orleans Parish Sheriff's Office desire to accomplish a valuable public purpose of providing public safety services throughout the City by supplementing the New Orleans Police Department's ("**NOPD**") coverage during Mardi Gras 2026; and

WHEREAS, in order to achieve this purpose, the City and OPSO intend to establish Mardi Gras Local Agency Compensated Enforcement Security Services ("**Mardi Gras Security Services**" or "**Security Services**"); and

WHEREAS, OPSO will provide deputies and officers who are properly commissioned and qualified to work the said Mardi Gras Security Services; and

WHEREAS, the OPSO will recruit other external law enforcement agencies, including Constables and University Campus Police Departments, to facilitate the Mardi Gras Security Services to further assist the NOPD with additional coverage at Mardi Gras parades held throughout the City; and

WHEREAS, external law enforcement agencies will participate in the Security Services under agreements with OPSO, and under the authority granted to OPSO in this Agreement; and

WHEREAS, the City acknowledges and agrees that OPSO will utilize the assistance of the supplemental deputies and officers provided by the external law enforcement agencies to achieve the terms and purposes of this Agreement; and

WHEREAS, the City will cover all costs incurred by the OPSO pursuant to this Agreement.

NOW THEREFORE, the City and the Orleans Parish Sheriff's Office, each having the authority to do so, agree as follows:

ARTICLE I – THE ORLEANS PARISH SHERIFF'S OFFICE'S OBLIGATIONS

A. The Orleans Parish Sheriff's Office will:

1. Contact external law enforcement agencies to determine whether those agencies are amenable to providing officers/deputies to supplement NOPD's Mardi Gras coverage.

2. Engage the officers/deputies, from external law enforcement agencies, to assist OPSO in its Security Services support of NOPD's Mardi Gras coverage during the term of the Agreement, with the goal of securing one hundred seventy-five (175) deputies for each of the ten (10) parading days of the Mardi Gras season.

3. In addition to the one hundred seventy-five (175) deputies referenced above, obtain the commitment and assignment of officers from the Louisiana Department of Public Safety and Corrections ("**LA DPS&C**"), to assist OPSO with enhanced street closures in the French Quarter during the term of the Agreement, with schedules, shift structures, locations, and duties identical in form and substance to the prior executed agreement, updated only to reflect Mardi Gras 2026 dates.

4. Collaborate with NOPD to determine deployment of officers/deputies assigned to the Security Services that will assist NOPD with Mardi Gras coverage.

5. Maintain a log/record of hours that each officer/deputy, OPSO Supervisor, OPSO Deputies, OPSO administrative staff, and civilians whom OPSO assigns to conduct or provide administrative support for the Security Services. The logs shall be provided to OPSO payroll staff for purposes of compensation after each day of parading and submitted to the City after the engagement ends, consistent with Mardi Gras 2026 timelines.

6. Ensure that each officer/deputy, assigned by OPSO to the Security Services to assist NOPD with Mardi Gras coverage, has an up-to-date Level 1 or Level 2 LA POST Basic Training certification with at least two (2) years of job experience.

7. Ensure that each officer/deputy, from external law enforcement agencies assigned to the Security Services to provide public safety services for the term of the Agreement, possesses all necessary training and certifications to perform duties of a peace officer pursuant to La. R.S. 40:2404.2.

8. Ensure that each officer/deputy assigned by OPSO to the Security Services to assist NOPD with Mardi Gras coverage is outfitted with radios, a reflective safety vest, and an operating body worn camera.

ARTICLE II – THE CITY'S OBLIGATIONS

A. The City will:

1. Administer this Agreement through the Chief Administrative Office and the NOPD.
2. Collaborate with the OPSO to provide Security Services assignments and objectives, as well as other documents, deemed necessary for the performance of any work required under this Agreement.
3. Provide OPSO with access to NOPD personnel to discuss the required services during normal working hours, as requested by OPSO and/or any external law enforcement agency, that OPSO has entered into agreements with to work the Security Services to assist NOPD with Mardi Gras coverage.
4. Provide OPSO with monetary funds that will cover hourly compensation to officers/deputies OPSO assigns to the Security Services that supplement NOPD's Mardi Gras coverage under this Agreement.
5. Provide OPSO with monetary funds to cover federal per diem and federal mileage rate reimbursements to officers/deputies from external law enforcement agencies that are located more than thirty-five (35) miles from OPSO Headquarters, located at 2800 Perdido Street, New Orleans, LA 70119. Per diem rates will be adjusted for any meals provided by OPSO. Only individuals using personal vehicles shall be eligible for mileage reimbursement.
6. Provide OPSO with monetary funds to cover one (1) meal for all external officers/deputies on each of the ten (10) parading days.
7. Provide OPSO with monetary funds to cover one (1) meal for all officers/deputies assigned to the Security Services, which meal will be made available at Gallier Hall, on each of the ten (10) parading days.
8. Provide single room lodging to any officers/deputies from external law enforcement agencies, which assist OPSO with Security Services in support of NOPD, and have to travel more than thirty-five (35) miles from their primary place of work to work the Mardi Gras Security Services, provided that the number of rooms needed per night is confirmed in advance for Mardi Gras 2026.
9. Coordinate with the New Orleans Regional Transit Authority to assist OPSO in obtaining transportation from OPSO's Headquarters to the district stations and parade routes for all officers/deputies assigned to the Security Services.

ARTICLE III – COMPENSATION

A. Maximum Amount. The maximum amount payable by the City under this Agreement is **$3,704,167.00**. Expenses incurred by OPSO pursuant to this Agreement will not be reimbursed unless explicitly authorized under the terms of this Agreement and submitted in an itemized invoice.

B. The maximum amount payable under this Agreement will be encumbered by the City, and a purchase order for the full amount will be issued to OPSO.

C. All compensation will be provided to officers/deputies by OPSO, through funds provided by the City, as described in the City's Obligations, listed above.

D. External, non-OPSO officers/deputies and Reserve OPSO Deputies, assigned to Security Services to supplement NOPD's Mardi Gras coverage, will be paid at the rate of fifty dollars ($50.00) per hour. A supervisory rate of fifty-eight dollars ($58.00) per hour shall apply to the first officer with the rank of Sergeant or higher supplied by an external agency. Additional officers with the rank of Sergeant or higher qualify for the supervisory rate only when the total number of officers/deputies supplied by an external agency reaches five (5) for a second Sergeant or higher, ten (10) for a third, and so on in increments of five (5). The external agency must designate to OPSO which officers are to receive the supervisory rate if this ratio is exceeded; all others will be paid fifty dollars ($50.00) per hour. On Mardi Gras Day, all officers/deputies, regardless of rank, will be paid at a rate of seventy-five dollars ($75.00) per hour.

E. OPSO Deputies, assigned to the Security Services, will receive an additional thirty-two dollars ($32.00) per hour in addition to their base rate of pay for all hours worked on the Security Services.

F. OPSO administrative staff that are assigned to directly support Mardi Gras Security Services shall be eligible for an additional ten percent (10%) increase on their base rate of pay. This increase shall be applied to payment for non-exempt employees only. Exempt employees shall be paid at their standard rate.

G. OPSO Deputies assigned to the Security Services will receive overtime in accordance with FLSA standards.

H. Costs associated with holiday pay provided to OPSO Deputies are not reimbursable under this Agreement.

I. Additionally, payments for all OPSO Deputies and administrative staff, who work the Security Services, will be processed through OPSO's payroll department. As such, the City will provide to OPSO an additional (12.95%) of any hourly rate due by OPSO to any OPSO Deputy working for the Mardi Gras Security Services in support of NOPD under this Agreement.

J. Additionally, the City will provide to OPSO additional payments for all officers/deputies from external law enforcement agencies, whose headquarters are in excess of thirty-five (35) miles outside of Orleans Parish, to cover per diem rates of fifty-three dollars ($53.00) per day and mileage reimbursement rates of seventy cents ($0.70) per mile driven pursuant to this Agreement for personal vehicles only.

K. Upon execution of the Agreement, the City shall issue a payment to OPSO in the amount of **$1,222,375.11** within ten (10) business days of OPSO's submission of an invoice in the City's BRASS system. The City shall issue an additional payment to OPSO in the amount of **1,222,375.11** within ten (10) business days of OPSO's submission of an invoice in BRASS, **which invoice shall be submitted no sooner than February 9**. The City shall issue a final payment to OPSO in the amount of **$1,236,916.78** within ten (10) business

days of OPSO's submission of an invoice in BRASS, **which invoice shall be submitted no sooner than March 6**. The City will reimburse all expenses incurred by OPSO, provided the expenses are within the scope of this Agreement, up to the maximum amount payable under this Agreement.

ARTICLE IV – DURATION AND TERMINATION

A. Term. The term of this Agreement shall be from February 1, 2026, to March 31, 2026.

B. Termination for Convenience. The City may terminate this Agreement at any time during the term of the Agreement by giving the Orleans Parish Sheriff's Office written notice of the termination. In the event of termination, the City agrees to pay all expenses incurred by OPSO until and including the day of termination.

C. 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 or abide by any condition of this Agreement or the failure of any representation or warranty in this Agreement. 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 from the date of the original written notice of termination for cause was sent to the challenging party; no further notice will be required.

ARTICLE V – INDEMNITY

A. 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 or injury or damage to persons or property arising from or relating to any act or omission or the operation of the Contractor, its agents or employees while engaged in or in connection with the discharge or performance of any services 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.

B. Limitation. The Contractor's indemnity does not extend to any loss arising from the negligence, gross negligence, or willful misconduct of any of the Indemnified Parties, provided that neither the Contractor nor any of its agents or employees contributed to such negligence, gross negligence, or willful misconduct.

C. 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: (1) the allegations are or may be groundless, false, or fraudulent; or (2) the Contractor is ultimately absolved from liability.

D. Expenses. Notwithstanding any provision to the contrary, the Contractor shall bear the expenses including, but not limited to, the City's reasonable attorney fees and expenses, incurred by the City in enforcing this indemnity.

ARTICLE VI – INSURANCE

A. During the term of this Agreement, both Parties acknowledge that the other is self-insured and shall maintain the self-insurance or insurance coverages currently in place.

B. The Orleans Parish Sheriff's Office shall require and verify that all officers/deputies, through their law enforcement agency, maintain insurance and coverage limits that meet the following requirements:

A. Workers' Compensation & Employers Liability Insurance in compliance with the Louisiana Workers' Compensation Act(s). Statutory and Employers Liability Insurance with limits not less than $1,000,000.00. Coverage shall include ALTERNATE Employer Endorsement (where applicable).

B. 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 not less than $1,000,000.00 each occurrence / $2,000,000.00 policy aggregate.

C. Law Enforcement Liability – Contractor shall maintain Law Enforcement Liability or equivalent Errors and Omission Insurance appropriate to the profession, with limits of liability not less than $1,000,000.00 each occurrence and $2,000,000.00 aggregate.

D. Automobile Liability Insurance with a combined single limit of liability not less than $1,000,000.00 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned, and hired vehicles.

ARTICLE VII – PERFORMANCE MEASURES

A. Factors. The City will measure the performance of the Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office fails to perform according to the Agreement, the City will notify the Orleans Parish Sheriff's Office. If there is a continued lack of performance after notification, the City may declare the Orleans Parish Sheriff's Office in default and may 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 – NON-DISCRIMINATION

A. Equal Employment Opportunity. In all hiring or employment made possible by, or resulting from this Agreement, the Orleans Parish Sheriff's Office (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 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 Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office in any of Orleans Parish Sheriff's Office'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 Orleans Parish Sheriff's Office agrees to comply with and abide by all applicable federal, state, and local laws relating to non-discrimination, including, without limitation, Title VII 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 Orleans Parish Sheriff's Office 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, including each assigned officer and/or deputy who supplements NOPD Mardi Gras coverage.

D. The City may terminate this Agreement for cause if the Orleans Parish Sheriff's Office fails to comply with any obligation in this Article, which failure is a material breach of this Agreement.

ARTICLE IX – INDEPENDENT CONTRACTOR

A. Independent Contractor Status. The Orleans Parish Sheriff's Office 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.

1. Each assigned officer and/or deputy, who supplements NOPD Mardi Gras coverage, is also an independent contractor and shall not be deemed an employee, servant, agent, or joint venture of the City and will not hold itself or any of his or her employees, subcontractors, or agents to be an employee, partner, or agent of the City.

B. Exclusion of Workers' Compensation Coverage. The City will not be liable to the Orleans Parish Sheriff's Office nor any assigned officer and/or deputy, as independent contractors as defined in La. R.S. 23:1021(6), for any benefits or coverage as provided by the Workers' Compensation Law of the State of Louisiana. Under the provisions of La. R.S. 23:1034, any person employed by the Orleans Parish Sheriff's Office or deployed by

the Orleans Parish Sheriff's Office to supplement Mardi Gras coverage will not be considered an employee of the City for the purpose of Worker's Compensation coverage.

C. **Exclusion of Unemployment Compensation Coverage**. The Orleans Parish Sheriff's Office or any assigned officer and/or deputy, as independent contractors, are being hired by the City under this Agreement for hire and defined in La. R.S. 23:1472(E) and neither the Orleans Parish Sheriff's Office nor anyone employed or deployed by it will be considered an employee of the City for the purpose of unemployment compensation coverage, which coverage same being hereby expressly waived and excluded by the Parties, because: (a) the Orleans Parish Sheriff's Office has been and will be free from any control or direction by the City over the performance of the services covered by this Agreement; (b) the services to be performed by the Orleans Parish Sheriff's Office are outside the normal course and scope of the City's usual business; and (c) the Orleans Parish Sheriff's Office has been independently engaged in performing the services required under this Agreement prior to the date of this Agreement.

D. **Waiver of Benefits**. The Orleans Parish Sheriff's Office and any assigned officer and/or deputy, as independent contractors, will not receive from the City any sick and annual leave benefits, medical insurance, life insurance, paid vacations, paid holidays, sick leave, pension, nor Social Security for any services rendered to the City under this Agreement.

ARTICLE X – 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:**

Anne E. Kirkpatrick
Superintendent
New Orleans Police Department
715 S. Broad Street
New Orleans, Louisiana 70119

&

City Attorney
City of New Orleans Law Department
1300 Perdido Street, Suite 5E03
New Orleans, LA 70112

2. **To the OPSO:**

Orleans Parish Sheriff's Office
Sheriff Susan Hutson 2800 Perdido Street
New Orleans, LA 70119

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. If the intended recipient

refuses or avoids delivery, then the date of the first attempted delivery will be deemed as the date of receipt.

C. Notification of Change. Each party is responsible for notifying the other in writing of any changes in its address(es) set forth above that references this Agreement.

ARTICLE XI – ADDITIONAL PROVISIONS

A. Amendment. No amendment 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. This Agreement and any part of the Orleans Parish Sheriff's Office interest in it are not assignable nor transferable without the City's prior written consent.

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. Construction of Agreement. Neither Party will be deemed to have drafted this Agreement. This Agreement has been reviewed by the 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 the Parties. No term of this Agreement shall be construed or resolved in favor of or against the City or the Orleans Parish Sheriff's Office 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 genders.

E. Convicted Felon Statement. The Contractor complies with City Code § 2-8(c) and no principal, member, or officer of the Contractor has, within the preceding five (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.

F. 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 Orleans Parish Sheriff's Office shall reimburse the City or disgorge anything of value or economic benefit received from the City if the Orleans Parish Sheriff's Office fails to meet its contractual obligations.

G. 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.

H. Jurisdiction. The Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office.

I. **Limitations of the City's Obligations**. The City has no obligations not explicitly set forth in this Agreement or any incorporated documents or expressly imposed by law.

J. **No Third-Party Beneficiaries**. Other than the outside law enforcement agencies addressed above, with whom OPSO will contract under the terms of this Agreement, 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.

K. **Non-Exclusivity**. This Agreement is non-exclusive, and the Orleans Parish Sheriff's Office 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.

L. **Non-Solicitation Statement**. The Contractor has not employed nor 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 nor 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.

M. **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 nor 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.

N. **Ownership of Records**. Upon final payment, all data collected and all products of work prepared, created or modified by the Orleans Parish Sheriff's Office 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 Orleans Parish Sheriff's Office personnel and administrative records and any tools, systems, and information used by the Orleans Parish Sheriff's Office 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 the 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 the 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 Orleans Parish Sheriff's Office's consent and for no additional consideration to the Orleans Parish Sheriff's Office.

O. **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 the Orleans Parish Sheriff's Office, 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 the Orleans Parish Sheriff's Office pursuant to this Agreement without regard to the Orleans Parish Sheriff's Office's otherwise satisfactory performance of the Agreement.

P. 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.

Q. 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. If reformation is not possible, then the unenforceable provision shall be fully severable. The remaining provisions of the Agreement shall remain in full force and effect and shall be construed and enforced as if the unenforceable provision was never a part of the Agreement.

R. Survival of Certain Provisions. All representations and warranties and all obligations concerning record retention, inspections, audits, ownership, indemnification, payment, remedies, jurisdiction, choice of law, insurance, and cost recovery shall survive the expiration, suspension, or termination of this Agreement and continue in full force and effect.

S. Terms Binding. The terms and conditions of this Agreement are binding on any heirs, successors, transferees, and assigns.

ARTICLE XII – 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 XIII – 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 originally 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 THE NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Orleans Parish Sheriff's Office, through their duly authorized representatives, execute this Agreement.

CITY OF NEW ORLEANS

BY: _____
HELENA N. MORENO, MAYOR

Executed on this _____ of _____, 2026

FORM AND LEGALITY APPROVED:
Law Department

By: _____
Printed Name: _____

NEW ORLEANS CITY COUNCIL

BY: _____
CITY COUNCIL PRESIDENT

ORLEANS PARISH SHERIFF'S OFFICE

BY: _____
SUSAN HUTSON, SHERIFF OF ORLEANS PARISH

_____
FEDERAL TAX I.D.

Calendar No. (Rev)
(Exp)

Name Abby Vienne Ext. 84055
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: A motion adding the President of the City Council as a signatory to the Cooperative Endeavor Agreement between the City of New Orleans and the Orleans Parish Sheriff's Office; and authorizing the President of the Council to sign the Agreement.

1. Abigail Vienne, Abigail Vienne
   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: _____

6. _____

Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

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

Requesting Department or Agency: Chief Administrative Office

Name of Contact Person: Abby Vienne

Telephone Number: 504-658-4055

Email Address: Abby.Vienne@nola.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** City of New Orleans and Orleans Parish Sheriff's Office to provide public safety services supplementing the New Orleans Police Department's coverage during Mardi Gras 2026;
2. **The parties involved:** City of New Olreans and The Orleans Parish Sheriff's Office
3. **The obligations, expectations, and deliverables of the parties involved:** OPSO will recruit, certify, equip, and deploy supplemental law enforcement to support NOPD ' s Mardi Gras operations, while the City will administer the agreement and fund compensation, meals, lodging, transportation, and related support.
4. **The duration of the contract:** Feb 1, 2026 to March 31, 2026
5. **The cost and any fiscal implications of the contract for the City:** $3,704,167.00
6. **Describe disadvantaged business enterprise (DBE) participation:** N/A

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