THE COUNCIL
City of New Orleans

JP MORRELL
Councilmember-At-Large

HELENA MORENO
Councilmember-At-Large

JOSEPH I. GIARRUSSO III
Councilmember District A

LESLI D. HARRIS
Councilmember District B

FREDDIE KING III
Councilmember District C

EUGENE J. GREEN, JR.
Councilmember District D

OLIVER M. THOMAS, JR.
Councilmember District E

AGENDA

Regular Meeting of the City Council
to be held in City Hall Council Chamber
on Thursday, December 4, 2025 at 10:00 AM

PRESIDENT
JP MORRELL
Councilmember-At-Large

VICE PRESIDENT
HELENA MORENO
Councilmember-At-Large

ROLL CALL

LORA W. JOHNSON
CLERK OF COUNCIL

INVOCATION

BISHOP BRANDON BOUTIN
UNITED FELLOWSHIP FULL GOSPEL BAPTIST CHURCH

PLEDGE OF ALLEGIANCE

EUGENE J. GREEN, JR.
COUNCIL BISTRICT D

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 **December 4, 2025**:

Communications from Entergy New Orleans, LLC

1. Fourth Quarter 2025 Accelerated Resilience Program Report, submitted pursuant to Resolution R-24-625, UD-21-03
2. Motion and Incorporated Memorandum to Amend Procedural Schedule and Request an Evidentiary Hearing, UD-18-03
3. Environmental Adjustments for the December 2025 Billing Cycle, UD-18-07
4. Purchased Power Cost Recovery Adjustments for the December 2025 Billing Cycle, UD-18-07
5. Fuel Adjustments for the December 2025 Billing Cycle, UD-18-07
6. Customer Interruption Report for January 1 through September 30, 2025, submitted pursuant to Resolution R-17-427
7. Third Quarter 2025 Reliability Plan Project Status Report, submitted pursuant to R-18-98, UD-17-04

Other Communication

1. Advisors' Report, submitted by Dentons US LLP, UD-19-01

Attachments:
Entergy No. 1 - Kevin T. Boleware, Manager - Regulatory Affairs - Quarterly Accelerated Resilience Program Monitoring Report public redacted (1)
Entergy No. 2 - Courtney R. Nicholson, Assistant General Counsel - ENO Motion to Amend Procedural Schedule
Entergy No. 3 - Scott M. Celino, Manager, Fuel & Special Riders - ENOL EAC - December 2025 Billing Month
Entergy No. 4 - Scott Celino, Manager, Fuel & Special Riders - ENOL PPCR Filing Package December 2025 Billing Month
Entergy No. 5 - Scott Celino, Manager, Fuel & Special Riders - ENOL FAC Filing Package December 2025 Billing Month
Entergy No. 6 - Kevin T. Boleware, Manager-Regulatory Affairs - ENO's 3rd Quarter Customer Interruptions Report w HSPM Att - FINAL
Entergy No. 7 - Kevin T. Boleware, Manager - Regulatory Affairs, ENO's 3rd Quarter Reliability Project Status Report - FINAL
Entergy Other No. 1 - Jay Beatmann, Dentons US LLP - Advisors' Report re RCPS 2026 Compliance Plan(131753961.1)

2. **COMMUNICATION - FROM CYNTHIA DAVIS, DEPARTMENT OF SAFETY AND PERMITS, CITY OF NEW ORLEANS**

Brief:
Transmitting demolition application #**25-34630-DEMO (DEMO-RSF2)** requiring City Council review and approval for the following property located at **1822-1824 Frenchmen St**., Council District D.
Annotation:
MAY BE RECEIVED. (Hearing Date Set For 12/18/25).

Attachments: Communication - Cynthia Davis - 25-34630 DEMO - Address 1822-1824 Frenchmen Street

3. **COMMUNICATION - FROM CYNTHIA DAVIS, DEPARTMENT OF SAFETY AND PERMITS, CITY OF NEW ORLEANS**

Brief:
Transmitting demolition application #**25-34040-DEMO (DEMO-RSF2)** requiring City Council review and approval for the following property located at **1709 Marais St**., Council District C.
Annotation:
MAY BE RECEIVED. (Hearing Date Set For 12/18/25).

Attachments: Communication - Cynthia Davis - 25-34040-Demo-RSF2 - 1709 Marais St - Jones Ambra

4. **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 #20230182, 2400 Napoleon Avenue, 2400 Napoleon Ave LLC**

Annotation:
MAY BE RECEIVED. (Hearing Date Set For 12/18/25).

Attachments: RTA - Report - 2400 Napoleon Ave - Application 20230182 - MAY BE REC 12-4

5. COMMUNICATION - FROM MATT TORRI, DEPARTMENT OF SANITATION, CITY OF NEW ORLEANS

Brief:
Submitting a proposed agreement between the City of New Orleans and IV Waste, LLC, and a completed contract summary form, pursuant to Rule 57.

Annotation:
MAY BE RECEIVED AND REFERRED TO THE GOVERNMENTAL AFFAIRS COMMITTEE.

Attachments: Contract - Mat Torri - submission to clerk_IV Waste_Area 5_2025 (1) 1 of 3
Contract - Matt Torri - Council Contract Approval Request Form_IV Waste Area 5 PSA_2025 3 of 3
Contract - Matt Torri - IV Waste - Area 5 Sanitation Services (8285; K25-1291) 2 of 3

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

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

Annotation:
MAY BE RECEIVED.

Attachments: Lenee S. Crowley - 2025.MTCNO_Monthly Reporting_Oct_Final 2025-11-25 (3)
Lenee S. Crowley - Monthly report cover_Oct

7. REPORT - OF ROMY S. SAMUEL, DIRECTOR OF FINANCE, DEPARTMENT OF FINANCE, CITY OF NEW ORLEANS

Brief:
Submitting the December monthly report to the Budget, Audit and Board of Review Committee.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Romy S Samuel - Cover Letter for Budget Report 11-26-25 1 of 2
Report - Romy S Samuel - City Council_Budget Committee MTG Presentation 12-25 for reports ending 10-31-25 (2) Corrected Report

8. **REPORT - FROM MICHAEL J. SAWAYA, CHIEF EXECUTIVE OFFICE, AUDUBON NATURE INSTITUTE**

Brief:
Submitting the 2026 budget for facilities managed by Audubon Nature Institute on behalf of the Audubon Commission, in accordance with the Home Rule Charter.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Michael J Sawaya - 2026 Capital Budget 4 of 4
Report - Michael J Sawaya - Audubon Commission 2026 Operations Budget 2 of 4
Report - Michael J Sawaya - Audubon Nature Institute 2026 Budget 1 Pager 3 of 4
Report - Michael J Sawaya - Letter to Clerk of Council for 2026 Budgets 1 of 4

9. **CAL. NO. 35,298 - BY: COUNCILMEMBER HARRIS**

Brief:
An Ordinance to grant an amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirements and to consider any waivers that are necessary to achieve this goal, on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue **(Municipal Addresses: 2300-2308 South Liberty Street, 2224-2226 Philip Street and 2229-2237 First Street)**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 51/25)**

Annotation:
(This matter was introduced 11/6/25).

Attachments: 35298

10. **CAL. NO. 35,299 - BY: COUNCILMEMBER HARRIS**

Brief:
An Ordinance to establish a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 189, Lots 3 and 4, in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street **(Municipal Address: 1316 Prytania Street);** and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 52/25)**

Annotation:
(This matter was introduced 11/6/25).

Attachments: 35299

11. CAL. NO. 35,300 - BY: COUNCILMEMBER KING

Brief:
An Ordinance to establish a conditional use to permit a gas station in a C-1 General Commercial District, on Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway **(Municipal Address: 4500 Woodland Drive)**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 54/25)**

Annotation:
(This matter was introduced 11/6/25).

Attachments: 35300

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

REGULAR AGENDA

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

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

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

1. **a. LEGISLATIVE GROUPING - COMMUNICATION - FROM CLAIRE BYUN, DIRECTOR OF LAND USE, COUNCILMEMBER JOSEPH I. GIARRUSO, DISTRICT "A"**

Brief:
Transmitting the Mayor's Office of Economic Developments recommendation of approval, and requesting the scheduling of a public hearing, for the following Restoration Tax Abatement Application: **RTA Application #20240290, 628 Jefferson Avenue, Yvonne Cazalot.**

Annotation:
(Communication received on 11/20/25).

Attachments: Communication - Claire Byun, Communications and Land Use Director, Cn. District A - 628 Jefferson - hearing request

2. **b. RESOLUTION - NO. R-25-601 - BY: COUNCILMEMBER GIARRUSSO**

Brief:
A resolution approving the **RTA Application #20240290, 628 Jefferson Avenue.**

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

Attachments: R-25-601

3. **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).
TO BE HELD.

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

4. **a. LEGISLATIVE GROUPING - EXTENSION REQUEST - OF EURICKA ALUGAS, CERTIFIED OCCUPATIONAL SAFETY SPECIALIST, LICENSED ARBORIST**

Brief:
Requesting an additional extension of time in which to record plans for a Conditional Use for Zoning Docket No. 47/20, Ordinance No. 28,443 M.C.S., pursuant to § 4.3.H.1 and § 4.3.H.2 of the Comprehensive Zoning Ordinance (CZO) for property located at **2420-2430 Willow Street and 2837 Second Street.**

Annotation:
(Cm. Harris).
(Communication received on 11/6/25).

Attachments: Euricka Alugas Extension Request -2420-2440 Willow St

5. **b. MOTION - NO. M-25-607 - BY: COUNCILMEMBER HARRIS**

Brief:
Granting the applicant's request for an extension of time for property located **2420-2430 Willow Street and 2837 Second Street** until October 19, 2026.

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

Attachments: M-25-607

6. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF WILLIAM S. VINCENT, JR.**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial of a 2nd story addition to an existing one-story double for property located at **821-823 Fourth Street**.

Annotation:
(Cm. Harris, Cn. Deadline 12/21/25).
(Communication received 11/6/25).
(Report received 11/6/25).

Attachments: William S Vincent Jr HDLC appeal - 821-823 Fourth St
HDLC REPORT - 821 823 Fourth Street

7. **b. MOTION - NO. M-25-608 - BY: COUNCILMEMBER HARRIS**

Brief:
Overruling and approving the applicant's request for property located at **821-823 Fourth Street**.

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

Attachments: M-25-608

8. **HDLC APPEAL - OF ZELLA V. MAY, Z GROUP, LLC**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision to denial the proposed construction of a 33,664-square-foot, five-story hotel on a vacant parking lot located at **1516 Erato Street**.

Annotation:
(Cm. Harris, Cn. Deadline 12/21/25).
(Communication received 11/6/25).

Attachments: Zella V May HDLC appeal 1516 Erato St
HDLC Report - 1516 Erato Street

9. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF JOSEPH MAXFIELD VINCENT, ATTORNEY AT LAW**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision on October 17, 2025 of a 2nd story addition to an existing one-story residence property located at **911 Jackson Avenue**.

Annotation:
(Cm. Harris, Cn. Deadline 12/21/25).
(Communication received 11/6/25).
(Report received 11/6/25).

Attachments: Joseph Maxfield Vincent - HDLC Appeal 911 Jackson Avenue d
HDLC Report - 911 Jackson Avenue

10. **b. MOTION - NO. M-25-598 - BY: COUNCILMEMBER HARRIS**

Brief:
Overruling the decision of the HDLC and approving the applicant's request for the property located at **911 Jackson Avenue.**

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

Attachments: M-25-598

11. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF DOUGLAS KOHNKE, J.W. DRENNAN LLC, CONSTRUCTION SERVICES**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial of the demolition of a contributing rated, one-story, multi-family residential building to grade for the property located at **2831 Livaudais Street.**

Annotation:
(Cm. Harris, Cn. Deadline 1/4/26).
(Communication received on 11/20/25).
(Report received on 11/20/25).

Attachments: Communication - Douglas Kohnke, J.W. Drennan LLC - 2831 Livaudais
Report - HDLC- Eleanor Burke, Deputy Director, NOHDLC-CBDHDLC - 2831 Livaudais Street City Council Appeal Report

12. **b. MOTION - NO. M-25-599 - BY: COUNCILMEMBER HARRIS**

Brief:
Overruling the decision of the HDLC and approving the applicant's request for the property located at **2831 Livaudais Street.**

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

Attachments: M-25-599

13. **HDLC APPEAL - OF RON LOESEL, GOVERNMENTAL AFFAIRS LEAD CONSULTANT, ZACH SMITH CONSULTING DESIGN**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial to increase the height of the existing 7-foot fence to 10 ft. for the property located at **3513 Chartres Street.**

Annotation:
(Cm. King, Cn. Deadline 1/4/26).
(Communication received on 11/20/25).

Attachments: Communication - Ron Loesel, Governmental Affairs Lead Consultant, HDLC Appeal - 3513 Chartres

14. **HDLC APPEAL - OF RON LOESEL, GOVERNMENTAL AFFAIRS LEAD CONSULTANT, ZACH SMITH CONSULTING DESIGN**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial to increase the height of the existing 7-foot fence to 10 ft. for the property located at **3517 Chartres Street.**

Annotation:
(Cm. King, Cn. Deadline 1/4/26).
(Communication received on 11/20/25).

Attachments: Communication - Ron Loesel, Governmental Affairs Lead Consultant, HDLC Appeal - 3517 Chartres

15. HDLC APPEAL - OF RON LOESEL, GOVERNMENTAL AFFAIRS LEAD CONSULTANT, ZACH SMITH CONSULTING DESIGN

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial to increase the height of the existing 7-foot fence to 10 ft. for the property located at **3521 Chartres Street.**

Annotation:
(Cm. King, Cn. Deadline 1/4/26).
(Communication received on 11/20/25).

Attachments: Communication - Ron Loesel, Governmental Affairs Lead Consultant, HDLC Appeal - 3521 Chartres HDLC

16. ZONING DOCKET NO. 49/25 - CITY COUNCIL MOTION NO. M-25-380

Brief:
Requesting an Amendment to the text of Articles 1, 2, 3, 4, 19, and 26 of the Comprehensive Zoning Ordinance in order to streamline administrative processes, clarify unclear provisions, codify evolving practices, and consider the amendments included in Exhibit A, attached to City Council Motion No. M-25-280. The recommendation of the City Planning Commission being **"FOR APPROVAL".**

Annotation:
(All Cms., Cn. Deadline 1/19/26).

Attachments: ZD049-25 Final Staff Report with attachments

17. ZONING DOCKET NO. 50/25 - CITY COUNCIL MOTION NO. M-25-396

Brief:
Requesting an Amendment to the text of Article 18 of the Comprehensive Zoning Ordinance to establish the Fairgrounds District overlay, including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities. For all lots within the boundaries, the following uses are to be allowable as conditional uses:

- Fairgrounds; and
- Racetrack

The recommendation of the City Planning Commission being **"FOR APPROVAL".**

Annotation:
(Cm. Giarrusso, Cn. Deadline 1/19/26).

Attachments: ZD050-25 Final Staff Report

18. **ZONING DOCKET NO. 55/25 - ORLEANS PARISH SCHOOL BOARD**

Brief:
Requesting a Conditional Use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation, Nashville, Arabella and Laurel **(Municipal Address(es): 5703 Annunciation and 401 Nashville Avenue)**. The recommendation of the City Planning Commission being **"FOR APPROVAL"**, subject to two (2) waivers and four (4) provisos**.**

Annotation:
(Cm. Giarrusso, Cn. Deadline 1/19/26).

Attachments: ZD055-25 Final Granicus

19. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 56/25 - ALMONASTER INVESTMENTS, LLC**

Brief:
Requesting a Conditional Use to permit a gas station in a C-1 General Commercial District. The entirety of Square 873 in the Third Municipal District, bounded by Almonaster Avenue, Port Street, North Prieur Street, and North Roman Street **(Municipal Address: 1841 Almonaster Avenue).** The recommendation of the City Planning Commission being **"FOR DENIAL".**

Annotation:
(Cm. Green, Cn. Deadline 1/19/26).

Attachments: ZD056-25 Final Granicus

20. **b. MOTION - NO. M-25-606 - BY: COUNCILMEMBER GREEN**

Brief:
Denying the applicant's request for **ZD 56/25**.

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

Attachments: M-25-606

21. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 58/25 - DAUPHINE RESTAURANT, LLC (DBA CAPULET)**

Brief:
Requesting an Amendment to the text of the Comprehensive Zoning Ordinance to add "reception facility" as a Conditional Use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in Section 20.3.WW and as defined in Article 26. The proposed text amendment would affect properties located in HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts citywide. The recommendation of the City Planning Commission being **"FOR APPROVAL".**

Annotation:
(Cm. King, Cn. Deadline 1/19/26).

Attachments: ZD058-25 jb FINAL

22. **b. MOTION - NO. M-25-602 - BY: COUNCILMEMBER KING**

Brief:
Approving the applicant's request for **ZD 58/25.**

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

Attachments: M-25-602

23. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 59/25 - 3014 DAUPHINE, LLC**

Brief:
Requesting a Conditional Use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District **(Municipal addresses: 3010-3014 Dauphine Street)**. The recommendation of the City Planning Commission being **"FOR APPROVAL"**, subject to one (1) waiver and three (3) provisos**.**

Annotation:
(Cm. King, Cn. Deadline 1/19/26).

Attachments: ZD059-25 FINAL with attachments

24. **b. MOTION - NO. M-25-603 - BY: COUNCILMEMBER KING**

Brief:
Approving the applicant's request for **ZD 59/25**, subject to one (1) waiver and three (3) provisos.

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

Attachments: M-25-603

25. **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).

Attachments: 34385

26. **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).

Attachments: LO M-23-426

27. **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).

Attachments: LO M-23-427

28. **a. LEGISLATIVE GROUPING - CAL. NO. 35,093 - BY: COUNCILMEMBERS THOMAS, GIARRUSSO, GREEN, KING AND HARRIS (BY REQUEST)**

Brief:
An Ordinance ordaining Chapter 82, Article XV, Sections 82-718 - 82-723 of the Code of the City of New Orleans to restrict the sale of flavored alternative nicotine products, specifically vapes and pouches, to tobacco-specific businesses; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 4/10/25).

Attachments: 35093

29. **b. MOTION (LYING OVER) - NO. M-25-254 - BY: COUNCILMEMBERS THOMAS, GIARRUSSO, HARRIS, GREEN AND KING (BY REQUEST)**

Brief:
Directing City Planning Commission to conduct a public hearing to consider amending and reordaining Article 26 of the Comprehensive Zoning Ordinance of the City of New Orleans (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to create a new use definition for a "Tobacco-Nicotine Business," which is defined as follows:

A retailer with a unique municipal address whose primary activity is the sale, manufacture, or promotion of tobacco, tobacco products and accessories, or nicotine, nicotine products and accessories, such that the sale of other products is merely incidental.

Annotation:
(This matter was introduced 4/24/25).

Attachments: LO M-25-254

30. **CAL. NO. 35,103 - BY: COUNCILMEMBERS GIARRUSSO, MORRELL, MORENO, HARRIS, KING, GREEN AND THOMAS**

Brief:
An Ordinance to establish the Children's Benevolence Fund as Division 55 of Article III in Chapter 70 of the Code of the City of New Orleans; to ordain Sections 70-415.344 through 70-415.349 of the Code of the City of New Orleans within said Division; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 4/24/25).

Attachments: 35103

31. 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).

Attachments: 35117

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

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

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

Attachments: 35127

33. CAL. NO. 35,133 - BY: COUNCILMEMBERS MORENO, MORRELL, HARRIS AND KING

Brief:
An Ordinance to amend and reordain Section 147-7 of the Code of the City of New Orleans, relative to the establishment of a public-facing dashboard developed, monitored, and updated by the Police Department, acting in conjunction with the New Orleans Office of Homeland Security and Emergency Preparedness Real-Time Crime Center, providing required metrics, data, and information concerning the use of surveillance technologies; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 6/12/25).

Attachments: 35133

34. CAL. NO. 35,280 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance authorizing the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement ("CEA") between the City of New Orleans ("City") and Grounds Krewe NOLA ("Grounds Krewe"), for the public purpose of providing recycling programming during the 2026 Carnival season in the City of New Orleans, to extend the term thereof for an additional twelve months, as more fully detailed in the CEA and the Amendment No. 1 to the CEA as Exhibit "A"; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 10/1/25).

Attachments: 35280

35. CAL. NO. 35,284 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City") and University Medical Center Management Corporation (UMC), relative to the public purpose of reducing community violence by supporting a Hospital Violence Intervention Program (HVIP) that provides intervention services to patients at the trauma center who have been shot as a result of gun violence, desire to modify the provisions of the CEA and extend the term thereof for an additional 1 year, as more fully set forth in the Amendment No. 1 as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 10/1/25).

Attachments: 35284

36. CAL. NO. 35,302 - BY: COUNCILMEMBER MORRELL

Brief:
An Ordinance to amend and reordain Section 154-777 of the Code of the City of New Orleans to align fees for non-consensual towing and recovery with the annual rates set by the Louisiana Public Service Commission; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/6/25).

Attachments: 35302

37. CAL. NO. 35,303 - BY: COUNCILMEMBER MORRELL

Brief:
An Ordinance to amend and reordain Section 154-1087 of the Code of the City of New Orleans related to rates for metered parking on city streets; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/6/25).

Attachments: 35303

38. CAL. NO. 35,304 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
An Ordinance to approve and authorize the City of New Orleans ("City"), by and through the New Orleans Aviation Board ("NOAB"), to enter into a Lease Agreement at Louis Armstrong New Orleans International Airport with **GAT Airline Ground Support INC.**; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/6/25).

Attachments: 35304

39. CAL. NO. 35,310 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Chief Administrative Office (CAO) and State of Louisiana Office of Juvenile Justice to continue to implement the "Juvenile Electronic Monitoring Program," and to extend the Subrecipient Agreement's term for one (1) year and twelve (12) days as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35310

40. CAL. NO. 35,311 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the New Orleans Police Department (NOPD) and Washer Hill Lipscomb Cabaniss Architecture (LA) LLC to continue to implement the "Crime Laboratory Forensic Biology Redesign Project," and to extend the Subrecipient Agreement's term by one (1) year and two (2) days as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35311

41. CAL NO. 35,312 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Chief Administrative Office (CAO) and Orleans Parish Communication District to continue to facilitate the "Fire Station Alerting System Project" and to extend the Subrecipient Agreement's term for fourteen months as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35312

42. CAL. NO. 35,313 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and Arts Council of New Orleans to continue implementation of the "Young Artist Movement (YAM) Juvenile Diversion Program," and to extend the Subrecipient's term for one (1) year and sixteen (16) days as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35313

43. CAL. NO. 35,314 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and Family Center of Hope to continue implementation of the "New Orleans Youth Assessment Center (NOYAC) Project," and to extend the Subrecipient Agreement's term for one (1) year and five (5) days as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35314

44. CAL. NO. 35,315 - BY: COUNCILMEMBER THOMAS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and National Assessment Center Association to continue implementation of the "New Orleans Youth Assessment Center (NOYAC) Technical Assistance Project," and to extend the Subrecipient Agreement's term for one (1) year and five (5) days as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35315

45. CAL. NO. 35,316 - BY: COUNCILMEMBER HARRIS (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into Amendment No. 2 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City"), and Volunteers of America Southeast Louisiana, Inc., relative to public purpose of providing medical respite to unhoused individuals in New Orleans by managing and reserving four (4) respite beds to provide respite care to the unhoused population in New Orleans, desire to modify the provisions of the CEA and extend the term thereof for an additional 12 months as more fully set forth in the Amendment No. 2 form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35316

46. CAL. NO. 35,317 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and Total Community Action, Inc. to continue implementation of the "Advancing Safety and Justice Project," and to extend the Subrecipient Agreement's term for one (1) year and three (3) months as more fully set forth in the form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 11/20/25).

Attachments: 35317

47. CAL. NO. 35,318 - BY: COUNCILMEMBER GIARRUSSO

Brief:
An Ordinance authorizing the continuance and renewal of the designation of the local sales and use taxes to be used in determining the sales tax increment for the New Orleans City Park Taxing District ("the District") for an additional six years to be used for economic development purposes, including the acquisition of equipment to authorized purposes; to increase the maximum amount the District may receive to seven hundred thousand dollars ($700,000.00) per year; to authorize such increments to continue to be collected and deposited into a special trust fund held by the New Orleans City Park Taxing District for economic development, infrastructure and equipment acquisition purposes; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 11/25/25).

Attachments: 35318

48. 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").

Attachments: M-25-182 Lying Over

49. **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").

Attachments: M-25-183 Lying Over

50. **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").

Attachments: M-25-184 Lying Over

51. **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").

Attachments: M-25-186 Lying Over

52. **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").

Attachments: M-25-187 Lying Over

53. **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").

Attachments: M-25-189 Lying Over

54. **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").

Attachments: M-25-235 Lying Over

55. **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").

Attachments: M-25-236 Lying Over

56. **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").

Attachments: M-25-238 Lying Over

57. **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").

Attachments: M-25-239 Lying Over

58. **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").

Attachments: M-25-288 Lying Over

59. **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").

Attachments: M-25-435 Lying Over

60. **RESOLUTION - NO. R-25-600 - BY: COUNCILMEMBER THOMAS**

Brief:
A RESOLUTION urging the port of New Orleans and the Harbor Police Department to produce a formal report on the status of the investigation into the disappearance of Darius Clement.

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

Attachments: R-25-600

61. RESOLUTION - NO. R-25-604 - BY: COUNCILMEMBER MORRELL

Brief:
A RESOLUTION requesting the Industrial Development Board of the City of New Orleans consider changes to its by-laws to increase transparency, maximize stakeholder engagement, and ensure economic development projects provide a strong financial return that benefits both businesses and residents.

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

Attachments: R-25-604

62. RESOLUTION - NO. R-25-605 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
RESOLUTION

RESOLUTION PROVIDING PRELIMINARY APPROVAL AND AUTHORIZATION FOR THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED MILLION DOLLARS ($300,000,000) OF NEW ORLEANS AVIATION BOARD REVENUE AND REFUNDING BONDS IN ONE OR MORE SERIES TO PAY OFF AND DISCHARGE THE SERIES 2024 BOND ANTICIPATION NOTES; TO FINANCE CAPITAL IMPROVEMENTS AT THE LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

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

Attachments: R-25-605 w-Exhibits

63. ORDINANCE ON FIRST READING

SPECIAL ORDERS OF BUSINESS

1. FIRST ORDER OF BUSINESS - PRESENTATION - PASTOR FRED LUTER, JR.

Brief:
Honoring Pastor Fred Luter, Jr. for his retirement from Franklin Avenue Baptist Church after serving as pastor for 39 years.

Annotation:
(Cm. Morrell).
TO APPEAR.

2. SECOND ORDER OF BUSINESS

3. THIRD ORDER OF BUSINESS

Entergy New Orleans, LLC
1600 Perdido Street 70112-1208
P.O. Box 61000
New Orleans, LA 70161-1000
Tel 504 670 3673
Fax 504- 670-3603
kbolewa@entergy.com

Kevin T. Boleware
Manager – Regulatory Affairs

November 17, 2025

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

Re: Quarterly Accelerated Resilience Program Monitoring Report; Docket UD-21-03

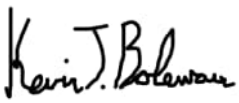
Dear Clerk of Council:

Pursuant to Council Resolution R-24-625, Entergy New Orleans, LLC's is providing the Council with a quarterly monitoring report detailing the Accelerated Resilience Program associated with Docket UD-21-03.

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

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

Sincerely,



Kevin T. Boleware

cc: Official Service List UD-21-03

Entergy New Orleans, LLC Accelerated Resilience Program

Quarterly Report

November 15, 2025

In Resolution No. R-24-625, the City Council ("Council") approved an initial set of accelerated hardening projects for Entergy New Orleans, LLC ("ENO") to implement, totaling approximately $100 million over a two-year period (2025 to 2026) ("Phase 1"). In Resolution No. R-24-73, the Council approved ENO's line hardening and battery microgrid project in New Orleans East, to be partially funded by the Department of Energy's ("DOE") Grid Resilience and Innovation Partnerships ("GRIP") program ("GRIP Project").

While the GRIP Project is an important part of ENO's resilience strategy, the GRIP Project is not part of Phase 1. The GRIP Project and Phase 1 were separately considered and approved by the Council, and the GRIP Project is on a different timeline than the Phase 1 projects.

Consistent with the goals of Council Docket No. UD-21-03, the Phase 1 projects and the GRIP Project are intended to increase the resilience of the Company's electric grid in the face of increasingly frequent and stronger storms and other severe weather. That is, they are intended to get the lights back on quicker, reduce storm costs, and help New Orleans bounce back faster when severe storms hit.

Both Phase 1 and the GRIP Project are the subject of this Monitoring Report.

1. Executive Summary

With regard to Phase 1, ENO has placed 3 projects in service and is on track to place in service a total of 9 projects, as planned, by the end of 2025. ENO has an opportunity to exceed its target of 9 projects and place a total of 11 projects in service in 2025. Completion of these 11 projects in total are currently within the approved budget.

For the remaining Phase 1 projects, Front End Loading (FEL) and scoping activities have been completed (ahead of schedule), and Engineering activities are on track to be completed by the end of 2025 (ahead of schedule). These projects are well-positioned for Construction and completion in 2026, as planned.

In Phase 1, ENO has worked with its Alliance Partner to secure engineering and construction resources and gain long-term process and cost efficiencies. Moreover, to mitigate supply chain risk in today's global climate, ENO has established a bulk order procurement process to secure materials early and to reduce inflation and tariff cost impacts where possible. ENO also has tailored its standard project delivery process to streamline project tasks and enable a more efficient path to construction completion.

In addition to partnering and process efficiencies, ENO continues to prioritize local spend for Phase 1. ENO's Alliance Partner, United, is utilizing local vendors for services such as traffic control, hydro-excavation, site restoration, vegetation management, and community outreach – all of which demonstrates ENO's focus and commitment to support the local New Orleans economy.

As for the GRIP Project, the scope of work has been finalized; stage gate 3 scoping deliverables have been completed; and the team has received internal approval to proceed with stage 4 design. Also, the DOE granted the GRIP Project a Categorical Exclusion for National Environmental Policy Act (NEPA) compliance. While ENO awaits guidance from the DOE for Go/No-Go briefing #1, the GRIP Project remains on track to meet scope, schedule, and cost expectations.

1.1. Period Performance Overview for Phase 1

ENO is off to a successful start in Phase 1. From January to September 2025, ENO has completed FEL activities on all 32 projects[1] in Phase 1. 3 projects have been completed and placed in service. ENO's current project status and forecast data indicate that all Phase 1 projects are on track to meet their targeted completion dates.

1.2. Phase 1 Achievements in Reporting Period

- Completed FEL activities on all 32 projects in Phase 1.
- Completed Engineering on 9 projects, which included 307 poles and ~7 miles of copper conductor replacement.
- Remaining 23 projects are in Engineering and range from 35-90% complete. All projects are on track to have Engineering completed by the end of 2025, ahead of scheduled targets.
- Commenced Construction on 8 projects. Placed three projects (P3013, P3026, and P3027) in service.
- ~150 total structures hardened through September 2025, including poles in partially completed projects.

1.3. Phase 1 Targeted Outcomes of Next Reporting Period[2]

ENO is focused on driving projects to completion, particularly those targeted for completion in 2025. For the next reporting period (Q4 2025), ENO anticipates the following:

- Placing an additional 8 projects in service.
- Starting Construction on an additional 7 projects.
- Finishing Engineering activities on all remaining projects.

Project milestone counts reflect the latest available program forecasts which consider status and estimated durations of future schedule tasks. Forecast details are subject to change as projects evolve.

2. Phase 1 Distribution Hardening Update

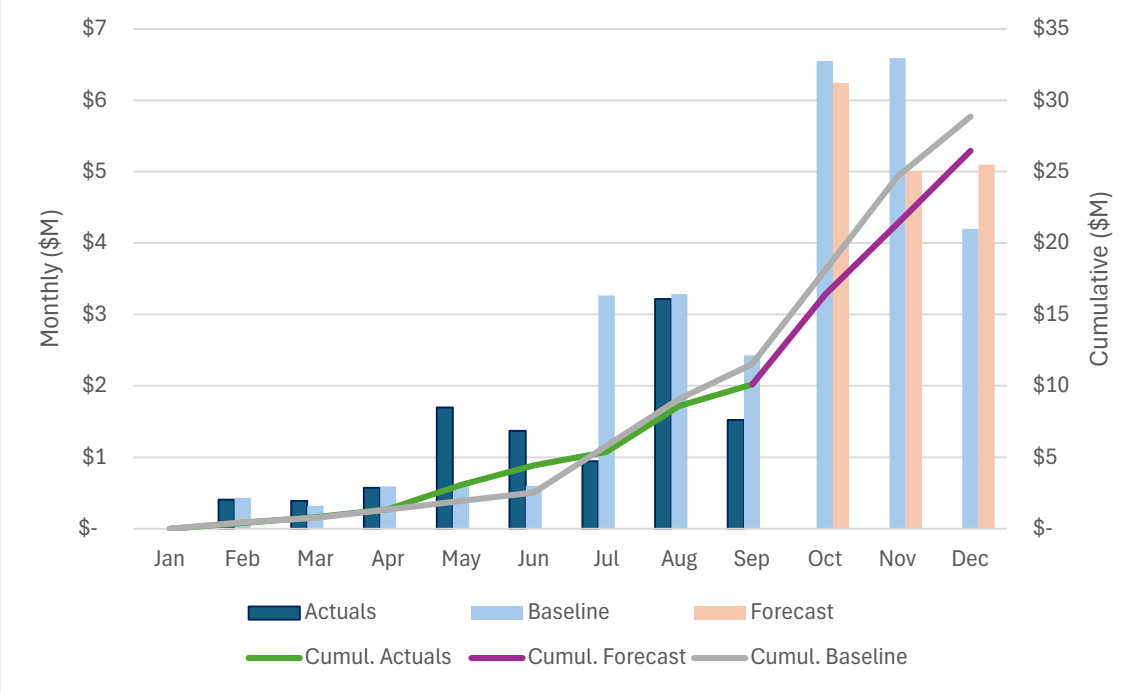
2.1. Cost Performance

ENO has spent ~$10.1M on distribution hardening projects through September 2025. With increased Construction activities in Q4 2025, ENO forecasts a total spend of ~$26.5M through 2025.

The graphic below represents the month over month and cumulative actual spend and forecast for work performed through September 2025 and over the remainder of 2025. Forecasts are updated each month as individual projects refine scope and schedule, and thus forecasts are subject to change over time.

[1] While the approved Phase 1 portfolio contained 63 individual projects, ENO has bundled them into 32 project groupings to streamline program management and execution. In so doing, ENO leveraged project attributes, completion year, geographic location, identified circuit, asset volume, and estimated cost. This report and future reports will reference progress against the 32 project groupings, which are listed in Exhibit A.

[2] The next report is due on February 15, 2026 and will include progress through Q4 2025 (December 31, 2025).

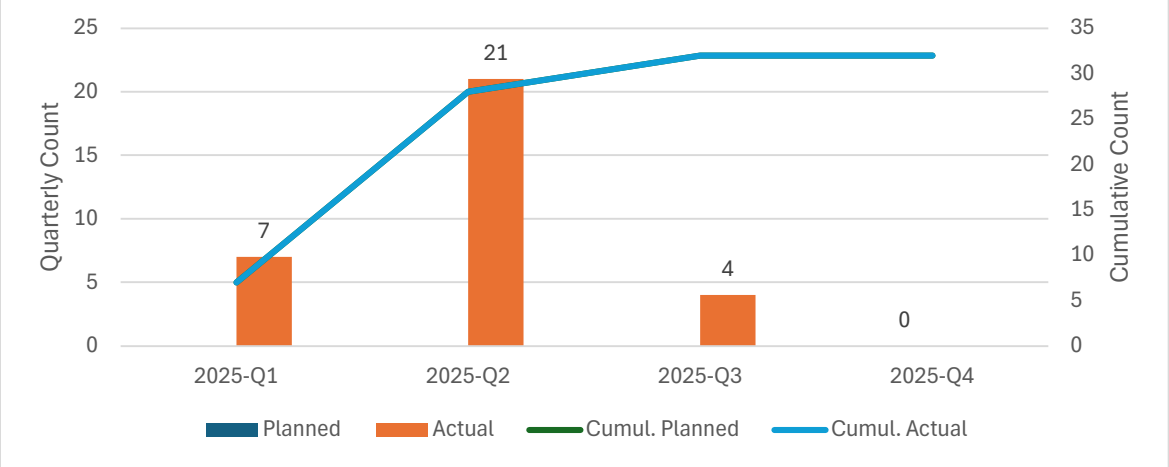


2.2. Schedule Performance

The graphs below summarize accomplishments in Phase 1 against major project milestones, and milestone forecast dates through September 2025. See Exhibit B for details on individual projects.

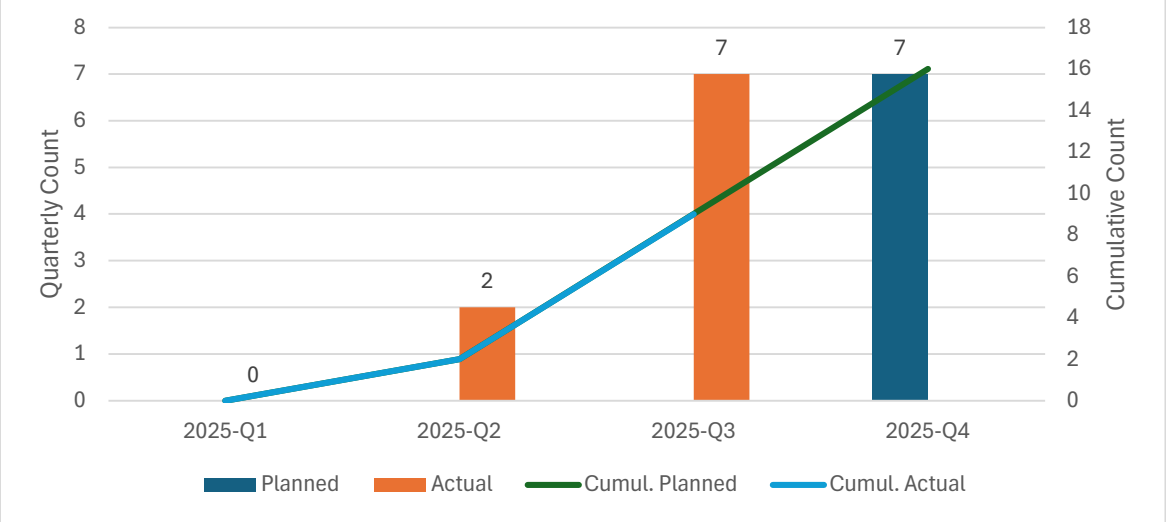
2.2.1. Front End Loading Milestone Performance

A project's completion of the FEL milestone signals the end of Project Development scoping activities, though the project will continue to undergo further refinement in the Engineering phase. As of September 2025, all Phase 1 projects have completed the FEL milestone, which represents a 6-month acceleration of scoping activities against ENO's planned schedule.



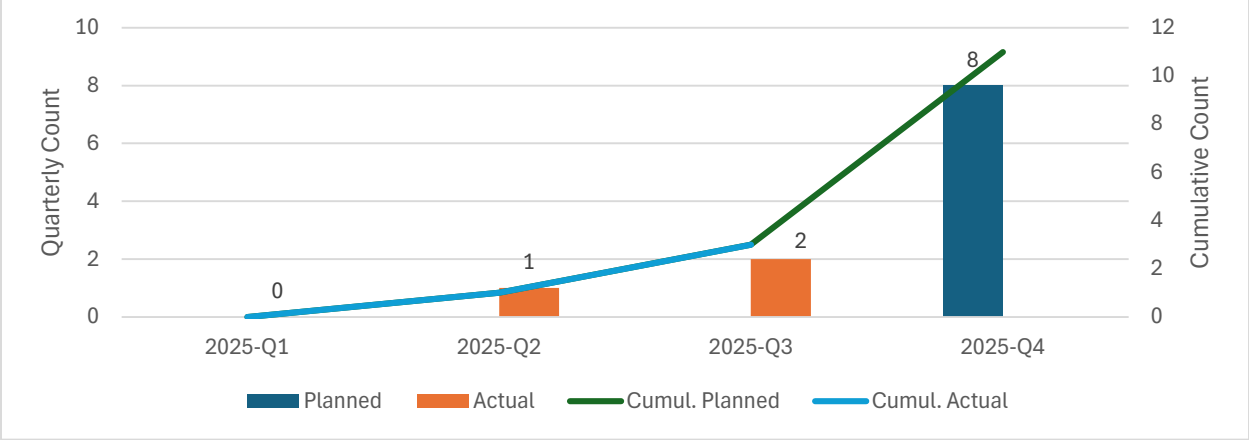
2.2.2. Engineering & Construction Planning Milestone Performance

Through September 2025, 9 projects have completed the Engineering and Construction Planning milestone. While engineering activities for all Phase 1 projects are on pace to be completed in 2025, Construction Planning will extend on many of these projects into Q4 2025 and beyond. In Q4 2025, ENO expects to achieve the full Engineering and Construction Planning milestone on 7 additional projects. Upon completing this milestone, each project will move into the Construction phase.



2.2.3. Construction In-Service Date (ISD) Milestone Performance

Completion of the In-Service Date (ISD) milestone indicates all assets in the targeted project scope are fully in service. 3 projects have been placed in service through September 2025, and ENO anticipates placing 8 additional projects in service in Q4 2025. Phase 1 targeted 9 projects to be completed by Q4 2025. This graph shows ENO is on pace to exceed its 2025 target.



3. Phase 1 Materials Update

3.1. Distribution Hardening Materials

ENO has developed a bulk order strategy for the resilience program to ensure all materials are on hand in advance of Construction start for each project. The bulk order approach also aids in combatting supply chain risk and reducing inflation risk associated with resilience program materials.

ENO has issued Purchase Orders and received all major material associated with work to be performed on Phase 1 projects in 2025. Inventory levels are tracked and material demand is monitored to determine reorder points and stock materials to facilitate timely construction execution.

4. Phase 1 Business Issues from External Factors

4.1. Impacts on Construction

Project P3017, which is identified on Exhibit B, poses a unique risk through a series of poles to be hardened along Magazine Street. During detailed project scoping, ENO identified overloaded Distribution poles which certain property owners have utilized as load supports for the construction of balconies. Replacement of these existing poles would impact the existing balconies and buildings. To mitigate the impact to properties, new poles will be installed on the opposite side of the street, with conductors moved accordingly.

There are no other major external factors impacting construction to report currently.

4.2. Impacts to Pricing

Project costs (e.g., material, labor, taxes, indirect costs) can fluctuate as projects mature. Tariff policy changes can also lead to cost fluctuation. ENO conducts a robust cost forecast update process each month and leverages these cost insights to track trends against original budget and to proactively identify risks which require mitigation. Through September 2025, ENO projects to be on budget for Phase 1.

In addition, scope changes can introduce cost variations against original cost estimates. Each individual project's scope refinement process can result in a different number of poles to be hardened or copper conductor to be replaced to achieve the same hardening benefits planned for Phase 1. Scope changes are incorporated into the monthly cost forecast process. Through September 2025, scope changes have not affected the program's ability to remain on budget.

ENO will continue to monitor Phase 1 cost projections as projects further mature.

ENO's standard practice is to identify, monitor, and mitigate risks at the project level. To proactively reduce risk across all resilience projects, ENO has implemented specific mitigation practices at the program level. Program-level mitigations implemented to date include, among other things, development of a "scope playbook" which defines consistent resilience scope decision criteria, implementation of standardized engineering pole framing analysis guidelines, and performance of "scrub" evaluation to ensure best practices and maximize cost and other efficiencies.

5. Phase 1 Hardening Project Insights

5.1. Trends

ENO maintains cost, schedule, and scope evolution details at the project-level associated with all projects in Phase 1. This data is contained in the spreadsheet that forms Exhibit B and will continue to evolve in subsequent monitoring reports.

6. GRIP Project Update

As noted above, the GRIP Project is a line hardening and battery microgrid project in New Orleans East, to be partially funded by the DOE. Like the Phase 1 projects, the GRIP Project is intended to foster a more resilient electric grid. In particular, the GRIP Project will replace/harden distribution and transmission structures with higher wind-rated poles to meet wind-loading criteria and install an energy storage/delivery system to a feeder connected to a nearby substation to restore power during extreme weather-related outages.

On October 30, 2025, ENO submitted a report to the DOE regarding the status of the GRIP Project through September 2025, which ENO has attached as Exhibit C. For purposes of this quarterly monitoring report, ENO refers stakeholders to that report.

ENO Phase 1 Project List

New Primavera Project #	OpCo	Local Office	Council District	Sub-system ID	Program Name	Project Type	Start Year	End Year	Investment (Nominal)	BCR	50-yr CMI Benefits Weighted	50-yr PV Total Dollars Benefits Weighted	50-yr PV CMI Dollars Benefits Weighted	50-yr PV Restoration Dollars Benefits Weighted	Device Type	Circuit	Total Line Structures	Structures to be Hardened	Total Line Miles
P3000	NO	Orleans	Council District A	Breaker-249133844-903	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	[redacted]	4.98	[redacted]	[redacted]	[redacted]	[redacted]	Breaker	903	206	184	3.767510675
P3001	NO	Orleans	Council District A	Breaker-159170502-911	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		4.57					Breaker	911	296	288	5.788768898
P3006	NO	Orleans	Council District B	Breaker-88124978-1915	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		5.25					Breaker	1915	76	75	2.578445901
P3006	NO	Orleans	Council District B	Recloser Bank-331712099-1923	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		4.77					Recloser Bank	1923	40	40	1.277443591
P3008	NO	Orleans	Council District B	Breaker-88129843-2137	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		6.25					Breaker	2137	69	66	1.222945467
P3008	NO	Orleans	Council District B	Fuse Switch-121634957-2137	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.81					Fuse Switch	2137	44	43	0.439272868
P3008	NO	Orleans	Council District B	Recloser Bank-331960909-2137	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		5.51					Recloser Bank	2137	76	74	0.805608212
P3009	NO	Orleans	Council District B	Breaker-88129100-2147	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		5.17					Breaker	2147	240	226	4.419012778
P3010	NO	Orleans	Council District D	Fuse Switch-88739218-615	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.60					Fuse Switch	615	83	83	1.134892409
P3010	NO	Orleans	Council District D	Breaker-88122274-615	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		4.16					Breaker	615	120	117	3.42170564
P3011	NO	East Orlea	Council District E	Breaker-88120741-2212	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2025		3.67					Breaker	2212	48	47	0.990439711
P3013	NO	Orleans	Council District A	Fuse Switch-127166924-1916	Lateral Hardening-Rebuild	Rebuild	2025	2025		4.66					Fuse Switch	1916	9	9	0.1044792
P3014	NO	Orleans	Council District A	Fuse Switch-115300771-2014	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.74					Fuse Switch	2014	31	31	0.376890272
P3014	NO	Orleans	Council District A	Fuse Switch-88693400-2014	Lateral Hardening-Rebuild	Rebuild	2025	2026		6.17					Fuse Switch	2014	23	23	0.4220891
P3014	NO	Orleans	Council District A	Fuse Switch-88737497-2014	Lateral Hardening-Rebuild	Rebuild	2025	2026		5.35					Fuse Switch	2014	27	27	0.399125128
P3015	NO	Orleans	Council District A	Fuse Switch-88698468-2016	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.97					Fuse Switch	2016	40	40	0.657793771
P3015	NO	Orleans	Council District A	Fuse Switch-88692572-2026	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.47					Fuse Switch	2026	6	6	0.090126923
P3016	NO	Orleans	Council District B	Fuse Switch-88744021-1921	Lateral Hardening-Rebuild	Rebuild	2025	2026		5.24					Fuse Switch	1921	20	20	0.188638318
P3016	NO	Orleans	Council District B	Fuse Switch-259160137-2132	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.50					Fuse Switch	2132	28	28	0.26319516
P3016	NO	Orleans	Council District B	Fuse Switch-88739250-2132	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.88					Fuse Switch	2132	31	31	0.503335388
P3017	NO	Orleans	Council District B	Fuse Switch-88734406-2135	Lateral Hardening-Rebuild	Rebuild	2025	2025		5.36					Fuse Switch	2135	23	23	0.216564463
P3017	NO	Orleans	Council District B	Fuse Switch-88745165-2135	Lateral Hardening-Rebuild	Rebuild	2025	2025		5.23					Fuse Switch	2135	27	27	0.270596678
P3017	NO	Orleans	Council District B	Fuse Switch-88734398-2135	Lateral Hardening-Rebuild	Rebuild	2025	2025		8.26					Fuse Switch	2135	7	7	0.08082389
P3018	NO	Orleans	Council District C	Fuse Switch-88737457-614	Lateral Hardening-Rebuild	Rebuild	2025	2026		5.43					Fuse Switch	614	26	25	0.272244405
P3018	NO	Orleans	Council District C	Fuse Switch-88746475-614	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.97					Fuse Switch	614	21	21	0.909059003
P3018	NO	Orleans	Council District C	Fuse Switch-88746535-614	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.66					Fuse Switch	614	27	27	0.396647854
P3018	NO	Orleans	Council District C	Fuse Switch-121295426-614	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.56					Fuse Switch	614	2	2	0.04892047
P3020	NO	Algiers	Council District C	Fuse Switch-88732344-W0712	Lateral Hardening-Rebuild	Rebuild	2025	2026		6.33					Fuse Switch	W0712	30	29	0.394517172
P3020	NO	Algiers	Council District C	Fuse Switch-119458300-W0712	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.24					Fuse Switch	W0712	1	1	0.005714017
P3022	NO	Algiers	Council District C	Fuse Switch-88700712-W0713	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.78					Fuse Switch	W0713	1	1	0.005011365
P3023	NO	Algiers	Council District C	Fuse Switch-88754955-W1712	Lateral Hardening-Rebuild	Rebuild	2025	2025		5.44					Fuse Switch	W1712	10	9	0.141503833
P3023	NO	Algiers	Council District C	Fuse Switch-88681317-W1714	Lateral Hardening-Rebuild	Rebuild	2025	2025		5.53					Fuse Switch	W1714	2	2	0.063545475
P3024	NO	East Orlea	Council District D	Fuse Switch-88679155-613	Lateral Hardening-Rebuild	Rebuild	2025	2026		7.25					Fuse Switch	613	39	39	0.615492621
P3024	NO	East Orlea	Council District D	Fuse Switch-88682531-613	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.07					Fuse Switch	613	17	17	0.332509576
P3025	NO	Orleans	Council District D	Fuse Switch-88671926-627	Lateral Hardening-Rebuild	Rebuild	2025	2026		6.04					Fuse Switch	627	21	21	0.272651602
P3025	NO	Orleans	Council District D	Fuse Switch-88710681-627	Lateral Hardening-Rebuild	Rebuild	2025	2026		7.82					Fuse Switch	627	22	22	0.440276656
P3026	NO	East Orlea	Council District D	Fuse Switch-88682117-1010	Lateral Hardening-Rebuild	Rebuild	2025	2025		3.74					Fuse Switch	1010	20	20	0.474390303
P3026	NO	Orleans	Council District D	Fuse Switch-218246872-1712	Lateral Hardening-Rebuild	Rebuild	2025	2025		9.26					Fuse Switch	1712	9	8	0.171134524
P3027	NO	East Orlea	Council District E	Fuse Switch-230205976-1204	Lateral Hardening-Rebuild	Rebuild	2025	2025		17.48					Fuse Switch	1204	7	7	0.060814413
P3027	NO	East Orlea	Council District E	Fuse Switch-88731824-1204	Lateral Hardening-Rebuild	Rebuild	2025	2025		3.25					Fuse Switch	1204	5	5	0.097164804
P3028	NO	East Orlea	Council District E	Internal Vac Fault Interrupter-258880978-1602	Lateral Hardening-Rebuild	Rebuild	2025	2025		4.69					Internal Vac Fault Interrupter	1602	2	2	0.004221592
P3028	NO	East Orlea	Council District E	Internal Vac Fault Interrupter-388491104-1609	Lateral Hardening-Rebuild	Rebuild	2025	2025		8.01					Internal Vac Fault Interrupter	1609	1	1	0.003164774
P3028	NO	East Orlea	Council District E	Internal Vac Fault Interrupter-374244151-2211	Lateral Hardening-Rebuild	Rebuild	2025	2025		9.57					Internal Vac Fault Interrupter	2211	10	10	0.129390193
P3028	NO	East Orlea	Council District E	Internal Vac Fault Interrupter-462803417-2213	Lateral Hardening-Rebuild	Rebuild	2025	2025		11.71					Internal Vac Fault Interrupter	2213	6	6	0.177195132
P3028	NO	East Orlea	Council District E	Internal Vac Fault Interrupter-88623037-2216	Lateral Hardening-Rebuild	Rebuild	2025	2025		13.31					Internal Vac Fault Interrupter	2216	11	4	0.186282257
P3029	NO	Orleans	Council District A	Fuse Switch-130171082-409	Lateral Hardening-Rebuild	Rebuild	2025	2025		6.45					Fuse Switch	409	14	14	0.173376949
P3029	NO	Orleans	Council District A	Fuse Switch-88720214-409	Lateral Hardening-Rebuild	Rebuild	2025	2025		8.18					Fuse Switch	409	12	12	0.189729227
P3030	NO	Orleans	Council District D	Breaker-88122252-614	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		3.96					Breaker	614	117	116	3.322254851
P3031	NO	Orleans	Council District C	Recloser Bank-132157198-614	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		3.72					Recloser Bank	614	181	172	3.037114608
P3032	NO	East Orlea	Council District D	Breaker-88122448-622	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		3.79					Breaker	622	103	99	2.128919242
P3033	NO	East Orlea	Council District C	Recloser Bank-330174411-623	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		3.73					Recloser Bank	623	137	136	2.284362473
P3034	NO	East Orlea	Council District E	Fuse Switch-88695450-1204	Lateral Hardening-Rebuild	Rebuild	2025	2026		5.05					Fuse Switch	1204	130	127	3.767241736
P3037	NO	Orleans	Council District A	Breaker-88125240-2014	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		5.21					Breaker	2014	110	110	3.120605165
P3041	NO	Orleans	Council District B	Breaker-137437628-2135	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2025		6.24					Breaker	2135	129	122	1.91345137
P3044	NO	East Orlea	Council District E	Breaker-88127655-2347	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		3.89					Breaker	2347	111	105	2.957555871
P3045	NO	East Orlea	Council District C	Auto Transfer Switch-248675498-2347	Lateral Hardening-Rebuild	Rebuild	2025	2026		5.43					Auto Transfer Switch	2347	86	86	2.26610868
P3046	NO	Algiers	Council District C	Breaker-88129374-W0713	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026		4.07					Breaker	W0713	136	133	2.286387095
P3022	NO	Algiers	Council District C	Fuse Switch-119231622-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.61					Fuse Switch	W0715	12	10	0.183926195
P3022	NO	Algiers	Council District C	Fuse Switch-88698564-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026		2.92					Fuse Switch	W0715	12	12	0.211278477
P3022	NO	Algiers	Council District C	Fuse Switch-88709988-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026		6.43					Fuse Switch	W0715	3	3	0.109179959
P3022	NO	Algiers	Council District C	Fuse Switch-88714070-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026		4.60					Fuse Switch	W0715	9	9	0.133528452
P3022	NO	Algiers	Council District C	Fuse Switch-88715772-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026		5.16					Fuse Switch	W0715	9	9	0.132784133
P3020	NO	Algiers	Council District C	Fuse Switch-88703080-W0118	Lateral Hardening-Rebuild	Rebuild	2025	2026		3.02					Fuse Switch	W0118	32	32	0.319642148

Exhibit B - Public Project-Specific Report

Attached as Excel Spreadsheet

Performance Report - Narrative

SECTION I: COVER PAGE

a. Federal Agency	Department of Energy (DOE)	
b. Award Number	DE-GD0000880	
c. Project Title	Line Hardening and Battery Microgrid in New Orleans, LA	
d. Co-Principal Investigators (PI)	Mark Hunter Director, Federal Compliance Infrastructure Policy dhunte4@entergy.com 504-576-2566 Mark Giardina Project Manager, Sr Staff mgiard1@entergy.com 985-788-7192	
e. Business Contact (BC)	Stephanie Willis Director, Public Affairs swill55@entergy.com 504-670-3700	
f. Submission Date	10/30/2025	
g. Recipient Organization	Entergy New Orleans, LLC	
h. Period of Performance	Start: 10/1/2024	End: 9/30/2029
i. Budget Period	Start: 1/1/2025	End: 12/31/2025
j. Reporting Period	Start: 7/1/2025	End: 9/30/2025
k. Certifying Official (if different from the PI or BC)	Same as PI shown above	

Signature of Certifying Official

10/30/2025
Date

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate. I am aware that any false, fictitious, or fraudulent information, misrepresentations, half-truths, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001, Section 287 and Title 31, Sections 3729-3730). I further understand and agree that the information contained in this report is material to the Federal agency's funding decisions and I have any ongoing responsibility to promptly update the report within the time frames stated in the terms and conditions of the above-referenced Award, to ensure that my responses remain accurate and complete.

SECTION II: EXECUTIVE SUMMARY

The project team has completed field inspections and designs for distribution circuit 1601 hardening. Engineers have also completed field inspections and analyses of transmission structures. Field survey activities to support detailed design of transmission structures are underway.

The Battery Energy Storage System (BESS) team has selected a new vendor for the BESS equipment and is finalizing details of the contract.

Scope has been finalized, stage gate 3 deliverables have been completed, and the team has received internal approval to proceed with stage 4 design. Also, the Department of Energy (DOE) has granted the project a Categorical Exclusion for NEPA environmental compliance.

The team is awaiting guidance from DOE for Go/No-Go briefing #1. The project remains on track to meet scope, schedule and cost expectations.

Major Goals and Objectives

The goal of the project is to create a cost-effective, reliable, and resilient electrical grid with a battery-powered microgrid to withstand storm events impacting disadvantaged communities in New Orleans East.

The objectives of the project are to (1) replace/harden distribution and transmission structures with higher wind-rated poles to meet wind-loading criteria; and to (2) install a battery energy storage/delivery system interconnected to a feeder and nearby substation to restore power to the community during extreme weather-related outages.

Impact:

This project will accelerate infrastructure hardening and microgrid implementation, to provide an innovative, cost-effective, and resilient local grid supporting over 49,000 residential, commercial, and industrial customers, 89% of which live in disadvantaged communities in New Orleans East.

The project will modernize and improve the grid by completing the following three key tasks:

- Hardening the Michoud-Front Street 230 kV transmission line
- Hardening of 280 structures in the Sherwood Forest Distribution Circuit 1601
- Implementation of a microgrid that includes a 30.8 MWh battery system capable of delivering 7.7 MW at full load for a four-hour period, interconnected to the 10 MW New Orleans Solar Station (NOSS)

Direct benefits to residents of New Orleans East will include:

1. Significantly improved resilience during extreme weather events,
2. Reduced outage frequency and duration,

3. Battery-backup power during planned and unplanned outages.

Entergy New Orleans developed a Community Benefit Plan (CBP) focused on addressing the needs and priorities of disadvantaged communities in New Orleans East. The plan included significant investments in training of disadvantaged high school students and formerly incarcerated individuals to qualify them for future jobs. Several grants were dispersed to local community organizations in December of 2024. Execution of the CBP scope was halted in January of 2025 per direction from DOE and there are currently no plans to resume execution of the CBP.

Project Achievement(s)

Stage Gate 3 – Project Definition (SOPO Tasks: 1.0, 2.0, 3.0, 4.0)

Project Management and Planning
The following progress was made through the end of the reporting period:

- The initial Project Management Plan (PMP) was developed and submitted to the designated DOE Federal Project Officer (FPO) for approval. Subsequent updates have been submitted as the project has progressed, including the addition of subcontractors that were not identified in the original submission.
- A CBP was developed and submitted to the FPO for approval and planned fund disbursements were made in December of 2024. No further actions related to the CBP are planned at this time, based on guidance from DOE.
- A detailed schedule with Work Breakdown Structure (WBS) was developed, including structure counts, to enable work orders to be tracked and closed on a quarterly basis.
- Quarterly reports have been submitted for each reporting period.
- Scope was finalized and stage gate 3 deliverables were completed, including a Project Execution Plan, Class 3 estimates, Level 2 schedule, Quantitative Risk Analysis and cashflow forecasts. Internal approvals were received for stage gate 3, allowing the team to proceed with stage 4 design activities.
- DOE has granted the project a Categorical Exclusion for NEPA environmental compliance.

Michoud-Front St 230kV Transmission Line Hardening
Based on field inspections and preliminary engineering analyses of transmission structures, Entergy has determined current structure loading capacities. Structures that cannot withstand a 140-mph wind load will require hardening to meet the current wind-load rating of 150 mph. The following progress was made through the end of the reporting period:

- Engineering
  - Soil borings completed and report received
  - Above-Grade Tower Analyses
    - Field inspections and tower mapping completed
    - Structural analyses completed for 97 in-scope structures

- Class 3 estimate completed
- Long-lead materials identified
- Scope finalized and detailed work plans developed
- Detailed design has started to replace 80 structures and harden 17

Sherwood Forest 1601 Distribution Line Hardening

Based on field inspections and engineering analyses, Entergy determined current structure loading capacities. Structures that did not meet the 140 MPH wind-load rating will be replaced. The following progress was made through the end of the reporting period:

- Engineering
  - Initial pole inspections completed
  - Scoping and designs completed for 280 poles to be replaced
  - Technical reviews completed
  - Class 3 estimate completed
  - Long-lead materials identified
  - Detailed work plans developed

Microgrid

Entergy completed scoping and requirements development for battery installation, substation upgrades and distribution interconnections necessary to implement and maintain the microgrid. The following progress was made through the end of the reporting period:

- Site visit completed
- Battery vendor selection
  - Battery RFP was issued, and evaluation of received proposals completed
  - Battery vendor was selected, and contract details are being finalized
- Engineering
  - Detailed work plans were developed, including:
    - Substation Electrical, Relay, Settings and RTU
    - Distribution circuit 1601 interconnections
    - Telecom communication pathways determined
  - Distribution Design
    - Underground interconnection design developed
    - Planned location for distribution controller identified
  - Construction vendor selected for BESS installation
  - Class 3 estimate completed
  - Scope finalized

Deliverables

The table below provides the status of deliverables planned for the current budget period.

Deliverables Log			
SOPO Task	**Deliverable**	**Planned Completion**	**Status**
1.1	Project Management Plan (updated throughout project)	Complete	Updates delivered
1.2	Community Benefits Plan	Complete	No further action planned
1.3	National Environmental Policy Act (NEPA) Compliance	Complete	NEPA Categorical Exclusion received from DOE
1.4	Regulatory Approvals (e.g. USFWS, COE, DOTD)	12/31/2025	On-track
	Technical Go/No-Go Decision #1 Briefing Documents	9/30/2025	Pending DOE

Project Schedule Status

The status of project milestones is shown in table below.

Milestone Log				
#	Milestone Description	SOPO Task	Planned Completion	Status
1	1601 Hardening Stage Gate 3 Completion (Scope Finalized)	2.1	05/2025	Complete
2	1601 Hardening Stage Gate 4 Completion (Design Complete)	2.2	09/2025	Complete
3	Microgrid – Transmission & Distribution Stage Gate 3 Completion (Scope Finalized)	3.1	05/2025	Complete
4	Microgrid – Transmission & Distribution Stage Gate 4 Completion (Design Complete)	3.2	11/2025	Distribution design complete; Substation design in-progress
5	Transmission Hardening Stage Gate 3 Completion (Scope Finalized)	2.1	05/2025	Complete
6	Microgrid - Issue Battery RFP	3.1	11/2024	Complete
7	Microgrid - Select Battery Vendor	3.1	02/2025	Complete
8	Microgrid - Execute Battery Contract/FNTP (Power Development Stage Gate 3 Completion)	3.1	10/2025	Negotiations with selected vendor in-progress
9	Microgrid - Battery Design Complete	3.2	02/2026	Pending contract
	Go/No-Go #1		10/2025	Pending DOE
10	Transmission Hardening Stage Gate 4 Completion (Design Complete)	2.2	12/2025	On-track
11	Michoud to Front St Transmission Material Procured	5.1	03/2026	
	Go/No-Go #2		02/2026	
12	Microgrid – Transmission & Distribution Stage Gate 5 Completion (Construction Complete)	6.0, 8.0	04/2026	
13	Microgrid – Site Development Complete	8	06/2026	
14	1601 Hardening Stage Gate 5 Completion (Construction Complete)	5.1, 7.1	09/2026	
15	Microgrid – Battery Stage Gate 5 Complete (Construction/Commissioning Complete)	8.0, 1.0	12/2026	
16	Transmission Hardening 50% Complete	7	02/2027	
17*	Microgrid – Transmission & Distribution Stage Gate 5 Completion (Construction Complete)	7	06/2027	
	Go/No-Go 3		09/2027	
	Go/No-Go 4		12/2028	
	Final Project Briefing	11	8/2029	

* Project technical scope to be completed with Milestone 17.

Project Budget Status:

The table below shows project expenditures and cost share to date versus the planned budget.

Spend / Reimbursement Plan									
Reporting		Federal Share			Recipient Share			Cumulative Spend	
CY	Quarter	Planned	Actual	Cumulative	Planned	Actual	Cumulative	Planned	Actual
2024	Q 4	$ 221,380	$ 170,520	$ 170,520	$ 434,643	$ 355,172	$ 355,172	$ 656,023	$ 525,692
2025	Q 1	426,833	161,968	332,488	1,510,609	540,844	896,016	2,593,466	1,228,504
	Q 2	4,244,513	234,378	566,866	3,751,894	941,055	1,837,071	10,589,873	2,403,937
	Q 3	513,380	50,542	617,408	844,985	343,069	2,180,140	11,948,239	2,797,548
	Q 4	3,604,080			6,736,185			22,288,504	
2026	Q 1	10,088,412			21,429,442			53,806,359	
	Q 2	4,675,894			7,724,622			66,206,875	
	Q 3	4,422,512			7,745,336			78,374,723	
	Q 4	6,613,656			6,291,104			91,279,483	
2027	Q 1	5,522,891			3,866,477			100,668,851	
	Q 2	4,977,508			3,410,947			109,057,306	
	Q 3	5,269,508			2,981,921			117,308,735	
	Q 4	1,819,669			1,546,876			120,675,280	
2028	Q 1	553,425			668,983			121,897,688	
	Q 2	553,427			668,983			123,120,098	
	Q 3	845,427			376,983			124,342,508	
	Q 4	45,915			831,726			125,220,149	
2029	Q 1	45,915			60,607			125,326,671	
	Q 2	45,915			60,607			125,433,193	
	Q 3	337,915			60,607			125,831,715	
Totals		$ 54,828,178	$ 617,408		$ 71,003,537	$ 2,180,140			

Changes / Problems

There are no significant changes to the overall scope, schedule, or budget to report. There are no changes to key personnel to report for this period.

Key Personnel Changes

Period Ending 3/31/2025

- Mark Giardina replaced Scott Curry as Project Manager in January 2025. Mark has over 30 years' experience in technology development and implementation, including 25+ years program and project management.

- Stephanie Willis, Director of Public Affairs replaced Nyka Scott as the Business Contact.

Scope Issues

No issues to report.

Schedule Changes / Issues

The project remains on-track to meet planned milestones, however DOE Go/No-Go approval is required to proceed with procurement and construction activities. Approval

was expected at the end of September 2025 and will begin to impact milestone date going forward as long-lead materials need to be ordered soon.

Budget Issues

No issues to report.

SECTION III: Special Reporting

No special reporting is currently required.

Courtney R. Nicholson
Assistant General Counsel
Entergy Services, LLC
504-576-6523 | cnicho2@entergy.com
639 Loyola Avenue, New Orleans, LA 70113

November 25, 2025

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:

Attached please find Entergy Orleans, LLC's ("ENO") *Motion and Incorporated Memorandum to Amend the Procedural Schedule and Request an Evidentiary Hearing Regarding Consolidated Billing* which is being filed in the above-referenced docket. ENO submits this filing electronically and will submit the requisite original and number of hard copies if and when directed to do so.

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

Sincerely,

Courtney R. Nicholson

CRN/hhs
Enclosures
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**

MOTION AND INCORPORATED MEMORANDUM TO AMEND THE PROCEDURAL SCHEDULE AND REQUEST AN EVIDENTIARY HEARING REGARDING CONSOLIDATED BILLING ON BEHALF OF ENTERGY NEW ORLEANS, LLC

NOW BEFORE THIS COUNCIL, through its undersigned counsel, comes Entergy New Orleans, LLC ("ENO" or "Company"), and hereby requests through this Motion that the Council of the City of New Orleans ("the Council") amend the procedural schedule set forth in Resolution No. 25-352. As discussed herein, in the context of the New Orleans community solar program, should the Council now be inclined to order ENO to implement consolidated billing – after twice previously rejecting it – ENO requests that ENO and all stakeholders be provided an evidentiary hearing,[1] such that the Council can resolve the public interest and other threshold issues affecting ENO. For the following reasons, the Motion should be granted.

INTRODUCTION

1.

Several intervenors, once again, seek to have the Council direct ENO to alter its billing system by requiring ENO to implement consolidated billing for the New Orleans community solar program – and they want the Company and its customers to pay for it.

2.

[1] *Gulf States Utils. Co. v. Louisiana Pub. Serv. Comm'n*, 578 So. 2d 71, 81 (La. 1991) ("In this case, Gulf States clearly was provided an evidentiary hearing in which it had a full opportunity to learn the extent of the case against it and the basis for that case, to present witnesses and introduce documents in support of its position, and to cross-examine Commission witnesses.").

These intervenors seek to have the Company implement consolidated billing in order to effectuate their own investment proposals and business plans – proposals and plans that the intervenors have failed and refused to produce, in discovery, in this docket. The intervenors, however, have clearly stated their intention to market and sell generation services directly to ENO's existing customers.

3.

Thus, the intervenors essentially want the Company and its customers to pay for consolidated billing so that the intervenors themselves (who do not have franchise rights in New Orleans) can compete with the Company's electric service in New Orleans – which puts ENO's franchise and other rights at risk and ultimately could result in a "taking."

4.

Given the extraordinary relief requested, for the past several years, in multiple submissions to the Council, ENO has expressed a myriad of concerns regarding the implementation of consolidated billing. These concerns include that ENO's billing system would require significant modifications to accommodate consolidated billing; the lack of clarity regarding the cost recovery mechanism and allocation arrangement for consolidated billing; the business risks that consolidated billing presents to ENO and the unreasonable costs to its customers; and there are no safeguards to avoid these risks.

5.

Moreover, over the course of this docket, ENO has raised numerous questions and sought guidance and parameters from the Council regarding consolidated billing, including proposed modifications to the community solar rules to accommodate consolidated billing. To that end,

the Company has also suggested modifications to the existing community solar rules that may reduce the costs and other concerns that ENO has raised regarding consolidated billing.

6.

The issues raised by the Company, among others, strike at the heart of whether consolidated billing is in the public interest. However, the public interest issue, among other threshold issues, remains unresolved.

7.

Any decision made by the Council regarding consolidated billing must be based on actual evidence in the record. A decision cannot be based simply on unsupported argument and conjecture. That would be contrary to law.

8.

On two prior occasions, the Council properly rejected consolidated billing.[2] As the record currently stands, there is no evidence to support a different decision now. In fact, there is no evidence in the record at all.

9.

That is because the current procedures in this docket do not contemplate an evidentiary record being prepared and submitted to the Council. Thus, the Council is not positioned to determine whether consolidated billing is in the public interest or other threshold issues.

10.

Should the Council now be inclined to implement consolidated billing, ENO requests that ENO and other stakeholders be allowed an opportunity to conduct meaningful discovery and

[2] Resolution No. R-23-130, pp. 6-7; Resolution No. R-23-507, Ordering Par. 2.

present evidence through an evidentiary hearing, such that the Council can resolve the public interest and other threshold issues.

11.

In its September 5, 2025 comments, the Company proposed a path forward for stakeholders to present evidence and for the Council to address the public interest and other threshold issues. The path forward would ensure that this docket and the Council proceed in a deliberate manner, and as required by Louisiana law

12.

Given that most community solar projects are only in the application phase and only one project is in the construction phase, the Council has time to consider evidence and carefully sort through the details and implications of consolidated billing before projects come online.

13.

The Council's careful review of the implications of consolidated billing is all the more important and necessary given the news reports about PosiGen, a residential solar installer and intervenor in this docket.

14.

PosiGen recently announced that it is laying off hundreds of employees in Louisiana and ceasing most of its operations throughout the United States due to significant financial difficulties, macroeconomic challenges, and falling demand. PosiGen is not alone in experiencing hardship. The news reports state that "[r]esidential solar installations declined 31%

in 2024. Over the last year, industry titans like SunPower, Sunnova, and Mosaic Solar have all filed for bankruptcy."[3]

15.

The wave of bankruptcies among residential solar installers and financiers, driven largely by macroeconomic strain and policy shifts, signals instability in the distributed solar marketplace. The Council plays a critical role in safeguarding the future of community solar by strengthening program design, transparency, and protections for participants.

16.

As discussed herein, ENO respectfully requests that the Motion be granted, with an amended procedural schedule issued that provides stakeholders an opportunity to present evidence (including pre-filed testimony), and also establishes an evidentiary hearing, such that the Council can resolve the public interest and other threshold issues regarding consolidated billing.

PROCEDURAL BACKGROUND

17.

On July 13, 2022, Madison Energy Investments ("MEI") asked the Council, among other things, to require ENO to implement consolidated billing in the context of the New Orleans community solar program, stating without evidence that "[c]onsolidated utility billing would be

[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).

easier for all parties involved."[4] Thereafter, on September 19, 2022, the Alliance for Affordable Energy ("AAE") filed comments, without evidence, generally supporting MEI's position.[5]

18.

On December 7, 2022, ENO filed comments in opposition to MEI's request, stating that "ENO should not bear the responsibility (and its customers should not bear the cost) to scope out an ill-defined bill credit model change and develop scope of work and cost estimates for changes to ENO's billing system."[6]

19.

On April 6, 2023, considering the parties' comments, the Council issued Resolution No. R-23-130, and specifically stated "***there is not sufficient information in the present proceeding . . . to determine whether it is feasible for the Company to implement consolidated billing***."[7] After the resolution, various parties continued to file comments on consolidated billing and other issues.[8]

20.

On July 7, 2023, Air Products and Chemicals, Inc. ("Air Products") filed comments opposing consolidated billing, stating it "appears to put the financial risk of a Subscriber defaulting on its Subscription payments on ENO, and therefore potentially ENO's customers, and should be rejected."[9]

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4 Motion of MEI to Amend Community Solar Rules (July 13, 2022), p. 5.

5 Comments of the AAE (September 19, 2022), pp. 2-6.

6 Comments of Entergy New Orleans, LLC in Response to MEI's Motion to Amend the Community Solar Rules (December 7, 2022), p. 8.

7 Resolution No. R-23-130, p. 4 (emphasis added).

8 *E.g.*, Comments of AAE (June 16, 2023), p. 4; Comments of Working Power (June 16, 2023), p. 2.

9 Air Products Reply Comments on Proposed Changes to Community Solar Rules (July 7, 2023), p. 4.

21.

On November 2, 2023, considering the parties' comments, the Council issued Resolution No. R-23-507, stating that "***parties have raised valid concerns regarding the utilization of consolidated billing that have not been sufficiently addressed***."[10] At this point, consolidated billing appeared to be formally rejected.

22.

Six months later, however, on April 8, 2024, Together New Orleans ("TNO") and the AAE again raised the issue of consolidated billing in a joint motion to amend the community solar rules, generally arguing, without any evidence whatsoever, that consolidated billing will "reduce barriers to participation, eliminate confusion, and streamline the experience of community solar for customers," and consolidated billing "can be implemented with limited changes to the physical bill and requires only limited communications and data sharing between Subscription Organizations and Utilities."[11]

23.

In response to the joint motion, on July 25, 2024, the Council issued Resolution No. R-24-310, which required, among other things, that ENO submit a proposal to implement consolidated billing by July 1, 2025. The sole justification for the Council's requirement that ENO submit a proposal for implementation was that "TNO and AAE again raised the ***argument*** in favor of consolidated billing."[12] The Council solicited this proposal without amending the community solar rules, citing any record evidence, defining what it meant by "consolidated

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10 Resolution No. R-23-507, p. 8 (emphasis added).

11 Joint Motion of TNO and the AAE to Amend Community Solar Rules (April 8, 2024), pp. 2-4.

12 Resolution No. R-24-310, p. 6 (emphasis added).

billing program," or discussing ENO's or Air Products' stated reasons for opposing consolidated billing.

24.

On October 30, 2024, ENO filed comments discussing the significant hurdles and costs associated with implementing consolidated billing for the community solar program. In particular, ENO expressed concerns about cost shifts to non-participating customers as a result of implementing consolidated billing. As the Company showed in its analysis, the subscriber credit rates set by the Council in November 2023 (which pay low income subscribers $0.02/kWh above retail rates, non-low income subscribers retail rates, and non-residential subscribers credits that exceed the energy component of their commercial rate by including demand charge components in the subscriber credit), will result in an estimated $212 million net cost to customers over the next 20 years under a 60 MW community solar program.

25.

ENO also explained that its business and customer base in New Orleans is significantly different than the few other jurisdictions (*e.g.*, New York) that have implemented consolidated billing and experienced difficulties in doing so. ENO also addressed certain legal concerns surrounding consolidated billing, including that endeavoring to force ENO to implement consolidated billing would infringe on ENO's right to determine how to properly manage and operate its business.[13]

26.

On December 13, 2024, ENO submitted a letter to the Clerk of Council supplementing its October 30, 2024 comments, which provided additional information regarding the hurdles and

[13] ENO Comments (October 30, 2024), pp. 2-5, 11-14.

costs of consolidated billing, as well as the Company's concerns about cost shifts to non-participating customers. Moreover, ENO emphasized that any effort to implement consolidated billing would come at a cost of, among other things, employing additional personnel and upgrading the Company's current billing system. The Company also stated that the community solar rules would need to be modified by the Council to accommodate consolidated billing, and/or that consolidated billing could result in costs among all customers of approximately $2 per month for a typical residential customer.[14]

27.

Further, considering the costs to customers, the Company requested guidance from the Council on a variety of questions pertaining to proposals that may alleviate some of the potential customer inequities, including:

1. In the event the Council elects not to change the bill credit calculation approved in Resolution No. R-23-507, as modified by Resolution Nos. R-24-310 and R-24-571, will the Council consider setting the percentage split of total subscriber credits between subscriber organizations and subscribers in any further amendment of the Rules that adopts consolidated billing?

2. Will the Council consider modifying the credit rate for subscribers and subscriber organizations to a set rate?

3. Will the Council consider limiting the community solar program to low-income customers?

4. Will the Council consider limiting or phasing in the capacity of the community solar program?

5. If the Council further amends its Rules to require consolidated billing, would it limit the participation of anchor customers and the availability of alternative billing structures besides consolidated billing?[15]

[14] December 13, 2024 ENO Letter to Clerk of Council.

[15] December 13, 2024 ENO Letter to Clerk of Council.

28.

In its December 13, 2024 letter, the Company proposed two modifications for the Council to consider: (a) reducing the program capacity limit (*e.g.* from 60 MW to 20-30 MW) and limiting participation to low-income customers, and (b) reducing payments to subscriber organizations, either by changing the credit rate methodology in the rules or by incorporating a competitive process to select projects that can be built at the lowest cost to all customers. While this proposal requires changes to the existing community solar rules, the Company believes this proposal merits serious consideration as these solutions can mitigate the cost shift to customers and minimize some of the policy concerns. These proposals are intended to achieve a fairer outcome for all customers and potentially reduce the implementation costs associated with consolidated billing, but the Council itself heretofore has not opined on them.[16]

29.

On April 2, 2025, TNO made a filing containing a statement that the "net crediting method of consolidated billing is a nationwide best practice integral to the success of New Orleans' community solar program."[17] In response to the unsupported and factually inaccurate statement, on May 27, 2025, ENO filed comments that reasserted its opposition to consolidated billing as expressed in prior submissions.[18]

30.

On June 11, 2025, the Company submitted a letter to the Clerk of Council that, in the absence of Council-approved community solar rules that contemplate consolidated billing, proposed for consideration and discussion certain redlined rules on consolidated billing as ENO

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16 December 13, 2024 ENO Letter to Clerk of Council.

17 TNO Comments (April 2, 2025), p. 6.

18 ENO Comments (May 27, 2025), pp. 2-3.

understands it. As part of the letter, ENO provided an initial estimate of certain costs to implement consolidated billing, and it emphasized that any final estimate could fluctuate depending on the rules and requirements that the Council establishes. The Company also supplemented its prior submissions regarding the hurdles, costs, and concerns associated with consolidated billing.[19]

31.

Days later, on June 26, 2025, the Council issued Resolution No. R-25-352, referring to ENO's June 11, 2025 letter as a "proposal" for consolidated billing and establishing a procedural schedule regarding ENO's so-called "proposal." In particular, the procedural schedule included intervenor comments on September 5, 2025, reply comments on September 26, 2025, and an Advisors Report on October 24, 2025. Resolution No. R-25-352 notably does not reference or solicit commentary on any of the more-detailed proposals made by ENO in its December 13, 2024 letter.

32.

On July 15, 2025, to ensure an accurate record of the proceedings, the Company sent a letter to the members of the Council's Climate & Sustainability Committee stating, among other things, that its June 11, 2025 letter was not a "proposal" for consolidated billing. The letter was also shared with parties. Therein, ENO reiterated its concerns regarding consolidated billing, and it stressed there are many outstanding issues as to how, whether, and when a consolidated billing arrangement could be implemented – and no Council findings as to why such an arrangement ***should*** be implemented.[20]

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[19] June 11, 2025 ENO Letter to Clerk of Council.

[20] July 15, 2025 ENO Letter to Climate Committee.

33.

To that end, ENO pointed out that, to date, the regulatory procedures related to consolidated billing have not produced evidence that would afford the Council an opportunity to consider whether consolidated billing is in the public interest. All parties have not briefed the public interest issue, presented evidence (in the form of pre-filed testimony and/or cost benefit analyses) on consolidated billing in the context of the community solar program in New Orleans, or even reached a common understanding of "consolidated billing." Further, as discussed in prior submissions, ENO requested additional guidance in order to define the parameters of a consolidated billing framework before the Company (and other parties) could develop appropriate estimates of costs and updated processes to administer consolidated billing.[21]

34.

On July 31, 2025, the technical conference was convened, during which ENO again noted that the Council has not yet considered or decided whether consolidated billing in the context of the community solar program in New Orleans is in the public interest. In addition, ENO continued to, among other things, express concerns that its billing system would require significant modifications to accommodate consolidated billing; the cost recovery mechanism and allocation arrangement for consolidated billing remain unclear; consolidated billing presents business risks to ENO and its customers; and there are no defined safeguards to protect ENO and its customers.

35.

Moreover, during the technical conference, various intervenors who do not have franchises in New Orleans stated their intentions to market and sell generation services directly

[21] July 15, 2025 ENO Letter to Climate Committee.

to ENO's existing customers in competition with ENO's electric service. One intervenor stated that the seller of the generation services, a subscriber organization, wanted the option to offer ENO's customers up to 5 different price levels to encourage them to subscribe and not use ENO's electric service. Another intervenor stated that ENO's customers would be able to switch from one subscriber organization to another if customers learned that another subscriber organization was offering lower prices. That same intervenor also stated that customers would be queuing (*i.e.*, lining up) to secure the limited generation services offered by the subscriber organization as opposed to ENO's electric service.

36.

Following the technical conference, in August 2025, certain intervenors submitted responses to the Company's RFIs issued on July 28, 2025, seeking information on various aspects of consolidated billing. On the whole, the responses to the RFIs are general in nature and largely non-responsive; in fact, several intervenors refused to provide any substantive responses to many of the RFIs.[22] By way of example, TNO and SunConnect refused to provide any information regarding their investment proposals or business plans in connection with community solar participation.[23] In addition, SunConnect refused to respond to almost half of the RFIs, and it directed ENO – in response to the Company's effort to gain an improved understanding about consolidated billing in other states, which parties have repeatedly cited as a model of success – to use "a Google search and/or AI [that] can provide more insight onto the

[22] Perch Energy, Solstice Power Technologies, Greater New Orleans Housing Alliance, Gulf States Renewable Energy Industries Association, and Solar Alternatives have not submitted any responses.

[23] TNO Response to ENO 1-19, attached hereto as Exhibit A; SunConnect Response to ENO 1-19, attached hereto as Exhibit B.

consolidated billing programs in Illinois, New York, Oregon, and Virginia."[24] The Company held discovery conferences with various intervenors to discuss their deficient responses; however, no meaningful information was ever provided by the intervenors.

37.

On September 5, 2025, the Company filed comments requesting, among other things, that the Council resolve the public interest and other threshold issues regarding consolidated billing and consider necessary safeguards to protect the Company and its customers as part of any effort to require consolidated billing. The Company offered a path forward for the Council to address the threshold issues and necessary safeguards, certain of which ENO identified and discussed therein. Other parties also filed comments on that date.[25]

38.

On September 9, 2025, the Advisors submitted responses to the Company's RFIs that were issued in August 2025, seeking information on various aspects of consolidated billing, the threshold issues in this docket, as well as the Council's resolutions, among other things. The Advisors objected to every RFI, and failed and refused to provide any substantive response.[26]

39.

On September 26, 2025, ENO filed comments requesting that the Council again decline to modify its community solar rules to require implementation of consolidated billing. ENO noted, among other things, that the intervenors, like the Company, have raised significant policy and legal issues, and no clear path toward resolution of the issues has been identified. That is because the current rulemaking does not contemplate an evidentiary record being developed and

[24] SunConnect Response to ENO 1-26, attached hereto as Exhibit B.

[25] September 5, 2025 ENO Comments.

[26] Advisors Responses to ENO RFIs, attached as Exhibit C.

submitted to allow parties to fully probe, or for the Council to fully consider, the issues. At minimum, the Company requested that any Council decision of whether to modify the rules to require implementation of consolidated billing should be stayed to provide for the issues to be addressed through an evidentiary hearing, consistent with the path proposed by the Company in its prior comments. Other parties also filed comments on that date.[27]

40.

On October 24, 2025, as provided in the procedural schedule in Resolution No. R-25-352, the Advisors submitted their report.[28] As an initial matter, the Advisors rightly observed that the intervenors "have repeatedly ignored the Council's procedural rules and orders in the community solar proceeding and have misinterpreted to the Council the extent to which consolidated billing has been adopted in other jurisdictions as well as what the Council's own Resolutions have said and what the Advisors have said."[29]

41.

The Advisors concluded their report as follows: "The public interest does not require the adoption of Net Crediting Consolidated Billing, but if the Council finds that the potential benefits of Net Crediting Consolidated Billing are desirable for New Orleans, it can adopt Net Crediting Consolidated Billing in a manner that is consistent with the public interest. If the Council wishes to adopt Net Crediting Consolidated Billing, the Advisors recommend," among other things, that the Council require ENO to file detailed cost estimates regarding consolidated

[27] September 26, 2025 ENO Comments.

[28] October 24, 2025 Advisors Report.

[29] October 24, 2025 Advisors Report, pp. 3-4.

billing and a timeline to implement consolidated billing, as well as monthly reports regarding the Company's progress in implementing consolidated billing.[30]

ARGUMENT

42.

As the Council knows, the public interest is a threshold issue in deciding a particular course of action. Whether a course of action is in the public interest will depend upon relevant factors that are potentially quantifiable on an estimated basis, such as likely changes in costs, as well as other factors that are not quantifiable, such as the effect of that course of action on the robustness of a competitive market.

43.

Witnesses provide evidence, facts and opinions that bear on the public interest issue, and the Council ultimately weighs all of the evidence and determines whether the particular proposed course of action is in the public interest. For the past eighty or more years, regulatory decision-making has been tested in the courts by a balancing-of-interests standard. In these cases, beginning with *Federal Power Commission v. Hope Natural Gas Company,*[31] the courts have found that if the regulatory body's decision reflected a reasonable balancing of customer and investor interests, the decision was to be affirmed as just and reasonable.[32]

44.

Courts, however, have reversed regulatory decisions that are not grounded in factual evidence. The courts review the Council's regulatory orders under the same standard that the

[30] October 24, 2025 Advisors Report, p. 57.

[31] 320 U.S. 591, 603 (1944).

[32] *See also* Resolution No. R-18-65 at 107 (A public interest determination often requires "a subjective balancing of interests by the regulator . . . .").

Louisiana Supreme Court has developed for orders of the Louisiana Public Service Commission ("LPSC"), which regulates the investor-owned public utilities that provide service in Louisiana outside of New Orleans.[33] As such, the orders of the Council are subject to judicial review on both the facts and the law.[34] A reviewing court should overturn an order if it is shown to be "arbitrary, capricious, abusive of its authority, clearly erroneous, or unsupported by the evidence."[35] An order is arbitrary and capricious when it is not reasonably based upon the evidence presented.[36] Similarly, a court on judicial review must ensure that the Council engaged in reasoned decision-making by weighing the competing arguments and evidence presented to it and intelligibly explaining the reasons for its choices.[37] Furthermore, a regulatory body "is not entitled to deference in its interpretation of statutes and judicial decisions." [38]

45.

When a utility's significant property interest, one significant to the utility and its investors, is at stake in a regulatory proceeding, the utility is entitled to an evidentiary hearing before that interest can be adversely affected.[39] An evidentiary hearing is a set of procedures through which the utility has the "full opportunity to learn the extent of the case against it and the basis for that case, to present witnesses and introduce documents in support of its position, and to

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[33] *Gordon v. Council of City of New Orleans*, 9 So. 3d 63, 72 (La. 2009).

[34] *LP&L v. Louisiana Pub. Serv. Comm'n*, 237 So. 2d 673, 675 (La. 1970); *United Gas Pipe Line Co. v. Louisiana Pub. Serv. Comm'n*, 130 So. 2d 652, 657 (La. 1961).

[35] *Central La. Elec. Co. v. Louisiana Pub. Serv. Comm'n*, 508 So. 2d 1361, 1364 (La. 1987).

[36] *Natural Gas Co. of Louisiana v. Louisiana Pub. Serv. Comm'n*, 634 So. 2d 358 (La. 1994); *Radiofone, Inc. v. Louisiana Pub. Serv. Comm'n*, 573 So. 2d 460 (La. 1991).

[37] *FERC v. Electric Power Supply Ass'n*, 136 S. Ct. 760, 784 (2016); *Burlington Truck Lines, Inc. v. United States*, 371 U.S. 156, 167-168 (1962); *accord Central La. Elec. Co. v. Louisiana Pub. Serv. Comm'n*, 437 So. 2d 278, 279 (La. 1983).

[38] *Washington St. Tammany Elec. Coop., Inc. v. Louisiana Pub. Serv. Comm'n*, 671 So. 2d 908, 912 (La. 1996).

[39] *Gulf States Utils. Co. v. Louisiana Pub. Serv. Comm'n*, 578 So. 2d 71, 80-81 (La. 1991).

cross-examine [other parties'] witnesses."[40] Submitting arguments and objections in writing to a regulator is not sufficient when a regulator is making a significant determination to the utility or the utility's property interest is at stake.[41]

46.

Here, the intervenors once again have asked the Council to open up the Company's internal billing system and require consolidated billing for the New Orleans community solar program – and they want the Company and its customers to pay for it. The intervenors – who do not have franchise rights in New Orleans – seek this result in furtherance of their stated plans to compete with the Company's electric service. Thus, in addition to the cost of implementation, ENO's property interest in its franchise is at stake, and the intervenors' actions (if implemented) could result in a "taking."

47.

On two prior occasions, the Council properly rejected the intervenors' request for consolidated billing.[42] Should the Council now be inclined to reach a different result, a procedural defect exists that must be fixed to comply with due process requirements.

48.

The procedural schedule provided in Resolution No. R-25-352 regards ENO's so-called "proposal" for consolidated billing – ***not*** the public interest or other threshold issues. There is no comment period for those issues, or for the submission of pre-filed testimony or verified

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[40] *Id*. at 81.

[41] *Londoner v. Denver*, 210 U.S. 373, 386 (1908) ("If it is enough that, under the circumstances, an opportunity is given to submit in writing all objections to and complaints of the tax to the board, then there was a hearing afforded in the case at bar. But we think that something more than that, even in proceedings for taxation, is required by due process.").

[42] Resolution No. R-23-130, pp. 6-7; Resolution No. R-23-507, Ordering Par. 2.

cost/benefit analyses, or for a full evidentiary hearing. In the same way, the Advisors Report does not provide a procedural path for the parties to present evidence on consolidated billing.

49.

Put simply, the current procedures do not contemplate an evidentiary record being submitted, which would allow the Council to fully consider whether consolidated billing is in the public interest or other important policy considerations affecting ENO. This is contrary to law.

50.

Thus, as it currently stands, the record is replete with argument – ***not evidence***. To date, no stakeholders have presented evidence (in the form of pre-filed testimony or otherwise) that it is in the public interest to implement consolidated billing. Moreover, there has been no opportunity for the Company (or the Advisors) to cross-examine witnesses, in an effort to obtain evidence and assist the Council in making a determination on consolidated billing.

51.

Nonetheless, and while glossing over the lack of record evidence (including the intervenors' and the Advisors' own refusal to cooperate in discovery),[43] the Advisors opine in their report that the Council can determine whether "the potential benefits of Net Crediting Consolidated Billing are desirable for New Orleans."[44]

52.

Without evidence in the record, however, the Council cannot make a public interest determination or otherwise resolve the other threshold issues in a manner that will survive

[43] See Exhibits A, B, and C.

[44] October 24, 2025 Advisors Report, p. 57.

judicial review. Indeed, any decision made by the Council regarding consolidated billing must be based on record evidence – not on unsupported argument and conjecture.

53.

As required by law, a full evidentiary hearing is necessary to determine the public interest, to satisfy the due process requirements, and resolve other threshold issues regarding consolidated billing, as well as necessary safeguards for the Company and its customers.

54.

Accordingly, the Company, through this Motion, requests that the Council amend the procedural schedule to allow stakeholders an opportunity to present evidence (including pre-filed testimony) and conduct additional discovery, and also to establish an evidentiary hearing, such that the Council can consider and resolve the public interest and other threshold issues regarding consolidated billing.

55.

The Council's consideration of the public interest is critical. Only a few states actually utilize consolidated billing for their community solar programs. Of the 44 states with community solar programs,[45] just 9 states have implemented consolidated billing. Intervenors recently acknowledged this,[46] after disingenuously telling the Council that consolidated billing is a "nationwide best practice."[47] Thus, the majority of states with community solar programs do

[45] As of December 2024, community solar projects are located in 44 states. *See* https://www.nrel.gov/state-local-tribal/community-solar (Market Status section).

[46] *E.g.*, TNO Response to ENO 1-26, attached hereto as Exhibit A.

[47] TNO Comments (April 2, 2025), p. 6 ("net crediting method of consolidated billing is a nationwide best practice integral to the success of New Orleans' community solar program"); Comments of People's Solar Energy Fund (August 16, 2024), p. 1 ("Net crediting on utility bills is the national best practice for billing."); Comments of Office of Resilience and Sustainability (May 10, 2024), p. 1 ("Net crediting on utility bills is the national best practice for billing, and we believe that New Orleans' community solar program would benefit from a clear and consolidated outline of charges and savings."); Comments of Algier Solar (August 15, 2024), p. 1 ("Net crediting on

not utilize consolidated billing. Moreover, as noted above, the intervenors have not cooperated in discovery, refusing to provide, among other things, their investment proposals and business plans for community solar.[48]

56.

In addition, various states have experienced difficulties implementing consolidated billing in the context of community solar programs. The experiences of other states run directly counter to MEI's unsupported claim that consolidated billing "would be easier for all parties involved."[49] For example, while intervenors point to New York as a model for New Orleans – even though the program stretches across 6 public utilities that together serve millions of customers – New York has had "numerous ongoing billing issues related to utility billing of [community distributed generation] impacting thousands of customers and generating confusion surrounding energy costs and [community distributed generation] program benefits."[50] Moreover, the Minnesota Court of Appeals recently held that a utility could reduce the credit rate

utility bills is the national best practice for billing…."); Comments of Solar Alternatives (August 14, 2024), p. 1 (same);Comments of Green Coast Enterprises (August 7, 2024 and November 27, 2024), p. 1 (same); Comments of 127 Energy (August 13, 2024), p. 1 (same); Comments of Gulf States Renewable Energy Industries Association (August 12, 2024), p. 1 (same); Comments of Solar Access for All Coalition (August 19, 2024), p. 1 (same); Comments of South Coast Solar (August 6, 2024), p. 1 (same); *see also* Joint Motion of TNO and the AAE to Amend Community Solar Rules (April 8, 2024), pp. 2 (consolidated billing "was pioneered in New York and has been increasingly adopted in other states nationwide").

[48] SunConnect Response to ENO 1-26, attached hereto as Exhibit B.

[49] Motion of MEI to Amend Community Solar Rules (July 13, 2022), p. 5.

[50] New York Public Service Commission, Case 19-M-0463, Order, September 15, 2022, p. 3. While it is not immediately clear what steps utilities took to address the billing issues with consolidated billing, a "Solar for All" program has been adopted recently which seems to limit participation to low-income customers and include different consolidated billing and crediting processes. New York Public Service Commission, Case 21-E-0629, Order, May 16, 2024.

to most subscribers because the community solar program unfairly shifted costs onto non-participating customers.[51]

57.

The Council's consideration of the public interest issue – based on evidence – is all the more important and necessary given the demographic of customers that ENO serves and the relative size of its footprint. Complications with implementation of consolidated billing could be significantly impactful for the Company's customers. Indeed, New Orleans customers, many of whom are low income, would face the same problem of cost shifts that led to litigation in Minnesota. The Company previously submitted an analysis showing that the subscriber credit rates set by the Council in November 2023, will result in an estimated $212 million net cost to customers over the next 20 years under a 60 MW community solar program.[52] If these cost shifts are realized, there are no net benefits expected to be achieved with the community solar program.

58.

Further, as noted above, PosiGen recently laid off hundreds of employees in Louisiana and is ceasing most of its operations in the United States due to significant financial difficulties, macroeconomic challenges, and falling demand. Other solar companies are also facing hardships and bankruptcies.[53] The implications of these issues, among others, bear on the public interest and need to be considered by the Council in more depth. Surely the Council will want and need

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[51] *In the Matter of Petition of the Petition of Northern States Power Company, d/b/a Xcel Energy, for Approval of its Proposed Community Solar Garden Program*, A24-1450 et seq., 2025 WL 2205795 (Minn. Ct. App. Aug. 4, 2025) (discussed in https://minnesotareformer.com/2025/08/05/xcel-can-pay-lower-rate-to-community-solar-subscribers-minnesota-appeals-court-rules/).

[52] ENO Comments (October 30, 2024), pp. 2-5.

[53] *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).

to consider evidence of the intervenors' historical business practices in the solar market and understand their financial stability and ability to sustain their business operations, before deciding to require the Company (and New Orleans residents) to make investments in consolidated billing for their programs.

59.

There is sufficient time for the Council to allow for the presentation of evidence and to sort through the details and implications of consolidated billing for the New Orleans community solar program. Most projects are in the application phase, and only one project is in the construction phase. Thus, the Council has time to proceed methodically and carefully to consider the threshold issues and necessary safeguards for the Company and its customers. Indeed, before considering any specific proposal to implement consolidating billing, the Council should require the parties to submit evidence and decide the public interest and other threshold issues that remain outstanding in this docket. The Council should make its determinations through an evidentiary hearing, as required by law.

60.

A noteworthy consideration that bears on the public interest standard involves ENO's franchise rights in New Orleans. In Ordinance No. 7068 C.C.S., as amended, New Orleans granted ENO a non-exclusive indeterminate permit, a type of franchise, authorizing ENO to operate as an electric utility and sell electric service to New Orleans residents.[54]

[54] In consideration of this grant, ENO pays to New Orleans a franchise fee in the amount of five percent (5%) of its gross receipts from the sale of electric service pursuant to its indeterminate permit. *See* Ordinance No. 17962 M.C.S. ENO further has the obligation to sell electric service to New Orleans and its inhabitants that desire such service and are willing to pay the electric rates determined by the Council to be just and reasonable. To date, New Orleans has not granted any other entity the authority to operate as an electric utility in New Orleans. Consolidated billing has the potential to reduce the City's franchise-fee collections at a time when the City is facing challenges to meeting its financial commitments.

61.

The United States Supreme Court has held that the right to sell utility services and operate a utility business are not a matter of common right, but a privilege, the exercise of which, in the absence of a franchise, would be in derogation of the power of the state.[55] In accord with this statement of law, Louisiana courts have held that a competitor without a franchise from a municipality has no right or authority to provide utility service to the inhabitants of the municipality.[56]

62.

The statements at the July 31, 2025 technical conference demonstrate that the intervenors – who do not have franchise rights in New Orleans – intend to compete with ENO. Thus, the Company's property interest in its franchise is at stake, and the intervenors' actions (if implemented) could result in a "taking."

63.

This, in addition to the unaddressed issues and concerns outlined in detail above and in other submittals by the Company in this docket, should be considered and weighed by the Council in an evidentiary hearing against any benefit that may exist with implementation of consolidated billing.

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[55] *Frost v. Corp. Comm'n*, 278 U.S. 515, 521 (1929) ("[T]he right to supply gas or water to a municipality and its inhabitants, . . . to operate a railroad, a street railway, city waterworks or gasworks, . . . are franchises. And. . . . the operation [of such a business] is precluded without a permit from the state governmental agency. Under these conditions, to engage in the business is not a matter of common right, but a privilege, the exercise of which, except in virtue of a public grant, would be in derogation of the state's power. Such a privilege, by every legitimate test, is a franchise.").

[56] *New Orleans Pub. Serv. Inc. v. Citizens Utils. Co.*, 726 So. 2d 1012, 1014-1016 (La. App. 4th Cir. 1999) (whether a competitor is a utility is irrelevant); *Town of Coushatta v. Valley Elec. Membership Corp.*, 139 So. 2d 822, 828 (La. App. 2nd Cir. 1961).

64.

As part of the evidentiary hearing, the Council can consider the myriad substantive obstacles that exist to potentially implementing consolidated billing, and that, to address such obstacles, any proposal to implement consolidated billing would need to include rigorous safeguards approved by the Council to protect customers.

65.

ENO is unwilling to absorb any financial risk or hardship because of consolidated billing. The recent news reports that PosiGen is scaling back its business nationwide, coupled with the ongoing hardships and bankruptcies of other solar companies (mentioned above), make the kind of safeguards being proposed by the Company all the more important and necessary. Indeed, implementing and making investments in furtherance of a consolidated billing arrangement (for which ENO receives no benefit) with unaddressed cost recovery and other business exposure is unacceptable to ENO.

66.

In its September 5, 2025 comments and other submissions, ENO provided examples of the kinds of safeguards and guidance that the Company would need from the Council with regard to consolidated billing. Necessary safeguards and guidance are included in the proposed amended procedural schedule, below.

AMENDED PROCEDURAL SCHEDULE

67.

The procedural schedule should be amended to allow the parties to create an evidentiary record and have a full evidentiary hearing such that the Council can determine the public interest and other threshold issues.

68.

To that end, the Company offers the following proposed amendments to the procedural schedule:

1. The Council would set a procedural schedule allowing for a full evidentiary hearing on the public interest and other threshold issues, including those raised in the Company's December 13, 2024 letter and its September 5, 2025 and September 26, 2025 comments.
2. From the date of the procedural schedule, the following deadlines would be set:
    a. ENO Direct Testimony filed on the 30th day
    b. Intervenor Direct Testimony filed on the 60th day
    c. Advisors Direct Testimony filed on the 90th day
    d. ENO Rebuttal Testimony filed on the 120th day
    e. Discovery cutoff 15 days after ENO Rebuttal Testimony
    f. Evidentiary Hearing held no earlier than 20 days after the discovery cutoff
3. Upon issuance of a final, non-appealable Council order finding that consolidated billing is in the public interest, and once other parameters are established and the community solar rules are updated to account for consolidated billing, ENO would be allowed 14 months from the Council's ordering resolution to finalize implementation requirements and costs through a request for proposals and perform implementation.
4. During the 14 month period, ENO would timely submit an updated cost estimate to implement consolidated billing as directed by the Council. Intervenor comments on the updated cost estimate would be due within 30 days, with reply comments due 30 days later, and a report from the Advisors due 30 days after reply comments.

5. In any resolution approving consolidated billing in the community solar program, the following provisions, at minimum, would be included as safeguards to address the risks of consolidated billing to ENO and its customers:
    a. All subscriber organizations must participate in the Council-approved consolidated billing arrangement.
    b. The guaranteed savings rates for subscribers and the percentage splits of subscription credits between subscribers and subscriber organizations would be prescribed and fixed in the rules, and can only be changed by Council authorization or by mutual agreement of the developers and ENO.
    c. ENO would be entitled to receive an administrative fee for costs to administer the Council's community solar program, and implement and maintain systems and processes supporting consolidated billing.
    d. The agreements between the subscriber organization and the Company must address the following provisions:
        i. Hold harmless and indemnity clauses
        ii. Dispute resolution procedures
        iii. Termination for proper cause
        iv. Confidentiality obligations with respect to customers' information
        v. Warranties
        vi. Recourse for nonpayment
    e. The Council must modify the community solar rules to clearly define how ENO would allocate subscription credits under certain scenarios, including but not limited to: (1) a subscriber closes their ENO account, (2) a subscriber has

been disconnected for non-payment, (3) a subscriber is in arrears, (4) a subscriber organization files for bankruptcy, or (5) a subscriber organization ceases commercial operations.

f. A community solar tariff would be developed such that the costs to implement and maintain consolidated billing are reflected as a line item on each customer's monthly bill. This tariff would be applied exclusively to customers who subscribe to the community solar program.

g. Given the risks to ENO's indeterminate permit, consideration would be given to just compensation provided to ENO by the developers, and/or the assessment of a fee against the subscriber organizations, as further directed by the Council.

CONCLUSION

69.

Here, several intervenors once again have asked the Council to direct ENO to alter its billing system by requiring consolidated billing for the New Orleans community solar program – and they want the Company and its customers to pay for it. The intervenors – who do not have franchise rights in New Orleans – seek this result in furtherance of their stated plans to compete with the Company's electric service. Thus, in addition to the cost of implementation, ENO's property interest in its franchise is at stake, and the intervenors' actions (if implemented) could result in a "taking."

70.

The intervenors' request is extraordinary. As currently postured, this docket presents significant policy and legal issues, as well as significant risks to customers. Indeed, the current

community solar rules potentially combined with consolidated billing create significant cost shift and legal issues, as discussed in prior comments and further articulated herein.

71.

These important threshold issues, in particular the public interest issue, must be decided by the Council based on evidence. The record in this docket, however, is replete with argument – none of which amounts to evidence.

72.

For the reasons discussed herein, the Company respectfully requests that the Motion be granted, with an amended procedural schedule issued that provides for an evidentiary hearing consistent with the schedule proposed herein, in order to resolve the public interest and other threshold issues regarding consolidated billing.

73.

Over the course of the amended procedural schedule, ENO reserves its rights to raise other issues based on ongoing research and discovery or other evidence.

Respectfully submitted,

By: _____

Courtney R. Nicholson, La. Bar No. 32618
Edward R. Wicker, Jr. La. Bar No. 27138
Leslie M. LaCoste, La. Bar No. 38307
639 Loyola Avenue
Mail Unit L-ENT-26E
New Orleans, Louisiana 70113
Telephone: (504) 576-4102
Facsimile: (504) 576-5579
cnicho2@entergy.com
ewicker@entergy.com
llacost@entergy.com

-and-

Stephen Perrien, La. Bar No. 22590
PERRIEN, LLC
111 Veterans Memorial Boulevard
Suite 1520
Metairie, Louisiana 70005-3012
Telephone: (504) 381-0815
sperrien@perrienllc.com
tcragin@entergy.com

-and-

W. Raley Alford, La. Bar No. 27354
STANLEY, REUTER, ALFORD, OWEN, MUNSON & PAUL, LLC
909 Poydras Street
Suite 2500
New Orleans, Louisiana 70112
Telephone: (504) 523-1580
Facsimile: (504) 524-0069
wra@stanleyreuter.com

ATTORNEYS FOR
ENTERGY NEW ORLEANS, LLC

Billing costs for Subscriber Organizations vary widely based on business model, technology choices, and project scale. Having each subscriber organization mount its own billing operation is an inefficient way to run a citywide program.

Question 1.16: Please provide any analyses or estimates in your possession concerning the costs for ENO to implement consolidated billing for the community solar program in New Orleans.

We do not possess proprietary estimates for ENO's internal costs, but public estimates from states like New York and Minnesota show that utility consolidated billing is cost-effective compared to duplicative third-party billing systems.

Question 1.17: Please provide any analyses or estimates in your possession concerning the bill impacts to ENO's customers resulting from ENO's implementing consolidated billing for the community solar program in New Orleans.

We do not possess this proprietary information, and without knowing how much the implementation of consolidated billing will cost, it's impossible to tell. But under net crediting, utilities recover administrative costs relating to billing and benefit from avoided procurement. Further, net crediting reduces program attrition and bad debt, lowering systemic cost exposure.

Question 1.18: Please identify your expected annual revenues and expenses resulting from your participation in a community solar program in New Orleans.

We respectfully decline to provide the requested financial data. The requested data is competitively sensitive and proprietary.

Question 1.19: Please produce copies of any investment proposals or business plans that you have prepared in connection with your planned participation in a community solar program in New Orleans.

We respectfully decline to provide the requested financial data. The requested data is competitively sensitive and proprietary.

Question 1.20: What protections should the Council provide ENO (and its customers) to address any losses or damage to its existing systems that result from implementation or attempted implementation of a consolidated billing program?

Reasonable indemnification clauses and utility input into billing design can mitigate risks to utility systems. These are standard in other markets.

Question 1.21: What protections should the Council provide to ensure that utility consolidated billing does not increase delayed or partial payments by subscribing customers?

Delays or non-payments are reduced with consolidated billing. Utilities can apply existing collections protocols and set clear rules for partial payments.

Question 1.22: What protections should the Council provide to protect ENO (and its customers) from claims against it by Subscriber Organizations (and Affiliates)?

Dispute resolution procedures and standardized contracts can insulate ENO from undue risk while ensuring fair treatment of Subscriber Organizations.

Question 1.23: What protections should the Council provide to keep ENO customer data secure under a consolidated billing program?

Data security can be addressed through nondisclosure agreements and cybersecurity standards, following best practices from utilities nationwide.

Question 1.24: If you contend that non-participating customers should bear any costs of a community solar program (including for consolidated billing), please explain the basis or rationale for your contention, and state how much non-participating customers should pay.

Community solar delivers broad public benefits, expanding access to clean energy, supporting grid resilience, and advancing equity by including renters and low-income households who are otherwise excluded from renewable options. These outcomes serve the public interest and align with Council policy goals.

Utility cost structures are, by necessity, shared. All customers routinely support system costs for infrastructure, programs, and services from which they may not individually benefit to the same extent, such as electric vehicle infrastructure, energy efficiency programs, demand response pilots, or transmission upgrades driven by regional reliability needs. The electric utility is a shared platform, and cost distribution is not, and cannot be, perfectly individualized. This is a feature of a modern, integrated utility system, not an exception.

Community solar's system-wide benefits, such as reduced peak load, deferred capacity investment, avoided procurement of marginal energy, and potential locational benefits on the distribution grid, accrue broadly. In that light, modest administrative costs, if any, borne by the wider customer base are not categorically unfair, particularly when weighed against the program's role in creating a more inclusive and sustainable energy system.

We do not propose a specific amount that non-participating customers should pay. That determination belongs in a broader policy discussion that weighs costs against system-wide and societal benefits.

Question 1.25: Do you support a competitive procurement process among Subscriber Organizations (and Affiliates) seeking to participate in the community solar program. If not, please explain why.

Competitive procurement is not appropriate for subscriber-driven community solar. Open enrollment supports innovation and access.

Question 1.26: Concerning your March 26, 2024 comments in this docket, please identify the states that have adopted the net crediting model of utility-consolidated billing.

According to NREL's data set, states with utility-consolidated billing either implemented or mandated include Alaska, Colorado, Illinois, Maryland, Minnesota, New Jersey, New York, Oregon, Virginia. States having implemented or that are working on implementing the net crediting model are New York, New Jersey, Maryland and Minnesota.

Question 1.27: Concerning your March 26, 2024 comments in this docket, please identify and quantify the "billing and collection costs that Subscription Organizations (and Affiliates) would incur in the absence of utility consolidated billing."

Billing costs for Subscriber Organizations vary widely based on business model, technology choices, and project scale. Having each subscriber organization mount its own billing operation is an inefficient way to run a citywide program.

Question 1.28: Concerning your March 26, 2024 comments in this docket, please share all documents in your possession that estimate the costs of executing the billing.

See answer to 1-27.

Question 1.29: Concerning your March 26, 2024 comments in this docket, please identify all successful community solar programs that have implemented net crediting.

See 1-26.

Question 1.30: Please explain your September 13, 2024 comments in this docket that "net crediting is an essential linchpin to this program."

Net crediting simplifies the customer experience and removes barriers that disproportionately affect low-income residents. Under dual billing, customers must navigate two separate bills—one from the utility and one from the subscriber organization—making it difficult to determine whether they are receiving a benefit. Net crediting consolidates these into a single utility bill, where solar credits appear directly and automatically reduce the customer's electric bill.

This clarity and ease of participation are especially critical for low-income households, many of whom may be unbanked or enrolled in assistance programs like LIHEAP. Net crediting ensures that savings are guaranteed and visible, making participation possible for residents who could not otherwise take on the financial and administrative risk of dual billing. It also helps subscriber organizations reduce risk, enabling more financing for LMI-targeted projects.

In short, we believe net crediting is a prerequisite for accessibility, transparency, and scalability of the program—not just a billing preference, but a structural requirement for success.

ENO 1-17

Please provide any analyses or estimates in your possession concerning the bill impacts to ENO's customers resulting from ENO's implementing consolidated billing for the community solar program in New Orleans.

We do not possess this proprietary information, and without knowing how much the implementation of consolidated billing will cost, it's impossible to tell. But under net crediting, utilities recover administrative costs relating to billing and benefit from avoided procurement. Further, net crediting reduces program attrition and bad debt, lowering systemic cost exposure.

ENO 1-18

Please identify your expected annual revenues and expenses resulting from your participation in a community solar program in New Orleans.

We decline this request to provide financial data. This is commercially sensitive and proprietary information.

ENO 1-19

Please produce copies of any investment proposals or business plans that you have prepared in connection with your planned participation in a community solar program in New Orleans.

We decline this request to provide financial data. This is commercially sensitive and proprietary information.

ENO 1-20

What protections should the Council provide ENO (and its customers) to address any losses or damage to its existing systems that result from implementation or attempted implementation of a consolidated billing program?

Reasonable indemnification clauses and utility input into billing design can mitigate risks to utility systems. These are standard in other markets.

ENO 1-21

What protections should the Council provide to ensure that utility consolidated billing does not increase delayed or partial payments by subscribing customers?

Delays or non-payments are reduced with consolidated billing. Utilities can apply existing collections protocols and set clear rules for partial payments. We suggest that credits stay on a customer's bill for 30-60 days then are transferred to other subscribers on a waitlist if the bill is left unpaid. This should motivate timely payments, as customers who pay their bills on time reap the benefits.

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distribution grid, accrue broadly. In that light, modest administrative costs, if any, borne by the wider customer base are not categorically unfair, particularly when weighed against the program's role in creating a more inclusive and sustainable energy system.

We do not propose a specific amount that non-participating customers should pay. That determination belongs in a broader policy discussion that weighs costs against system-wide and societal benefits.

ENO 1-25

Do you support a competitive procurement process among Subscriber Organizations (and Affiliates) seeking to participate in the community solar program. If not, please explain why.

Council's directive is around Consolidated Billing. Competitive procurement would be an entirely different program and is therefore outside the scope. That said, competitive procurement is not appropriate for subscriber-driven community solar. Open enrollment supports innovation and access.

ENO 1-26

Concerning your November 21, 2024 comments in this docket, please provide copies of statutes or regulatory orders from the "four states" that "require utility-consolidated billing."

Our research is proprietary; however, a Google search and/or AI can provide more insight onto the consolidated billing programs in Illinois, New York, Oregon, and Virginia.

State	Authority / Program	Requirement Summary
Maryland	COMAR 20.62.06.03–.04; Public Utilities § 7-306.2	Mandates utility-consolidated billing; subscriber organizations may opt-in; LMI savings floor required
New York	PSC Case 19-M-0463	Orders utilities to adopt consolidated billing for CDG (community solar); includes implementation deadlines

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Oregon	Oregon PUC Community Solar Program Oversight	Requires utility-consolidated billing to ensure consumer protections; supersedes developer-only billing
Virginia	HB 629 (2020); SCC shared solar implementation	Requires Dominion to implement a shared solar program with utility coordination and single billing
New Jersey	BPU Community Solar Rules via BGS / POR framework	Community solar uses utility-consolidated billing through utility-led crediting and payment mechanisms

ENO 1-27

Concerning your November 21, 2024 comments in this docket, please identify the "3rd-party companies that specialize in this kind of platform management."

Given the programs implemented by ENO, there are probably already platforms in place that can be used (or slightly modified) for consolidated billing. We were referring to companies in the community solar space or direct billing space as utility consolidated billing is becoming more common in deregulated markets. Some third-party platform providers that support billing, customer management and data integration include Solstice, Arcadia, Perch, EnergySage NeighborhoodSun, and SunShare. Perhaps Entergy Texas has some systems they can share as well since they are operating in a deregulated market.

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BEFORE THE

COUNCIL OF THE CITY OF NEW ORLEANS

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

ADVISORS TO THE COUNCIL OF THE CITY OF NEW ORLEANS' RESPONSES TO ENTERGY NEW ORLEANS, LLC'S FIRST SET OF REQUESTS FOR INFORMATION

The Advisors to the Council of the City of New Orleans hereby submit the following responses to Entergy New Orleans, LLC's First Set of Requests for Information in the above captioned proceeding as follows:

ENO 1-1

What procedural process should the Council institute to determine whether utility consolidated billing serves the public interest?

Response

The Advisors object to this request to the extent that it calls for a legal conclusion. The Advisors further object to this request as hypothetical and assumes legal positions asserted by ENO in this proceeding. Subject to and without waiving these objections, please see Council Resolution No. R-25-352 for the Council's procedure to consider ENO's consolidated billing proposal.

ENO 1-2

What factors should the Council consider when determining whether utility consolidated billing serves the public interest?

Response

The Advisors object to this request to the extent that it calls for a legal conclusion and seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. The Advisors further object to this request as hypothetical and assumes legal positions asserted by ENO in this proceeding. Subject to and without waiving these objections, please see Council Resolution No. R-25-352 for the Council's procedure to consider ENO's consolidated billing proposal.

ENO 1-3

What factual evidence must the Council assemble in order to evaluate whether utility consolidated billing serves the public interest?

Response

The Advisors object to this request to the extent that it calls for a legal conclusion and seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. The Advisors further object to this request as hypothetical and assumes legal positions asserted by ENO in this proceeding. Subject to and without waiving these objections, please see Council Resolution No. R-25-352 for the Council's procedure to consider ENO's consolidated billing proposal.

ENO-1-4

Please state whether the Council has made a formal determination that consolidated billing in the New Orleans community solar program is in the public interest.

a. If the answer is "yes," provide the Council resolution number and specific language in the resolution reflecting that determination.

b. For that resolution, identify each specific item of evidence in the administrative record that the Council relied upon in making this determination.

Response

The Advisors object to this request to the extent that it calls for a legal conclusion. Further, the Council's resolutions, orders and ordinances are publicly available, speak for themselves and are the best evidence of their contents.

ENO 1-5

Please explain whether solar developers and/or Subscriber Organizations that seek to participate in the community solar program in New Orleans are "public utilities" subject to Council regulation.

Response

The Advisors object to this request to the extent that it calls for a legal conclusion and seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine.

ENO 1-6

What recommendations are you making to the Council concerning franchise rights and fees for services provided by solar developers and/or Subscriber Organizations?

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-7

With reference to Council Resolution No. R-19-111, at 3, what specific protections would you propose to the Council for utility consolidated billing to protect non-participating ratepayers and to make sure that all appropriate risks are borne by developers?

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352. Subject to and without waiving these objections, the Council's Community Solar Rules reflect the Council's determinations as to the appropriate levels of cost and risk to be borne by various parties, including but not limited to, Sections V. Capacity Limits; VII.G. Utility Cost Recovery and Charges; VIII. Subscription Credits, IX. Unsubscribed Energy; and XIII. Consumer Protection & Disclosure.

ENO 1-8

Should the Council consider provider consolidated billing (*i.e.,* consolidated billing administered by the community solar Subscriber Organization) as an alternative to utility consolidated billing? If not, please explain why.

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-9

Please identify and explain alternatives to utility consolidated billing that can achieve similar benefits to those claimed by intervenors in this docket.

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-10

Please identify any regulator that has imposed utility consolidated billing in connection with a community solar program and provide the regulatory orders.

Response

The Advisors object to this request as vague, ambiguous, overly broad, unduly burdensome, and not reasonably calculated to lead to the discovery of admissible evidence. The Advisors also object that the request seeks publicly available information that is as accessible to ENO as it is to the Advisors. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-11

What rules should the Council impose if a participating customer disputes the community solar portion of a bill?

Response

The Advisors object to this request as vague, ambiguous, overly broad, and not reasonably calculated to lead to the discovery of admissible evidence. Further, the Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352. Subject to and without waiving these objections, the Council's Community Solar Rules reflect the Council's determination as to the manner in which the Community Solar Rules shall be enforced, including, but not limited to Section XIV. Enforcement of These Rules.

ENO 1-12

With a consolidated billing program, how do you propose to address nonpayment or partial payment by a subscribing customer?

Response

The Advisors object to this request as vague, ambiguous, overly broad, and not reasonably calculated to lead to the discovery of admissible evidence. Further, the Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-13

Please provide any estimated costs that you have obtained for a solar developer to conduct its own billing to program participants in a dual-billing model.

Response

The Advisors are not in possession of any such estimates.

ENO 1-14

Please provide any analyses or estimates in your possession concerning the costs for ENO to implement consolidated billing for the community solar program in New Orleans.

Response

The Advisors object to this request because it seeks information in the possession of, known to, or otherwise available to ENO. Subject to and without waiving the foregoing objection, the Advisors are not in possession of any analyses or estimates concerning the costs specifically for ENO to implement consolidated billing for the community solar program in New Orleans other than those already submitted to the Council in this docket.

ENO 1-15

Please provide any analyses or estimates in your possession concerning the bill impacts to ENO's customers resulting from ENO's implementing a consolidated billing for the community solar program in New Orleans.

Response

The Advisors object to this request because it seeks information in the possession of, known to, or otherwise available to ENO. Subject to and without waiving the foregoing objection, the Advisors are not in possession of any such analyses or estimates.

ENO 1-16

What protections should the Council provide to ENO to address any losses or damage to its existing systems that result from implementation or attempted implementation of a consolidated billing program?

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352. Subject to and without waiving these objections, the Council's Community Solar Rules reflect the Council's determinations as to the treatment of utility costs including but not limited to, in Section VII.G. Utility Cost Recovery and Charges.

ENO 1-17

What protections should the Council provide to ensure that utility consolidated billing does not increase delayed or partial payments by subscribing customers?

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-18

What protections should the Council provide to protect ENO from claims against it by solar developers and/or Subscriber Organizations?

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-19

What protections should the Council provide to keep ENO customer data secure under a consolidated billing program?

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

ENO 1-20

If you contend that non-participating customers should bear any costs of a community solar program, please explain the basis or rationale for your contention.

Response

The Advisors object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352. Subject to and without waiving these objections, the Council's Community Solar Rules reflect the Council's determinations as to the appropriate levels of cost to be borne by various parties, including but not limited to, VII.G. Utility Cost Recovery and Charges; VIII. Subscription Credits, IX. Unsubscribed Energy; and XIII. Consumer Protection & Disclosure.

ENO 1-21

In the early 2000s, did the Advisors recommend to the Council not to implement retail open access? If not, what was the Advisors' recommendation? Provide all documents relied upon for this response.

Response

The Advisors object to this request as vague, ambiguous, overly broad, unduly burdensome, and not reasonably calculated to lead to the discovery of admissible evidence. The Advisors also object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Subject to and without waiving the foregoing objections, the Advisors' public recommendations to the Council, including those from the 2000s are publicly available, speak for themselves and are the best evidence of their contents.

ENO 1-22

In the early 2000s, did the Advisors recommend that the Council authorize a non-bypassable charge to recover stranded costs if the Council did implement retail open access? If not, what was the Advisors' recommendation? Provide all documents relied upon for this response.

Response

The Advisors object to this request as vague, ambiguous, overly broad, unduly burdensome, and not reasonably calculated to lead to the discovery of admissible evidence. The Advisors also object to this request to the extent that it seeks information that is protected by the Attorney-Client Privilege and the Attorney Work Product Doctrine. Subject to and without waiving the foregoing objections, the Advisors' public recommendations to the Council, including those from the 2000s are publicly available, speak for themselves and are the best evidence of their contents.

ENO 1-23

Provide the Council's final decision from the early 2000s rejecting retail open access.

Response

The Advisors object to this request to the extent that the Council's resolutions, orders and ordinances are publicly available, speak for themselves and are the best evidence of their contents.

ENO 1-24

Is allowing Subscriber Organizations to market and sell to ENO's customers a service competing

with ENO's electric service a form of retail open access? If not, why not?

Response

The Advisors object to this request to the extent that it calls for a legal conclusion. The Advisors further object to this request as hypothetical and assumes legal positions asserted by ENO in this proceeding. Additionally, the Advisors object to this request as premature in as much as the Advisors intend to include all relevant information related to ENO's consolidated billing proposal in the Advisors' Report pursuant to Council Resolution No. R-25-352.

Respectfully submitted,

DENTONS US LLP,

/s/ J. A. Beatmann, Jr.

Basile J. Uddo (Bar No. 10174)
J. A. Beatmann, Jr. (Bar No. 26189)
650 Poydras Street, Suite 2850
New Orleans, LA 70130
504-524-5446 (Office)
504-256-6142 (JAB Mobile)
jay.beatmann@dentons.com

Clinton A. Vince
Emma F. Hand
Presley R. Reed, Jr.
1900 K Street, N.W.
Washington, D.C. 20006
202-408-6400 (Telephone)
202-408-6399 (Facsimile)
clinton.vince@dentons.com
emma.hand@dentons.com
presley.reedjr@dentons.com

Attorneys for the Council of the City of New Orleans

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Advisors to the Council of the City of New Orleans' Responses to Entergy New Orleans, LLC's First Set of Requests for Information has been served upon "The Official Service List" via electronic mail and/or U.S. Mail, postage properly affixed, this 9th day of September, 2025.

/s/ J. A. Beatmann, Jr.

J. A. Beatmann, Jr.

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.

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

Erin Spears, Chief of Staff
Bobbie Mason
Christopher Roberts
Byron Minor
Candace Carmouche
Jared Reese
Tyrianne Varnado
Council Utilities Regulatory Office
City of New Orleans
City Hall, Room 6E07
1300 Perdido Street
New Orleans, LA 70112

Krystal D. Hendon
CM Moreno Chief of Staff
1300 Perdido Street, Room 2W50
New Orleans, LA 70112

Sayde Finkel
CM Moreno Chief of Staff
1300 Perdido Street, Room 2W40
New Orleans, LA 70112

Justyn Hawkins
Chief of Staff
New Orleans City Council
City Hall, Room 1E06
1300 Perdido Street
New Orleans, LA 70112

Donesia D. Turner
Tanya L. Irvin
Chief Deputy City Attorney
City Attorney Office
City Hall, Room 5th Floor
1300 Perdido Street
New Orleans, LA 70112

Norman White
Department of Finance
City Hall, Room 3E06
1300 Perdido Street
New Orleans, LA 70112

Greg Nichols
Deputy Chief Resilience Officer
Office of Resilience & Sustainability
1300 Perdido Street, Ste. 8E08
New Orleans, LA 70112

Sophia Winston
Energy Policy & Program Manager
Office of Resilience & Sustainability
1300 Perdido Street, Ste. 8E08
New Orleans, LA 70112

Hon. Jeffery S. Gulin
3203 Bridle Ridge Lane
Lutherville, MD 21093

Clinton A. Vince, Esq.
Presley R. Reed, Jr., Esq.
Emma F. Hand, Esq.
Dee McGill
Dentons US LLP
1900 K Street NW
Washington, DC 20006

Basile J. Uddo, Esq.
J.A. "Jay" Beatmann, Jr.
c/o Dentons US LLP
The Poydras Center
650 Poydras Street, Suite 2850
New Orleans, LA 70130-6132

Joseph W. Rogers
Victor M. Prep
Legend Consulting Group
6041 South Syracuse Way, Suite 105
Greenwood Village, CO 80111

Leroy Nix
VP, Regulatory Affairs
Entergy New Orleans, LLC
Mail Unit L-MAG-505B
1600 Perdido Street
New Orleans, LA 70112

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

Polly Rosemond
Kevin T. Boleware
D'Angela Savoi
Keith Wood
Derek Mills
Ross Thevenot
Tamika Robinson
Greg Crisler
Entergy New Orleans, LLC
Mail Unit L-MAG-505B
1600 Perdido Street
New Orleans, LA 70112

Vincent Avocato
Entergy New Orleans, LLC
2107 Research Forest Drive, T-LFN-4
The Woodlands, TX 77380

Courtney Nicholson
Heather Silbernagel
Leslie M. LaCoste
Lacresha Wilkerson
Edward R. Wicker, Jr.
Linda Prisuta
Jessica Coolidge
Entergy Services, LLC
Mail Unit L-ENT-26E
639 Loyola Avenue
New Orleans, LA 70113

Joseph J. Romano, III
Tim Rapier
Erin Farrell
Entergy Services, LLC
Mail Unit L-ENT-3K
639 Loyola Avenue
New Orleans, LA 70113

Andy Kowalczyk
350 New Orleans
1115 Congress St.
New Orleans, LA 70117

Benjamin Quimby
350 New Orleans
1621 S. Rampart St.
New Orleans, LA 70113

Katherine W. King
Randy Young
Kean Miller LLP
Air Products and Chemicals, Inc.
400 Convention Street, Suite 700
Post Office Box 3513
Baton Rouge, LA 70821

Maurice Brubaker
Michael Weizman
Air Products and Chemicals, Inc.
16690 Swingly Ridge Road, Suite 140
Chesterfield, MO 63017

Jeffery D. Cantin
Stephen Wright
Gulf States Renewable Energy Industries Assoc.
400 Poydras Street, Suite 900
New Orleans, LA 70130

Myron Katz, PhD
ProRate Energy, Inc.
302 Walnut Street
New Orleans, LA 70118

Broderick Bagert
Abel Thompson
Nathalie Jordi
Together New Orleans
2721 S. Broad St.
New Orleans, LA 70125

Tom Guinan Jr.
Algiers Solar
3401 General DeGaulle Dr. Ste. 105
New Orleans, LA 70114

Renate Heurich
350 New Orleans
1407 Napoleon Avenue, Suite #C
New Orleans, LA 70115

Carrie Tournillon
Kean Miller LLP
Air Products and Chemicals, Inc.
900 Poydras Street, Suite 3600
New Orleans, LA 70112

Jesse George
Logan Atkinson Burke
Sophie Zaken
Alliance for Affordable Energy
4505 S. Claiborne Avenue
New Orleans, LA 70125

Juliana Harless
Associate, Southeast Market
Madison Energy Investments
110 Green Street, Suite 901
New York, New York 10012

Laurel Passera
Senior Director
Policy and Regulatory Affairs
Coalition For Community Solar Access
1380 Monroe Street, NW #721
Washington, DC 20010

Pierre D. Moses
127 Energy
952 School St. #127
Napa, CA 94559

Andreanecia M. Morris
Greater New Orleans Housing Alliance
President
Brandon Hawkins
Deputy Director, Policy & Advocacy
4640 S. Carrollton Avenue, Ste. 160
New Orleans, LA 70119

Jackie Dadakis
Green Coast Enterprises
CEO
Regina LaMacchia
Director of Development
636 N. Carrollton Avenue
New Orleans, LA 70119

Gary Skulnik
Neighborhood Sun
CEO
636 N. Carrollton Avenue
New Orleans, LA 70119

Georgina Arreola
Perch Energy
Vice President of Policy
P.O. Box 170718
Boston MA, 02117

Jeff Cantin
Solar Alternatives
President
5804 River Oaks Road S.
New Orleans, LA 70123

Alex Pasanen
Solstice Power Technologies
Senior Policy Coordinator
186 Alewife Brook Pkwy
Cambridge, MA 02138-1121

Scott Oman
South Coast Solar
2605 Ridgelake Drive
Metairie, LA 70002

Maryem Gad
Working Power
No Address

Gary Kassem
Manager
Erica Buster
Vice President
SunConnect
3021 Airport Pulling Road,
N. Suite 201
Naples, FL 34105

Julian Thomas
Carpe Diem Developers PR, LLC
151 Calle San Francisco
Suite #200 PMB 5014
San Juanm PR 0091-1607

New Orleans, Louisiana, this 25th day of November 2025.

Courtney R. Nicholson

November 26, 2025

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

In accordance with Rider Schedule EAC-1, Entergy New Orleans, LLC has calculated Environmental Adjustments for the December 2025 billing cycle as follows:

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

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

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

Entergy New Orleans, LLC will commence billing the above specified fuel adjustments on December 01, 2025.

Sincerely,

Scott M. Celino

Scott M. Celino
Manager, Fuel & Special Riders

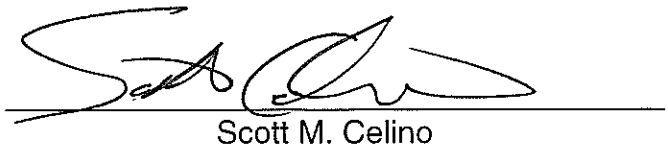
SC/tmv
Enclosures

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

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

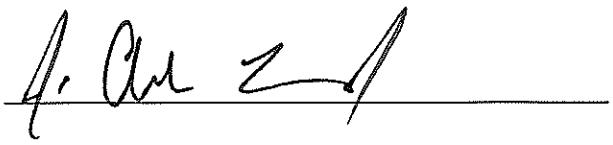


Scott M. Celino
Manager, Fuel & Special Riders
Entergy Services, Inc.

SWORN TO AND SUBSCRIBED

before me this 10th day of

November, 2025.



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

AFFIDAVIT

STATE OF TEXAS

COUNTY OF MONTGOMERY

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

Vice President, Fuel Supply Operations
Entergy Services, LLC

SWORN TO AND SUBSCRIBED before me this 6th day of November, 2025

Michelle Condon
Notary Public or Official

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

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

EAC RATES

1	Actual Costs for the Operations Month-Per Books	WP3	$0.00		
1a	kWh Input for Operations Month	WP4	401,914,573	kWh	
1b	Cost/kWh of Input for Operations Month	L1 / L1a	$0.000000	/kWh	
2	Non-Transmission Service Level Voltage Loss Factor	WP1 Line 5	1.005497		
3	EAC Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2		$0.000000	/kWh
4	Transmission Service Level Voltage Loss Factor	WP1 Line 6	1.004522		
5	EAC Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month Excluding Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L1b * L4		$0.000000	/kWh
6	EAC Rate per kWh Delivered for Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L5 * 1.3		$0.000000	/kWh
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Page 2 L7		$0.000000	/kWh
8	Non-Transmission Service Voltage Level kWh Rate	L3 + L7		$0.000000	/kWh
9	Transmission Service Voltage Level Sales Excluding Rate Schedule EIS Available and Off-Peak kWh Rate	L5 + L7		$0.000000	/kWh
10	Rate Schedule EIS Available and Off-Peak kWh Rate	L6 + L7		$0.000000	/kWh

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

CUMULATIVE (OVER)/UNDER RECOVERY

1	Cumulative (Over) / Under Collection from Previous Month	Prior Month Legacy ENO Attachment A, Page 2, Line 5	$2,515.72		
2	Actual Costs for Operations Month - Per Books	WP3	$0.00		
3	EAC Revenue for Operations Month-Per Books	WP2, Ln 21e	($0.07)		
4	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L1 + (L1 + L2 - L3)) / 2) * ((Prime Rate) / 12) (See Note)	$14.68		
5	Cumulative (Over) / Under for Operations Month	L1 + L2 - L3 + L4		$2,530.46	

(OVER) / UNDER SURCHARGE RATE

6	Sales for 12 Months Ending With Operations Month	(WP2, Ln 13 Cols. e+f+g+h+j)	5,607,021,029	kWh	
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L5/L6		$0.000000	/kWh

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

ENTERGY NEW ORLEANS, LLC.
LOSS FACTORS
Data Based on Operations Month of October 2025
Applied to Bill in the Month of December 2025

SALES AND INPUT

1	Non-Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month	WP2, Ln 13 Col. (j)	5,311,243,456	kWh	
2	Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	5,637,556,302	kWh	
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	297,115,079	kWh	
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3			5,340,441,223 kWh

LOSS FACTORS

5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1	1.005497
6	Transmission Service Level Voltage Loss Factor	WP5	1.004522

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

Line No.	Oper. Mth.	a Residential	b Gov. & Mun. Incl. HV	c Commercial	d Industrial Incl. Transmission Service Level	e HV	f LIS	g EIS Firm	h EIS Available & Off-Peak	i Interdept.	j Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	Nov-24	150,183,368	67,749,063	164,712,232	31,670,853	13,615,728	11,676,000	-	-	212,664	389,236,452
2	Dec-24	155,280,218	61,719,961	155,491,812	29,338,216	12,524,050	12,138,000	-	-	212,664	377,380,820
3	Jan-25	210,640,374	56,929,547	157,846,778	21,690,359	11,614,034	6,468,000	-	-	212,664	429,237,688
4	Feb-25	199,423,351	62,818,321	151,090,565	26,424,904	10,878,705	10,584,000	-	-	212,664	418,507,101
5	Mar-25	144,874,134	56,346,301	142,306,052	31,275,777	11,110,052	14,784,000	-	-	212,664	349,120,876
6	Apr-25	135,512,112	59,289,258	147,112,653	29,542,838	11,710,895	12,012,000	-	-	212,664	347,946,630
7	May-25	167,533,300	63,196,793	166,138,114	30,538,969	12,717,915	11,130,000	-	-	212,664	403,771,924
8	Jun-25	216,447,552	69,810,194	190,786,382	34,137,111	13,673,325	11,970,000	-	-	212,664	485,750,578
9	Jul-25	271,556,366	72,661,552	204,818,674	35,705,788	13,692,515	12,096,000	-	-	212,664	559,166,529
10	Aug-25	268,283,779	70,964,826	203,366,630	37,051,310	14,886,367	13,146,000	-	-	212,664	551,846,841
11	Sep-25	252,057,617	72,920,626	201,984,544	36,201,050	14,943,053	13,020,000	-	-	212,664	535,413,448
12	Oct-25	204,313,761	69,013,126	182,461,084	33,250,868	13,836,934	11,550,000	-	-	212,664	463,864,569
13	Total 12 Mths.	2,376,105,932	783,419,567	2,068,115,520	376,828,042	155,203,573	140,574,000	0	0	2,551,968	5,311,243,456

	12 Months Transmission Service Level Sales	
	Adjusted to Input Level:	
14	Transmission Service Excl. EIS Available & Off-Peak	295,777,573
15	Voltage Level Adj.	1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)	297,115,079
17	EIS Available & Off-Peak	0
18	Voltage Level Adj. for EIS Avail. & Off-Peak (Other Trans. Serv. Level Voltage Level Adj. * 1.3)	1.305879
19	Input for Rate Schedule EIS Available & Off-Peak	0
20	Total Input for Transmission Level Sales	297,115,079

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

	(a) Residential	(b) Gov. & Mun. Incl. HV	(c) Commercial	(d) Industrial	(a+b+c+d) Total Per Book Revenues
21	0.00	0.00	(0.07)	0.00	(0.07)

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

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

Entergy New Orleans, LLC
Fuel Costs
October 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt	
2025	10	N0000	447002	737	MISO Energy Sales		PPD0577735	Electric	(4,995,452.87)	
2025	10	N0000	447002	737	MISO Other Rev		PPD0577735	Electric	(119.90)	
2025	10	N0000	447002	737	Rev 202205 MISO Uplift		PPD0577735	Electric	56.53	
2025	10	N0000	447002	737	Rev 202206 MISO Ancillaries		PPD0577735	Electric	(0.06)	
2025	10	N0000	447002	737	Rev 202206 MISO Uplift		PPD0577735	Electric	(56.58)	
2025	10	N0000	447002	737	Rev 202212 MISO Uplift		PPD0577735	Electric	293.89	
2025	10	N0000	447002	737	Rev 202506 MISO Ancillaries		PPD0577735	Electric	105.35	
2025	10	N0000	447002	737	Rev 202506 MISO Uplift		PPD0577735	Electric	23,420.46	
2025	10	N0000	447002	737	Rev 202509 MISO Sales		PPD0577735	Electric	(55,521.78)	
2025	10	N0000	447002	737	Rev 202509 MISO Uplift		PPD0577735	Electric	2,827.28	
		Total Sales to Non-Assoc. Cos.							**(5,024,447.68)**	**(195,932,090.00)**
		Total Fuel Oil								**0.00**
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0572100	Electric	(1,978.78)	
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLP0576623	Electric	6,093.51	
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	4,011.07	
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0572121	Electric	(6,104.70)	
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	246,834.72	
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0572121	Electric	(305,235.00)	
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLP0576623	Electric	304,675.32	
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLP0576620	Electric	1,978.78	
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	10,627.55	
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLP0576620	Electric	121,771.00	
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0572100	Electric	(121,771.00)	
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	531,377.51	
2025	10	N0000	501203	172	BP	UP1	FLP0576620	Electric	511.88	
2025	10	N0000	501203	172	BP	UP1	FLP0576620	Electric	31,500.00	
2025	10	N0000	501203	172	BP	UP1	FLC0572100	Electric	(31,500.00)	
2025	10	N0000	501203	172	BP	UP1	FLC0572100	Electric	(511.88)	
2025	10	N0000	501203	172	CASTLETON	UP1	FLP0576620	Electric	2,756.97	
2025	10	N0000	501203	172	CASTLETON	UP1	FLP0576620	Electric	169,659.50	
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	215,030.89	
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0572100	Electric	(169,659.50)	
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	3,494.26	
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0572100	Electric	(2,756.97)	
2025	10	N0000	501203	172	CIMA	UP1	FLC0572100	Electric	(11,946.82)	
2025	10	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	384,531.25	
2025	10	N0000	501203	172	CIMA	UP1	FLC0572100	Electric	(735,189.25)	
2025	10	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	6,248.65	
2025	10	N0000	501203	172	CIMA	UP1	FLP0576620	Electric	11,946.82	
2025	10	N0000	501203	172	CIMA	UP1	FLP0576620	Electric	735,189.25	
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0572100	Electric	(3,384.44)	
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	72,623.00	
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLP0576620	Electric	208,273.25	
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLP0576620	Electric	3,384.44	
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	1,180.13	
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0572100	Electric	(208,273.25)	
2025	10	N0000	501203	172	CONOCO	UP1	FLP0576620	Electric	2,835.19	
2025	10	N0000	501203	172	CONOCO	UP1	FLP0576620	Electric	174,471.75	
2025	10	N0000	501203	172	CONOCO	UP1	FLC0572100	Electric	(2,835.19)	
2025	10	N0000	501203	172	CONOCO	UP1	FLC0572100	Electric	(174,471.75)	
2025	10	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	23,359.00	
2025	10	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	379.58	
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLP0576620	Electric	433.88	
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0572100	Electric	(433.88)	
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0572100	Electric	(26,700.00)	
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	639.47	
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLP0576620	Electric	26,700.00	
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	39,352.00	
2025	10	N0000	501203	172	EAI TAX	UP1	FLP0576620	Electric	850.00	
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0572100	Electric	(1,081.28)	
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLP0576620	Electric	1,080.34	
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLP0576620	Electric	66,482.15	
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	67,092.76	
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	1,090.26	
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0572100	Electric	(66,540.45)	
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLP0576620	Electric	1,420.69	
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0572100	Electric	(1,420.69)	
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	2,342.71	
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0572100	Electric	(87,427.00)	
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLP0576620	Electric	87,427.00	
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	144,166.25	
2025	10	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	86,525.00	
2025	10	N0000	501203	172	EXXON	UP1	FLP0576620	Electric	(350.00)	
2025	10	N0000	501203	172	EXXON	UP1	FLP0576620	Electric	50,707.50	
2025	10	N0000	501203	172	EXXON	UP1	FLC0572100	Electric	(823.99)	
2025	10	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	1,406.04	
2025	10	N0000	501203	172	EXXON	UP1	FLC0572100	Electric	(50,707.50)	
2025	10	N0000	501203	172	EXXON	UP1	FLP0576620	Electric	823.99	
2025	10	N0000	501203	172	GSPL	NO1	FLC0572121	Electric	(1,688.88)	
2025	10	N0000	501203	172	GSPL	UP1	FLC0572100	Electric	(463,800.73)	
2025	10	N0000	501203	172	GSPL	NO1	FLP0576623	Electric	1,044.05	
2025	10	N0000	501203	172	GSPL	NO1	FLP0576623	Electric	148,629.04	
2025	10	N0000	501203	172	GSPL	NO1	FLC0572121	Electric	(149,487.00)	

2025	10	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	154,437.00	
2025	10	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	(110.17)	
2025	10	N0000	501203	172	GSPL	UP1	FLP0576620	Electric	463,800.66	
2025	10	N0000	501203	172	GSPL	UP1	FLC0577333	Electric	476,280.61	
2025	10	N0000	501203	172	J. ARON & CO	UP1	FLC0577333	Electric	(54,637.50)	
2025	10	N0000	501203	172	J. ARON & CO	UP1	FLC0572100	Electric	52,875.00	
2025	10	N0000	501203	172	J. ARON & CO	UP1	FLP0576620	Electric	(52,875.00)	
2025	10	N0000	501203	172	KES	UP1	FLP0576620	Electric	1,362,673.25	
2025	10	N0000	501203	172	KES	UP1	FLC0572100	Electric	(22,143.47)	
2025	10	N0000	501203	172	KES	UP1	FLC0577333	Electric	9,715.03	
2025	10	N0000	501203	172	KES	UP1	FLC0572100	Electric	(1,362,673.25)	
2025	10	N0000	501203	172	KES	UP1	FLP0576620	Electric	22,143.47	
2025	10	N0000	501203	172	KES	UP1	FLC0577333	Electric	597,848.25	
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	(32,875.00)	
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0572100	Electric	(1,725,391.01)	
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0572100	Electric	(28,037.60)	
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	21,390.16	
2025	10	N0000	501203	172	NEXTERA	UP1	FLP0576620	Electric	28,037.49	
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	1,316,316.88	
2025	10	N0000	501203	172	NEXTERA	UP1	FLP0576620	Electric	(31,875.00)	
2025	10	N0000	501203	172	NEXTERA	UP1	FLP0576620	Electric	1,725,383.84	
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0572100	Electric	31,875.00	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0572100	Electric	(41,682.79)	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	44,181.04	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLP0576620	Electric	561,582.15	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLP0576620	Electric	42,806.04	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLP0576620	Electric	9,125.72	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	246,496.50	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	4,005.58	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0572100	Electric	(9,124.70)	
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0572100	Electric	(561,519.50)	
2025	10	N0000	501203	172	REPSOL	NO1	FLP0576623	Electric	100,125.00	
2025	10	N0000	501203	172	REPSOL	NO1	FLC0572121	Electric	(2,002.50)	
2025	10	N0000	501203	172	REPSOL	NO1	FLP0576623	Electric	2,002.50	
2025	10	N0000	501203	172	REPSOL	NO1	FLC0572121	Electric	(100,125.00)	
2025	10	N0000	501203	172	STORAGE	NO1	FLP0576623	Electric	9,385.77	
2025	10	N0000	501203	172	STORAGE - Injection	NO1	FLC0577377	Electric	(355,557.60)	
2025	10	N0000	501203	172	STORAGE - Injection	NO1	FLP0576623	Electric	(247,301.21)	
2025	10	N0000	501203	172	STORAGE - Withdrawal	NO1	FLP0576623	Electric	221,987.69	
2025	10	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0577377	Electric	59,852.78	
2025	10	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0572121	Electric	(327,771.66)	
2025	10	N0000	501203	172	STORGAE	NO1	FLC0577377	Electric	8,308.21	
2025	10	N0000	501203	172	STORGAE	NO1	FLC0572121	Electric	(6,555.43)	
2025	10	N0000	501203	172	SW ENERGY	UP1	FLC0577333	Electric	19,890.00	
2025	10	N0000	501203	172	SW ENERGY	UP1	FLC0577333	Electric	323.21	
2025	10	N0000	501203	172	TENASKA	UP1	FLP0576620	Electric	(1,838.95)	
2025	10	N0000	501203	172	TENASKA	UP1	FLC0572100	Electric	3,760.60	
2025	10	N0000	501203	172	TENASKA	UP1	FLC0572100	Electric	(4,001.85)	
2025	10	N0000	501203	172	TENASKA	UP1	FLC0572100	Electric	(246,267.50)	
2025	10	N0000	501203	172	TENASKA	UP1	FLC0577333	Electric	1,350.88	
2025	10	N0000	501203	172	TENASKA	UP1	FLC0577333	Electric	(1,838.95)	
2025	10	N0000	501203	172	TENASKA	UP1	FLP0576620	Electric	246,267.50	
2025	10	N0000	501203	172	TENASKA	UP1	FLP0576620	Electric	4,001.85	
2025	10	N0000	501203	172	TENASKA	UP1	FLC0577333	Electric	83,131.00	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0577333	Electric	(2,797.75)	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0572100	Electric	2,707.50	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLP0576620	Electric	(2,707.50)	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0577333	Electric	40,741.00	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLP0576620	Electric	814.88	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0577333	Electric	662.04	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLP0576620	Electric	50,146.50	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0572100	Electric	(814.91)	
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0572100	Electric	(50,148.00)	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	3,178.41	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0577333	Electric	2,090.47	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	166.36	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0577333	Electric	110,451.50	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	110,451.86	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0572100	Electric	(3,178.43)	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0572100	Electric	(110,451.50)	
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	10,237.55	
2025	10	N0000	501203	172	TU IMBAL	UP1	FLP0576620	Electric	128,582.28	
2025	10	N0000	501203	172	TU IMBAL	UP1	FLP0576620	Electric	2,089.46	
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLC0572121	Electric	(118,958.83)	
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLC0572121	Electric	(2,379.18)	
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLP0576623	Electric	1,709.27	
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLP0576623	Electric	85,463.51	
2025	10	N0000	501203	172	Union - Offline Aux	UP1	PPD0575268	Electric	483.60	
2025	10	N0000	501203	172	Union Power 1 3Q25 LTSA True-u	UP1	FLP0577287	Electric	(3,567.14)	
2025	10	N0000	501203	172	Union Power 1 Oct 2025 LTSA	UP1	FLP0577287	Electric	322,311.91	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0577333	Electric	431,295.00	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0572100	Electric	15,500.00	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLP0576620	Electric	11,707.32	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0572100	Electric	(720,450.00)	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLP0576620	Electric	(15,000.00)	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLP0576620	Electric	720,450.00	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0577333	Electric	(15,500.00)	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0572100	Electric	(11,707.32)	
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0577333	Electric	7,008.54	
		Total Gas Generation							**5,092,621.89**	**206,079,906.00**
		Total Solar Generation							**0.00**	**1,587,061.00**

2025	10	N0000	555002	215	IRIS - ENERGY ADJUSTMENT		PPD0577735	Electric	(5.29)	
2025	10	N0000	555002	215	IRIS Delivered RE Energy		PPD0577735	Electric	373,272.61	
2025	10	N0000	555002	215	MISO Ancillary Exp		PPD0577735	Electric	14,901.08	
2025	10	N0000	555002	215	MISO Congestion		PPD0577735	Electric	(934,943.90)	
2025	10	N0000	555002	215	MISO Congestion_ARR		PPD0577735	Electric	759.24	
2025	10	N0000	555002	215	MISO Energy Purchases		PPD0577735	Electric	1,779,128.09	
2025	10	N0000	555002	215	MISO Losses		PPD0577735	Electric	80,939.09	
2025	10	N0000	555002	215	MISO Other Exp		PPD0577735	Electric	448,973.72	
2025	10	N0000	555002	215	MISO Uplift Exp		PPD0577735	Electric	275,519.45	
2025	10	N0000	555002	215	Rev 202205 MISO Ancillaries		PPD0577735	Electric	(0.11)	
2025	10	N0000	555002	215	Rev 202205 MISO Congestion AAR		PPD0577735	Electric	76.39	
2025	10	N0000	555002	215	Rev 202205 MISO Losses		PPD0577735	Electric	(0.86)	
2025	10	N0000	555002	215	Rev 202205 MISO Other Charges		PPD0577735	Electric	0.01	
2025	10	N0000	555002	215	Rev 202206 MISO Congestion		PPD0577735	Electric	0.01	
2025	10	N0000	555002	215	Rev 202206 MISO Congestion AAR		PPD0577735	Electric	1,176.08	
2025	10	N0000	555002	215	Rev 202206 MISO Losses		PPD0577735	Electric	(3.17)	
2025	10	N0000	555002	215	Rev 202206 MISO Other Charges		PPD0577735	Electric	0.05	
2025	10	N0000	555002	215	Rev 202212 MISO Ancillaries		PPD0577735	Electric	2.64	
2025	10	N0000	555002	215	Rev 202212 MISO Congestion		PPD0577735	Electric	802.99	
2025	10	N0000	555002	215	Rev 202212 MISO Congestion AAR		PPD0577735	Electric	58.65	
2025	10	N0000	555002	215	Rev 202212 MISO Losses		PPD0577735	Electric	(0.09)	
2025	10	N0000	555002	215	Rev 202212 MISO Other Charges		PPD0577735	Electric	(802.91)	
2025	10	N0000	555002	215	Rev 202506 MISO Losses		PPD0577735	Electric	2,788.82	
2025	10	N0000	555002	215	Rev 202506 MISO Other Charges		PPD0577735	Electric	(38.82)	
2025	10	N0000	555002	215	Rev 202506 MISO Purchases		PPD0577735	Electric	(0.09)	
2025	10	N0000	555002	215	Rev 202506 Purchases Iris RE A		PPD0577735	Electric	(4.47)	
2025	10	N0000	555002	215	Rev 202506 Purchases Iris Sche		PPD0577735	Electric	(0.89)	
2025	10	N0000	555002	215	Rev 202506 Purchases St James		PPD0577735	Electric	4.18	
2025	10	N0000	555002	215	Rev 202509 MISO Ancillaries		PPD0577735	Electric	(877.33)	
2025	10	N0000	555002	215	Rev 202509 MISO Congestion		PPD0577735	Electric	4,523.87	
2025	10	N0000	555002	215	Rev 202509 MISO Losses		PPD0577735	Electric	(11,210.35)	
2025	10	N0000	555002	215	Rev 202509 MISO Other Charges		PPD0577735	Electric	0.78	
2025	10	N0000	555002	215	Rev 202509 MISO Purchases		PPD0577735	Electric	(86,250.41)	
2025	10	N0000	555002	215	Rev 202509 Purchases Iris RE A		PPD0577735	Electric	(24,415.23)	
2025	10	N0000	555002	215	Rev 202509 Purchases Iris Sche		PPD0577735	Electric	24,411.98	
2025	10	N0000	555002	215	Rev 202509 Purchases St James		PPD0577735	Electric	0.13	
2025	10	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT		PPD0577735	Electric	(5.54)	
2025	10	N0000	555002	215	STJAMES Delivered RE Energy		PPD0577735	Electric	161,789.82	
		Total Purchases from Non-Assoc. Cos.							**2,110,570.22**	**46,043,345.00**
2025	10	N0000	555005	221	Net Metering Credit - Oct'25		PPD0577641	Electric	46.35	
		Total Co-Generation and Net Metering Generation							**46.35**	**747.70**
2025	10	N0000	555010	235	Algiers PPA Energy		PPA0577306	Electric	946,371.78	
2025	10	N0000	555010	235	Algiers PPA Energy		PPA0572022	Electric	(913,152.51)	
2025	10	N0000	555010	235	Algiers PPA Energy		PPD0577294	Electric	912,449.35	
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPD0577294	Electric	99,630.27	
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0577306	Electric	58,922.65	
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0572022	Electric	(95,180.98)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPA0572357	Electric	(42,007.97)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPD0576340	Electric	68,780.51	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0577685	Electric	355.83	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPD0576340	Electric	42,007.97	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0572357	Electric	(81,814.59)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPD0576340	Electric	155,629.84	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0577685	Electric	95,516.62	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPD0576340	Electric	88,993.17	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPA0572357	Electric	(88,993.17)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0572357	Electric	(68,780.51)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0577685	Electric	143,859.62	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0577685	Electric	18,992.06	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPD0576340	Electric	355.83	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0572357	Electric	(151,296.24)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPD0576340	Electric	139,795.20	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPD0576340	Electric	7,656.28	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0572357	Electric	(4,506.74)	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0577685	Electric	29,807.18	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0572357	Electric	(139,795.20)	
2025	10	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0577299	Electric	425,735.05	
2025	10	N0000	555010	235	ELA - RB30 Energy	RBS	PPD0577290	Electric	443,602.94	
2025	10	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0572015	Electric	(443,602.94)	
2025	10	N0000	555010	235	ENOL - NM6 Energy	NP6	PPD0577296	Electric	1,968,977.92	
2025	10	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0577303	Electric	1,164,479.43	
2025	10	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0572019	Electric	(1,881,047.31)	
		Total Resource Plan Purchases-Energy							**2,901,741.34**	**181,546,644.00**
2025	10	N0000	555006	181	Fuel Charge	GG1	PPB0577659	Electric	1,096,559.73	
		Total ENOI Share-Grand Gulf-Energy							**1,096,559.73**	**162,588,959.00**
		Grand Total							**6,177,091.85**	**401,914,572.70**

GROUP 2
ENOL Seasonal NOx Allowance Inventory

	# of Allowances	Cost	Avg Price	
Beginning Balance	71	$224.37	$3.14	September 2025 Ending Balance
Allowances Granted by EPA				
EPA New Unit Set Aside Redistribution				
Prior Period Allowance Adjustment				
Current Month Allowances Purchased				
Current Month Accrual				
Prior Month Accrual Reversal				
Total available	71	$224.37	$3.14	
Less Allowances consumed	0	0.00		
Ending inventory	71	$224.37	$3.14	

GROUP 3
ENOL Seasonal NOx Allowance Inventory

	# of Allowances	Cost	Avg Price	
Beginning Balance	67	$ 753.84	$ 11.25	September 2025 Ending Balance
Allowances Granted by EPA				
EPA New Unit Set Aside Redistribution				
Prior Period Allowance Adjustment				
Current Month Allowances Purchased				
Current Month Accrual				
Prior Month Accrual Reversal				
		0.00		
Total available	67	$ 753.84	$ 11.25	
Less Allowances consumed	0	0.00		
Ending inventory	67	$ 753.84	$ 11.25	

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

Oper. Mth.	(a) kWh Generation	(b) kWh Purchases	(c) kWh Sales for Resale	(d) ENOI Net Area Input a+b+c
November 2024	276,891,800	374,711,350	(220,140,593)	431,462,557
December 2024	279,130,785	443,062,233	(321,763,712)	400,429,306
January 2025	61,101,688	496,656,721	(55,262,856)	502,495,553
February 2025	13,026,559	401,063,141	(24,382,733)	389,706,967
March 2025	19,420,094	366,763,465	(17,627,413)	368,556,146
April 2025	15,655,873	439,819,621	(33,504,272)	421,971,222
May 2025	40,872,957	477,329,956	(39,070,049)	479,132,864
June 2025	273,316,322	449,839,849	(182,409,629)	540,746,542
July 2025	369,792,032	470,236,635	(258,455,207)	581,573,460
August 2025	378,376,145	468,587,409	(257,308,923)	589,654,631
September 2025	335,658,659	440,383,467	(246,129,644)	529,912,482
October 2025	207,666,967	390,179,696	(195,932,090)	401,914,573
Total 12 Mths.	2,270,909,881	5,218,633,542	(1,851,987,121)	5,637,556,302

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

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

ENTERGY NEW ORLEANS, LLC.
NOX ALLOWANCES TRANSACTIONS
October 2025

NOX ALLOWANCES PURCHASED

SEASONAL NOX ALLOWANCES:

Total Seasonal Allowances Purchased	0	

NOX ALLOWANCES SOLD

SEASONAL NOX ALLOWANCES:

COUNTERPARTY	ALLOWANCES	PRICE	TOTAL COST
Total Seasonal Allowances Sold	0		

November 26, 2025

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

In accordance with Rider Schedule PPCR that was approved by the New Orleans City Council pursuant to Resolution R-20-67 in Council Docket UD-18-07, Entergy New Orleans, LLC has calculated PPCR Adjustments for the December 2025 billing cycle as follows:

1.	Residential	-0.135563%
2.	Small Electric	-0.114427%
3.	Municipal Buildings	-0.098922%
4.	Large Electric	-0.162975%
5.	Large Electric High Load Factor	-0.150094%
6.	Master Metered Non Residential	-0.012303%
7.	High Voltage	-0.186188%
8.	Large Interruptible	-0.101302%
9.	Lighting	-0.054448%

The rates above include $386k of mitigation credits per the agreement in principle, Resolution R-24-194. These adjustments will continue through the August 2026 billing month.

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

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

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

Very truly yours,

Scott Celino

Scott Celino
Manager, Fuel & Special Riders

SC/es

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

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

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

SWORN TO AND SUBSCRIBED

before me this 10th day of

November, 2025.

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

Entergy New Orleans, LLC
Rider PPCR
PPCR Rider Rate Formula
Rate Adjustments - December 2025

Ln No.	Rate Class (1)	**Rider PPCR Rates (2)**
1	Residential	**-0.135563%**
2	Small Electric	**-0.114427%**
3	Municipal Buildings	**-0.098922%**
4	Large Electric	**-0.162975%**
5	Large Electric High Load Factor	**-0.150094%**
6	Master Metered Non Residential	**-0.012303%**
7	High Voltage	**-0.186188%**
8	Large Interruptible	**-0.101302%**
9	Lighting	**-0.054448%**

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

(2) See Attachment B, Page 1, Col E

Entergy New Orleans, LLC
Rider PPCR
Rider PPCR Revenue Requirement Formula
Rate Adjustments - December 2025

Ln No.	Col A Rate Class (1)	Col B Class Allocation (%) (2)	Col C Rider PPCR Revenue Requirement (PPCRRR) PPCRRR ($) (3)	Col D Applicable Base Rate Revenue ($) (4)	Col E Rider PPCR Rates (5)
1	Residential	45.7398%	$ (18,872)	$ 13,921,535	**-0.135563%**
2	Small Electric	15.6998%	$ (6,478)	$ 5,661,084	**-0.114427%**
3	Municipal Buildings	0.5647%	$ (233)	$ 235,545	**-0.098922%**
4	Large Electric	7.7446%	$ (3,195)	$ 1,960,695	**-0.162975%**
5	Large Electric High Load Factor	27.0563%	$ (11,164)	$ 7,437,718	**-0.150094%**
6	Master Metered Non Residential	0.0113%	$ (5)	$ 37,908	**-0.012303%**
7	High Voltage	2.0538%	$ (847)	$ 455,136	**-0.186188%**
8	Large Interruptible	0.6930%	$ (286)	$ 282,273	**-0.101302%**
9	Lighting	0.4366%	$ (180)	$ 330,864	**-0.054448%**
10	Total ENO	100.0000%	$ (41,260)	$ 30,322,759	

Notes:

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

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

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

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

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

PURCHASED POWER COST RECOVERY RIDER

Data Based on Operations Month of October 2025

Applied to Bill in the Month of December 2025

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**PURCHASED POWER COST RECOVERY REVENUE REQUIREMENT**			
1	Difference between Actual PPA and LTSA Costs for Operations Month and Schedule A Estimated PPA and LTSA Costs for Corresponding Month Recoverable in Rider Schedule PPCR	WP1, WP4b	($35,673.09)	
2	Recoverable Cumulative (Over) / Under for Operations Month	Attachment B: P2 L11	($5,587.33)	
3	Total Operations Month Rider Schedule PPCR Revenue Requirement	L1 + L2	($41,260.42)	
SECTION 2	**CUMULATIVE (OVER) / UNDER COLLECTION**			
4	Cumulative (Over) / Under Collection from Previous Month	Attachment B: P2 L10 of Previous Month Filing	($602,064.86)	
5	Difference between Actual PPA and LTSA Costs for Operations Month and Schedule A Estimated PPA and LTSA Costs for Corresponding Month Recoverable in Rider Schedule PPCR	WP1	$350,332.82	
6	PPCR Rider Revenue for Operations Month	WP2	($575,509.65)	
7	Prior Period Adjustment	WP4a		
8	Other Council-approved Adjustments	WP4b	($388,879.73)	
9	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L4 + (L4 + L5- L6 +L7 + L8)) / 2) * ((Prime Rate) / 12) (See Note)	($1,945.90)	
10	Cumulative (Over) / Under for Operations Month	L4 + L5- L6 +L7 + L8 +L9	($67,048.01)	
11	Recoverable Cumulative (Over) / Under for Operations Month	L10/12		($5,587.33)

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

Entergy New Orleans, LLC

SCHEDULE A CAPACITY AND LTSA COSTS IN BASE RATES

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

Current Month Actual Capacity AND LTSA Costs

	Grand Gulf - ENO Legacy	EAL Resource PPA - ENO Legacy	Riverbend PPA - ENO Legacy	Ninemile 6 PPA - ENO Legacy	Algiers SOS PPA, incl NM6 costs	Iris PPA	St. James PPA	LTSA Costs - Union	LTSA Costs - Ninemile 6	LTSA Costs- Perryville 1 (Algiers SOS PPA)	LTSA Costs- Acadia (Algiers SOS PPA)	SB ST	Total
Current Month Cost	8,894,285	1,565,236	3,194,488	1,622,528	1,508,121	124,420	53,930	318,745	47,857	3,630	11,721	-	17,344,961

Difference to include in PPCR

Difference for PPCR	1,045,285	(1,031,189)	333,079	352,785	38,594	15,277	8,745	(260,323)	(156,279)	761	3,598	-	350,333

Entergy New Orleans, LLC
PPCR Rider Revenue for Operations Month

F&SR - ENOL PPCR Rider Revenue	Oct-25
CCS_AMT_9_MILE_RIDER	
ENOL	
Residential	
Subtotal CCS_AMT_9_MILE_RIDER	
PURCHASED POWER COST RECOVERY	
ENOL	
Residential	($292,782.76)
Commercial	($181,799.03)
Industrial	($25,900.33)
Public Street & Hwy Lighting	($968.86)
Other Sales to Public Auth	($74,058.67)
Subtotal PURCHASED POWER COST RECOVERY	**($575,509.65)**
Total	
ENOL	
Residential	($292,782.76)
Commercial	($181,799.03)
Industrial	($25,900.33)
Public Street & Hwy Lighting	($968.86)
Other Sales to Public Auth	($74,058.67)
Subtotal Total	**($575,509.65)**

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

PRIVILEGED AND CONFIDENTIAL
SUBJECT TO THE SETTLEMENT EVIDENTIARY PRIVILEGE

Summary of Bill Mitigation per Resolution R-24-194

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

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

November 26, 2025

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

In accordance with Rider Schedule FAC-5 that was approved by the New Orleans City Council pursuant to Resolution R-20-67 in Council Docket UD-18-07, Entergy New Orleans, LLC has calculated Fuel Adjustments for the December 2025 billing cycle as follows:

ENO Fuel Adjustment Clause Rate for the Billing Month for:

1.	Non-Transmission Service Voltage Level Sales	$0.014135 /kWh
2.	Transmission Service Voltage Level Sales	$0.014121 /kWh

The rates above include $785k of Council approved adjustments per email communication dated October 29, 2025. This amount represents the costs of RECs retired for 2023 compliance, and the $785k total has been applied to the over/under recovery balance per the Resolution.

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

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

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

Very truly yours,

Scott Celino

Scott Celino
Manager, Fuel & Special Riders

SC/es

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

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

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

SWORN TO AND SUBSCRIBED

before me this 10th day of

November, 2025.

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

AFFIDAVIT

STATE OF TEXAS

COUNTY OF MONTGOMERY

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

Vice President, Fuel Supply Operations
Entergy Services, LLC

SWORN TO AND SUBSCRIBED before me this 6th day of November, 2025

Notary Public or Official

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

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

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1				
		FUEL RATES		
1	Total Actual Fuel and Purchased Power Energy Costs for Operations Month - Per Books	WP3, L13	$5,795,138.69	
1a	Total Company kWh Input for Operations Month	WP4	401,914,573 kWh	
1b	Fuel Rate	L1/L1a	$0.014419 /kWh	
2	Non-Transmission Service Level Voltage Loss Factor	Attachment A: P3, L5	1.005497	
3	Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2		$0.01450 /kWh
4	Transmission Service Level Voltage Loss Factor	Attachment A: P3, L6	1.004522	
5	Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month	L1b* L4		$0.01448 /kWh
SECTION 2				
		(OVER) / UNDER SURCHARGE RATE		
6	ENOL (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Attachment A: P2, L11		($0.000363) /kWh
SECTION 3				
		FUEL ADJUSTMENT CLAUSE RATES		
	ENO Fuel Adjustment Clause Rate in Billing Month for:			
7	Non-Transmission Service Voltage Level Sales	L3 + L6		$0.014135 /kWh
8	Transmission Service Voltage Level Sales	L5 + L6		$0.014121 /kWh

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

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**FUEL ADJUSTMENT REVENUE**			
1	Non-Transmission Service Voltage Level Revenue for Operations Month	WP2	$7,287,008.43	
2	Transmission Service Voltage Level Revenue for Operations Month	WP2	$394,309.86	
3	Total Fuel Adjustment Revenue for Operations Month	L1+L2		$7,681,318.29
SECTION 2	**CUMULATIVE (OVER) / UNDER COLLECTION**			
4	ENO Cumulative (Over) / Under Collection from Previous Month	Attachment A: P2 L9 of Previous Month Filing	($927,638.04)	
5	ENO Fuel & Purchased Power Costs	WP3: L13	$5,795,138.69	
6	Fuel Adjustment Revenue for Operations Month	L3	$7,681,318.29	
7	Prior Period Adjustments		$785,544.00 *	
8	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L4 + (L4+L5 -L6+L7)) / 2) * ((Prime Rate) / 12) (See Note)	($8,621.41)	
9	ENO Cumulative (Over) / Under for Operations Month	L4 + L5 - L6 + L7 + L8		($2,036,895.05)
SECTION 3	**(OVER) / UNDER SURCHARGE RATE**			
10	ENO Sales for 12 Months Ending With Operations Month	WP2, Ln 13	5,607,021,029 kWh	
11	ENO (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L9/L10		($0.000363) /kWh

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

* Represents retired REC costs approved for recovery by Council per email communication on October 29, 2025

ENTERGY NEW ORLEANS, LLC
FUEL ADJUSTMENT CLAUSE RATE FORMULA
LOSS FACTORS / LOSS MULTIPLIERS
Data Based on Operations Month of October 2025
Applied to Bill in the Month of December 2025

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1		**SALES AND INPUT**		
1	Total Company Sales Subject to FAC for 12 Months Ending with Operations Month	WP2, Ln 13	5,311,243,456 kWh	
2	Total Company Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	5,637,556,302 kWh	
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	297,115,079 kWh	
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3		5,340,441,223 kWh
SECTION 2		**LOSS FACTORS**		
	Loss Factors:			
5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1		1.005497
6	Transmission Service Level Voltage Loss Factor	WP5		1.004522

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

Line No.	Oper. Mth.	(a) Residential	(b) Gov. & Mun. Incl. HV	(c) Commercial	(d) Industrial Incl. Transmission Service Level	(e) Transmission Service Level HV	(f) Transmission Service Level LIS	(g) Transmission Service Level EIS Firm	(h) Transmission Service Level EIS Available & Off-Peak	(i) Interdept.	(j) Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	Nov-24	150,183,368	67,749,063	164,712,232	31,670,853	13,615,728	11,676,000	-	-	212,664	389,236,452
2	Dec-24	155,280,218	61,719,961	155,491,812	29,338,216	12,524,050	12,138,000	-	-	212,664	377,380,820
3	Jan-25	210,640,374	56,929,547	157,846,778	21,690,359	11,614,034	6,468,000	-	-	212,664	429,237,688
4	Feb-25	199,423,351	62,818,321	151,090,565	26,424,904	10,878,705	10,584,000	-	-	212,664	418,507,101
5	Mar-25	144,874,134	56,346,301	142,306,052	31,275,777	11,110,052	14,784,000	-	-	212,664	349,120,876
6	Apr-25	135,512,112	59,289,258	147,112,653	29,542,838	11,710,895	12,012,000	-	-	212,664	347,946,630
7	May-25	167,533,300	63,196,793	166,138,114	30,538,969	12,717,915	11,130,000	-	-	212,664	403,771,924
8	Jun-25	216,447,552	69,810,194	190,786,382	34,137,111	13,673,325	11,970,000	-	-	212,664	485,750,578
9	Jul-25	271,556,366	72,661,552	204,818,674	35,705,788	13,692,515	12,096,000	-	-	212,664	559,166,529
10	Aug-25	268,283,779	70,964,826	203,366,630	37,051,310	14,886,367	13,146,000	-	-	212,664	551,846,841
11	Sep-25	252,057,617	72,920,626	201,984,544	36,201,050	14,943,053	13,020,000	-	-	212,664	535,413,448
12	Oct-25	204,313,761	69,013,126	182,461,084	33,250,868	13,836,934	11,550,000	-	-	212,664	463,864,569
13	**Total 12 Mths.**	**2,376,105,932**	**783,419,567**	**2,068,115,520**	**376,828,042**	**155,203,573**	**140,574,000**	**0**	**0**	**2,551,968**	**5,311,243,456**
	12 Months Transmission Service Level Sales Adjusted to Input Level:										
14	Transmission Service Excl. EIS Available & Off-Peak										295,777,573
15	Voltage Level Adj.										1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)										297,115,079
17	EIS Available & Off-Peak										0
18	Voltage Level Adj. for EIS Avail. & Off-Peak (Other Trans. Serv. Level Voltage Level Adj. * 1.3)										1.305879
19	Input for Rate Schedule EIS Available & Off-Peak										0
20	Total Input for Transmission Level Sales										297,115,079

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

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
						Transmission Service Level					
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial	Industrial Incl. Transmission Service Level	HV	LIS	EIS Firm	EIS Available & Off-Peak	Interdept.	Non-Transmission Level Revenues for FAC (a+b+c+d-e-f-g-h+i)
1	Nov-24	1,926,460	872,288	2,164,305	401,566	170,945	146,592	-	-		5,047,082
2	Dec-24	1,954,372	773,971	1,961,622	362,801	152,831	148,120	-	-		4,751,815
3	Jan-25	2,162,617	583,937	1,643,136	216,289	114,921	64,001	-	-		4,427,056
4	Feb-25	1,499,257	480,349	1,161,564	194,888	79,099	76,956	-	-		3,180,002
5	Mar-25	1,691,421	652,104	1,623,132	356,943	125,033	166,379	-	-		4,032,189
6	Apr-25	5,005,767	2,164,816	5,224,043	1,070,529	417,611	428,348	-	-		12,619,195
7	May-25	3,575,444	1,352,397	3,701,732	640,080	262,383	229,623	-	-		8,777,646
8	Jun-25	4,060,936	1,305,672	3,613,380	628,902	247,255	216,454	-	-		9,145,182
9	Jul-25	5,571,614	1,490,252	4,186,909	725,317	273,960	242,017	-	-		11,458,115
10	Aug-25	4,906,373	1,294,924	3,755,910	668,005	264,620	233,683	-	-		10,126,909
11	Sep-25	3,888,551	1,130,270	3,168,196	552,113	225,461	196,446	-	-		8,317,224
12	Oct-25	3,212,937	1,083,059	2,865,678	519,644	214,915	179,395	-	-		7,287,008
13	**Total 12 Mths.**	**39,455,748**	**13,184,038**	**35,069,608**	**6,337,077**	**2,549,033**	**2,328,013**	**0**	**0**		**89,169,425**

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

				Per Book
1.	Fuel to Acct. 501		WP3.1	5,092,621.89
2.	Gas Hedging Results		WP3.1	0.00
3.	Fuel to Acct. 547		WP3.1	0.00
4.	Purchased Energy to Acct. 555		WP3.1	3,998,347.42
4a.	Purchased Energy to Acct. 555 - MISO		WP3.1	2,110,570.22
5.	Total Fuel & Purchased Energy Costs		Sum of Lns. 1 to 4a	11,201,539.53
6.	Sales to Non-Assoc. Cos. Acct. 447002		WP3.1	0.00
6a.	Sales to Non-Assoc. Cos. Acct. 447002 - MISO		WP3.1	5,024,447.68
7.	Total Sales for Resale		Sum of Lns. 6 and 6a	5,024,447.68
8.	Fuel Oil Costs:			
8a.		Acct. 501	WP3.1	0.00
8b.		Acct. 547	WP3.1	0.00
9.	Total Fuel Oil		Sum of Lns. 8 and 8a	0.00
10.	Reserve Equalization of New Resource Plan-Acct. 447		WP3.1	0.00
10a.	Reserve Equalization of New Resource Plan-Acct. 555		WP3.1	0.00
11.	Total Reserve Equalization		Sum of Lns. 10 and 10a	0.00
12.	Removal of LTSA included in costs above		WP3.6	(381,953.16)
13.	Fuel & Purchased Power Energy to ENOL Net Area		L5 - L7 +L9 + L11 + L12	5,795,138.69

Entergy New Orleans, LLC
Fuel Costs
October 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt
2025	10	N0000	447002	737	MISO Energy Sales		PPD0577735	Electric	-4,995,452.87
2025	10	N0000	447002	737	MISO Other Rev		PPD0577735	Electric	-119.9
2025	10	N0000	447002	737	Rev 202205 MISO Uplift		PPD0577735	Electric	56.53
2025	10	N0000	447002	737	Rev 202206 MISO Ancillaries		PPD0577735	Electric	-0.06
2025	10	N0000	447002	737	Rev 202206 MISO Uplift		PPD0577735	Electric	-56.58
2025	10	N0000	447002	737	Rev 202212 MISO Uplift		PPD0577735	Electric	293.89
2025	10	N0000	447002	737	Rev 202506 MISO Ancillaries		PPD0577735	Electric	105.35
2025	10	N0000	447002	737	Rev 202506 MISO Uplift		PPD0577735	Electric	23,420.46
2025	10	N0000	447002	737	Rev 202509 MISO Sales		PPD0577735	Electric	-55,521.78
2025	10	N0000	447002	737	Rev 202509 MISO Uplift		PPD0577735	Electric	2,827.28
		Total Sales to Non-Assoc. Cos.							**(5,024,447.68)**
		Total Fuel Oil							**0.00**
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0572100	Electric	-1,979
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLP0576623	Electric	6,094
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	4,011
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0572121	Electric	-6,104.7
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	246,835
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0572121	Electric	-305,235.
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLP0576623	Electric	304,675.32
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLP0576620	Electric	1,978.78
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	10,628
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLP0576620	Electric	121,771.
2025	10	N0000	501203	172	ARM ENERGY	UP1	FLC0572100	Electric	-121,771.
2025	10	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	531,377.51
2025	10	N0000	501203	172	BP	UP1	FLP0576620	Electric	511.88
2025	10	N0000	501203	172	BP	UP1	FLP0576620	Electric	31,500.
2025	10	N0000	501203	172	BP	UP1	FLC0572100	Electric	-31,500.
2025	10	N0000	501203	172	BP	UP1	FLC0572100	Electric	-511.88
2025	10	N0000	501203	172	CASTLETON	UP1	FLP0576620	Electric	2,756.97
2025	10	N0000	501203	172	CASTLETON	UP1	FLP0576620	Electric	169,659.5
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	215,030.89
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0572100	Electric	-169,659.5
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	3,494.26
2025	10	N0000	501203	172	CASTLETON	UP1	FLC0572100	Electric	-2,756.97
2025	10	N0000	501203	172	CIMA	UP1	FLC0572100	Electric	-11,946.82
2025	10	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	384,531.25
2025	10	N0000	501203	172	CIMA	UP1	FLC0572100	Electric	-735,189.25
2025	10	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	6,248.65
2025	10	N0000	501203	172	CIMA	UP1	FLP0576620	Electric	11,946.82
2025	10	N0000	501203	172	CIMA	UP1	FLP0576620	Electric	735,189
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0572100	Electric	-3,384.44
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	72,623.
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLP0576620	Electric	208,273.25
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLP0576620	Electric	3,384.44
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	1,180.13
2025	10	N0000	501203	172	CONCORD ENERGY	UP1	FLC0572100	Electric	-208,273.25
2025	10	N0000	501203	172	CONOCO	UP1	FLP0576620	Electric	2,835
2025	10	N0000	501203	172	CONOCO	UP1	FLP0576620	Electric	174,471.75
2025	10	N0000	501203	172	CONOCO	UP1	FLC0572100	Electric	-2,835
2025	10	N0000	501203	172	CONOCO	UP1	FLC0572100	Electric	-174,471.75
2025	10	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	23,359.
2025	10	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	379.58
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLP0576620	Electric	433.88
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0572100	Electric	-433.88
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0572100	Electric	-26,700
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	639.47
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLP0576620	Electric	26,700.
2025	10	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	39,352.

2025	10	N0000	501203	172	EAI TAX	UP1	FLP0576620	Electric	850.
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0572100	Electric	-1,081
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLP0576620	Electric	1,080.34
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLP0576620	Electric	66,482.15
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	67,092.76
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	1,090.26
2025	10	N0000	501203	172	ECO-ENERGY	UP1	FLC0572100	Electric	-66,540.45
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLP0576620	Electric	1,421
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0572100	Electric	-1,421
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	2,342.71
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0572100	Electric	-87,427
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLP0576620	Electric	87,427.
2025	10	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	144,166.25
2025	10	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	86,525.
2025	10	N0000	501203	172	EXXON	UP1	FLP0576620	Electric	-350.
2025	10	N0000	501203	172	EXXON	UP1	FLP0576620	Electric	50,707.5
2025	10	N0000	501203	172	EXXON	UP1	FLC0572100	Electric	-824
2025	10	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	1,406.04
2025	10	N0000	501203	172	EXXON	UP1	FLC0572100	Electric	-50,707.5
2025	10	N0000	501203	172	EXXON	UP1	FLP0576620	Electric	823.99
2025	10	N0000	501203	172	GSPL	NO1	FLC0572121	Electric	-1,688.88
2025	10	N0000	501203	172	GSPL	UP1	FLC0572100	Electric	-463,800.73
2025	10	N0000	501203	172	GSPL	NO1	FLP0576623	Electric	1,044.05
2025	10	N0000	501203	172	GSPL	NO1	FLP0576623	Electric	148,629.04
2025	10	N0000	501203	172	GSPL	NO1	FLC0572121	Electric	-149,487.
2025	10	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	154,437.
2025	10	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	-110.17
2025	10	N0000	501203	172	GSPL	UP1	FLP0576620	Electric	463,800.66
2025	10	N0000	501203	172	GSPL	UP1	FLC0577333	Electric	476,280.61
2025	10	N0000	501203	172	J. ARON & CO	UP1	FLC0577333	Electric	-54,637.5
2025	10	N0000	501203	172	J. ARON & CO	UP1	FLC0572100	Electric	52,875
2025	10	N0000	501203	172	J. ARON & CO	UP1	FLP0576620	Electric	-52,875.
2025	10	N0000	501203	172	KES	UP1	FLP0576620	Electric	1,362,673.25
2025	10	N0000	501203	172	KES	UP1	FLC0572100	Electric	-22,143.47
2025	10	N0000	501203	172	KES	UP1	FLC0577333	Electric	9,715
2025	10	N0000	501203	172	KES	UP1	FLC0572100	Electric	-1,362,673.25
2025	10	N0000	501203	172	KES	UP1	FLP0576620	Electric	22,143.47
2025	10	N0000	501203	172	KES	UP1	FLC0577333	Electric	597,848.25
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	-32,875.
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0572100	Electric	-1,725,391.01
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0572100	Electric	-28,038
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	21,390.16
2025	10	N0000	501203	172	NEXTERA	UP1	FLP0576620	Electric	28,037
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	1,316,316.88
2025	10	N0000	501203	172	NEXTERA	UP1	FLP0576620	Electric	-31,875.
2025	10	N0000	501203	172	NEXTERA	UP1	FLP0576620	Electric	1,725,383.84
2025	10	N0000	501203	172	NEXTERA	UP1	FLC0572100	Electric	31,875.
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0572100	Electric	-41,682.79
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	44,181.04
2025	10	N0000	501203	172	REGENCY LP	UP1	FLP0576620	Electric	561,582.15
2025	10	N0000	501203	172	REGENCY LP	UP1	FLP0576620	Electric	42,806.04
2025	10	N0000	501203	172	REGENCY LP	UP1	FLP0576620	Electric	9,125.72
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	246,496.5
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	4,005.58
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0572100	Electric	-9,124.7
2025	10	N0000	501203	172	REGENCY LP	UP1	FLC0572100	Electric	-561,519.5
2025	10	N0000	501203	172	REPSOL	NO1	FLP0576623	Electric	100,125.
2025	10	N0000	501203	172	REPSOL	NO1	FLC0572121	Electric	-2,002.5
2025	10	N0000	501203	172	REPSOL	NO1	FLP0576623	Electric	2,002.5
2025	10	N0000	501203	172	REPSOL	NO1	FLC0572121	Electric	-100,125.
2025	10	N0000	501203	172	STORAGE	NO1	FLP0576623	Electric	9,385.77
2025	10	N0000	501203	172	STORAGE - Injection	NO1	FLC0577377	Electric	-355,557.6
2025	10	N0000	501203	172	STORAGE - Injection	NO1	FLP0576623	Electric	-247,301.21
2025	10	N0000	501203	172	STORAGE - Withdrawal	NO1	FLP0576623	Electric	221,987.69
2025	10	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0577377	Electric	59,852.78
2025	10	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0572121	Electric	-327,771.66
2025	10	N0000	501203	172	STORGAE	NO1	FLC0577377	Electric	8,308

2025	10	N0000	501203	172	STORGAE	NO1	FLC0572121	Electric	-6,555.43
2025	10	N0000	501203	172	SW ENERGY	UP1	FLC0577333	Electric	19,890.
2025	10	N0000	501203	172	SW ENERGY	UP1	FLC0577333	Electric	323.21
2025	10	N0000	501203	172	TENASKA	UP1	FLP0576620	Electric	-1,838.95
2025	10	N0000	501203	172	TENASKA	UP1	FLC0572100	Electric	3,760.6
2025	10	N0000	501203	172	TENASKA	UP1	FLC0572100	Electric	-4,001.85
2025	10	N0000	501203	172	TENASKA	UP1	FLC0572100	Electric	-246,267.5
2025	10	N0000	501203	172	TENASKA	UP1	FLC0577333	Electric	1,350.88
2025	10	N0000	501203	172	TENASKA	UP1	FLC0577333	Electric	-1,838.95
2025	10	N0000	501203	172	TENASKA	UP1	FLP0576620	Electric	246,267.5
2025	10	N0000	501203	172	TENASKA	UP1	FLP0576620	Electric	4,001.85
2025	10	N0000	501203	172	TENASKA	UP1	FLC0577333	Electric	83,131.
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0577333	Electric	-2,797.75
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0572100	Electric	2,707.5
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLP0576620	Electric	-2,707.5
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0577333	Electric	40,741.
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLP0576620	Electric	814.88
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0577333	Electric	662.04
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLP0576620	Electric	50,146.5
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0572100	Electric	-814.91
2025	10	N0000	501203	172	TEXLA ENERGY	UP1	FLC0572100	Electric	-50,148
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	3,178
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0577333	Electric	2,090
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	166.36
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0577333	Electric	110,452
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	110,452
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0572100	Electric	-3,178.43
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLC0572100	Electric	-110,452
2025	10	N0000	501203	172	TRANS-UNION	UP1	FLP0576620	Electric	10,237.55
2025	10	N0000	501203	172	TU IMBAL	UP1	FLP0576620	Electric	128,582.28
2025	10	N0000	501203	172	TU IMBAL	UP1	FLP0576620	Electric	2,089
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLC0572121	Electric	-118,958.83
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLC0572121	Electric	-2,379
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLP0576623	Electric	1,709
2025	10	N0000	501203	172	TWIN EAGLE	NO1	FLP0576623	Electric	85,464
2025	10	N0000	501203	172	Union - Offline Aux	UP1	PPD0575268	Electric	483.6
2025	10	N0000	501203	172	Union Power 1 3Q25 LTSA True-u	UP1	FLP0577287	Electric	-3,567.14
2025	10	N0000	501203	172	Union Power 1 Oct 2025 LTSA	UP1	FLP0577287	Electric	322,311.91
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0577333	Electric	431,295.
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0572100	Electric	15,500.
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLP0576620	Electric	11,707.32
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0572100	Electric	-720,450.
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLP0576620	Electric	-15,000.
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLP0576620	Electric	720,450.
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0577333	Electric	-15,500.
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0572100	Electric	-11,707.32
2025	10	N0000	501203	172	WELLS FARGO	UP1	FLC0577333	Electric	7,008.54
		Total Gas Generation							**5,092,621.89**
		Total Solar Generation							**0.00**
2025	10	N0000	555002	215	IRIS - ENERGY ADJUSTMENT		PPD0577735	Electric	-5.29
2025	10	N0000	555002	215	IRIS Delivered RE Energy		PPD0577735	Electric	373,272.61
2025	10	N0000	555002	215	MISO Ancillary Exp		PPD0577735	Electric	14,901.08
2025	10	N0000	555002	215	MISO Congestion		PPD0577735	Electric	-934,943.9
2025	10	N0000	555002	215	MISO Congestion_ARR		PPD0577735	Electric	759.24

2025	10	N0000	555002	215	MISO Energy Purchases		PPD0577735	Electric	1,779,128.09
2025	10	N0000	555002	215	MISO Losses		PPD0577735	Electric	80,939.09
2025	10	N0000	555002	215	MISO Other Exp		PPD0577735	Electric	448,973.72
2025	10	N0000	555002	215	MISO Uplift Exp		PPD0577735	Electric	275,519.45
2025	10	N0000	555002	215	Rev 202205 MISO Ancillaries		PPD0577735	Electric	-0.11
2025	10	N0000	555002	215	Rev 202205 MISO Congestion AAR		PPD0577735	Electric	76.39
2025	10	N0000	555002	215	Rev 202205 MISO Losses		PPD0577735	Electric	-0.86
2025	10	N0000	555002	215	Rev 202205 MISO Other Charges		PPD0577735	Electric	0.01
2025	10	N0000	555002	215	Rev 202206 MISO Congestion		PPD0577735	Electric	0.01
2025	10	N0000	555002	215	Rev 202206 MISO Congestion AAR		PPD0577735	Electric	1,176.08
2025	10	N0000	555002	215	Rev 202206 MISO Losses		PPD0577735	Electric	-3.17
2025	10	N0000	555002	215	Rev 202206 MISO Other Charges		PPD0577735	Electric	0.05
2025	10	N0000	555002	215	Rev 202212 MISO Ancillaries		PPD0577735	Electric	2.64
2025	10	N0000	555002	215	Rev 202212 MISO Congestion		PPD0577735	Electric	802.99
2025	10	N0000	555002	215	Rev 202212 MISO Congestion AAR		PPD0577735	Electric	58.65
2025	10	N0000	555002	215	Rev 202212 MISO Losses		PPD0577735	Electric	-0.09
2025	10	N0000	555002	215	Rev 202212 MISO Other Charges		PPD0577735	Electric	-802.91
2025	10	N0000	555002	215	Rev 202506 MISO Losses		PPD0577735	Electric	2,788.82
2025	10	N0000	555002	215	Rev 202506 MISO Other Charges		PPD0577735	Electric	-38.82
2025	10	N0000	555002	215	Rev 202506 MISO Purchases		PPD0577735	Electric	-0.09
2025	10	N0000	555002	215	Rev 202506 Purchases Iris RE A		PPD0577735	Electric	-4.47
2025	10	N0000	555002	215	Rev 202506 Purchases Iris Sche		PPD0577735	Electric	-0.89
2025	10	N0000	555002	215	Rev 202506 Purchases St James		PPD0577735	Electric	4.18
2025	10	N0000	555002	215	Rev 202509 MISO Ancillaries		PPD0577735	Electric	-877.33
2025	10	N0000	555002	215	Rev 202509 MISO Congestion		PPD0577735	Electric	4,523.87
2025	10	N0000	555002	215	Rev 202509 MISO Losses		PPD0577735	Electric	-11,210.35
2025	10	N0000	555002	215	Rev 202509 MISO Other Charges		PPD0577735	Electric	0.78
2025	10	N0000	555002	215	Rev 202509 MISO Purchases		PPD0577735	Electric	-86,250.41
2025	10	N0000	555002	215	Rev 202509 Purchases Iris RE A		PPD0577735	Electric	-24,415.23
2025	10	N0000	555002	215	Rev 202509 Purchases Iris Sche		PPD0577735	Electric	24,411.98
2025	10	N0000	555002	215	Rev 202509 Purchases St James		PPD0577735	Electric	0.13
2025	10	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT		PPD0577735	Electric	-5.54
2025	10	N0000	555002	215	STJAMES Delivered RE Energy		PPD0577735	Electric	161,789.82
		Total Purchases from Non-Assoc. Cos.							**2,110,570.22**
2025	10	N0000	555005	221	Net Metering Credit - Oct'25		PPD0577641	Electric	46.35
		Total Co-Generation and Net Metering Generation							**46.35**
2025	10	N0000	555010	235	Algiers PPA Energy		PPA0577306	Electric	946,371.78
2025	10	N0000	555010	235	Algiers PPA Energy		PPA0572022	Electric	-913,152.51
2025	10	N0000	555010	235	Algiers PPA Energy		PPD0577294	Electric	912,449.35
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPD0577294	Electric	99,630.27
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0577306	Electric	58,922.65
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0572022	Electric	-95,180.98
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPA0572357	Electric	-42,007.97
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPD0576340	Electric	68,780.51
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0577685	Electric	355.83
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPD0576340	Electric	42,007.97
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0572357	Electric	-81,814.59
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPD0576340	Electric	155,629.84
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0577685	Electric	95,516.62
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPD0576340	Electric	88,993.17
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	GG1	PPA0572357	Electric	-88,993.17
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0572357	Electric	-68,780.51
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0577685	Electric	143,859.62
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0577685	Electric	18,992.06
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPD0576340	Electric	355.83
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0572357	Electric	-151,296.24
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPD0576340	Electric	139,795.2
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPD0576340	Electric	7,656.28
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0572357	Electric	-4,506.74
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0577685	Electric	29,807.18
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0572357	Electric	-139,795.2
2025	10	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0577299	Electric	425,735.05
2025	10	N0000	555010	235	ELA - RB30 Energy	RBS	PPD0577290	Electric	443,602.94

2025	10	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0572015	Electric	-443,602.94
2025	10	N0000	555010	235	ENOL - NM6 Energy	NP6	PPD0577296	Electric	1,968,977.92
2025	10	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0577303	Electric	1,164,479.43
2025	10	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0572019	Electric	-1,881,047.31
		Total Resource Plan Purchases-Energy							**2,901,741.34**
2025	10	N0000	555006	181	Fuel Charge	GG1	PPB0577659	Electric	1,096,559.73
		Total ENOI Share-Grand Gulf-Energy							**1,096,559.73**
		Grand Total							**6,177,091.85**

ENOL Fuel Non-Recoverable Costs

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Phy Loc	Journal Id	Product Desc	Monetary Amt
2025	10	N0000	555010	239	Algiers PPA Capacity		PPD0577294	Electric	1,492,814.52
2025	10	N0000	555010	239	Algiers PPA Capacity		PPA0577306	Electric	1,326,631.9
2025	10	N0000	555010	239	Algiers PPA Capacity		PPA0572022	Electric	-1,414,157.79
2025	10	N0000	555010	239	Algiers PPA Capacity (NP6)	NP6	PPD0577294	Electric	74,135.68
2025	10	N0000	555010	239	Algiers PPA Capacity (NP6)	NP6	PPA0572022	Electric	-63,655.19
2025	10	N0000	555010	239	Algiers PPA Capacity (NP6)	NP6	PPA0577306	Electric	71,619.42
2025	10	N0000	555010	239	Algiers PPA WF3 Decomm		PPA0572022	Electric	-20,732.07
2025	10	N0000	555010	239	Algiers PPA WF3 Decomm		PPD0577294	Electric	20,732.07
2025	10	N0000	555010	239	Algiers PPA WF3 Decomm		PPA0577306	Electric	20,732.07
		Algiers Total							**1,508,120.61**
2025	10	N0000	555010	239	ELA - RB30 Capacity	RBS	PPD0577290	Electric	3,701,862.56
2025	10	N0000	555010	239	ELA - RB30 Capacity	RBS	PPA0572015	Electric	-3,783,675.76
2025	10	N0000	555010	239	ELA - RB30 Capacity	RBS	PPA0577299	Electric	3,276,300.99
2025	10	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPA0577303	Electric	1,415,403.63
2025	10	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPD0577296	Electric	1,465,132.06
2025	10	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPA0572019	Electric	-1,258,007.65
2025	10	N0000	555002	219	IRIS - 50 MW - CAP CHG ADJUSTM		PPD0577735	Electric	-7.78
2025	10	N0000	555002	219	IRIS - 50 MW CAP CHG		PPD0577735	Electric	124,430.22
2025	10	N0000	555002	219	Rev 202506 Purchases Iris CAP		PPD0577735	Electric	-1.49

2025	10	N0000	555002	219	Rev 202506 Purchases St James		PPD0577735	Electric	1.56
2025	10	N0000	555002	219	Rev 202509 Purchases Iris CAP		PPD0577735	Electric	-1.08
2025	10	N0000	555002	219	Rev 202509 Purchases St James		PPD0577735	Electric	0.05
2025	10	N0000	555002	219	STJAMES - 20 MW - CAP CHG ADJU		PPD0577735	Electric	-8.62
2025	10	N0000	555002	219	STJAMES - 50 MW CAP CHG		PPD0577735	Electric	53,936.71
2025	10	N0000	555015	219	MISO Sch 24 Admin		PPD0577735	Electric	11,876.58
2025	10	N0000	555015	219	Rev 202205 MISO Admin Sched 24		PPD0577735	Electric	-0.03
2025	10	N0000	555015	219	Rev 202212 MISO Admin Sched 24		PPD0577735	Electric	-0.02
2025	10	N0000	555015	219	Rev 202506 MISO Admin Sched 24		PPD0577735	Electric	3,069.84
2025	10	N0000	555015	219	Rev 202509 MISO Admin Sched 24		PPD0577735	Electric	455.39
2025	10	N0000	447002	219	ENMP - PRA SUMMER 25 LOLE ADJU		PPD0577735	Electric	2,171,680.49
2025	10	N0000	447002	219	ENMP - PRA SUMMER 25 LOLE ADJU		PPD0577735	Electric	-3,257,520.73
2025	10	N0000	447002	219	MISO Resource Adequacy Auction		PPD0577735	Electric	-483,474.14
2025	10	N0000	447002	219	Rev 202506 MISO Rsrce Adqcy Au		PPD0577735	Electric	1,008.27
2025	10	N0000	447002	219	Rev 202506 PRA SUMMER 25 LOLE		PPD0577735	Electric	1,091,553.06
		Capacity							**4,534,014.11**
		Grand Total							**6,042,134.72**

ENOL Non-Fuel Costs

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	IN1	PPA0572357	Electric	-24,642.81
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	WB2	PPA0577685	Electric	62,914.25
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	WB1	PPA0577685	Electric	63,125.64
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	GG1	PPA0572357	Electric	-717,194.47
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	AN2	PPA0577685	Electric	750,760.05
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	AN1	PPA0572357	Electric	-655,273.45
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	GG1	PPD0576340	Electric	338,539.42
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	WB2	PPA0572357	Electric	-54,951.16
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	AN2	PPA0572357	Electric	-730,570.12
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	IN1	PPA0577685	Electric	43,849.66
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	GG1	PPD0576340	Electric	717,194.47
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	WB1	PPA0572357	Electric	-59,095.03
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	GG1	PPA0572357	Electric	-338,539.42
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	WB2	PPD0576340	Electric	63,895.93
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	AN1	PPD0576340	Electric	625,190.85
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	AN1	PPA0577685	Electric	665,791.4
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	AN2	PPD0576340	Electric	705,842.42
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	WB1	PPD0576340	Electric	64,054.39
2025	10	N0000	555010	239	EAL MSS-4 CAPACITY	IN1	PPD0576340	Electric	44,344.38

		Total Resource Plan Costs-Capacity							**1,565,236.40**
2025	10	N0000	555006	180	Demand Charge	GG1	PPB0577659	Electric	8,894,285.14
2025	10	N0000	555006	180	ENOL 25FRP-BillMitTurnaround	GG1	DFA0576890	Electric	-312,107.83
2025	10	N0000	555006	180	ENOL 25FRP-BillMitTurnaround	GG1	DFA0576890	Electric	-233,368.75
2025	10	N0000	555006	180	ENOL 25FRP-BillMitTurnaround	GG1	DFA0576890	Electric	-76,771.89
		Total ENOI Share Grand Gulf-Capacity & Reserve Equalization							**8,272,036.67**
		Grand Total							**9,837,273.07**

Total Costs	**22,056,499.64**

Entergy New Orleans, LLC
KwHs
October 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Journal Id	Product Desc	Statistic Amt	
2025	10	N0000	447002	737	MISO Energy Sales	PPD0577735	Electric	-195,311,599	
2025	10	N0000	447002	737	Rev 202506 MISO Sales KWH	PPD0577735	Electric	-592	
2025	10	N0000	447002	737	Rev 202509 MISO Sales KWH	PPD0577735	Electric	-619,899	
								(195,932,090)	**Account 447002**
2025	10	N0000	501203	172	NOPS	ISB0577701	Electric	11,460,221	
2025	10	N0000	501203	172	NOPS Aux	ISB0577701	Electric	-276,000	
2025	10	N0000	501203	172	UNION 1 NAT GAS	ISB0577701	Electric	194,895,685	
								206,079,906	**Account 501203**
2025	10	N0000	558200	175	CANTELLI ALMONASTER SOLAR/QF -	ISB0577701	Electric	40,279	
2025	10	N0000	558200	175	MICHOUD GLOBAL SOLAR/QF - MICH	ISB0577701	Electric	47,793	
2025	10	N0000	558200	175	NOS SOLAR/QF - NOS SOLAR	ISB0577701	Electric	1,100,358	
2025	10	N0000	558200	175	PATERSON SOLAR	ISB0577701	Electric	129,057	
2025	10	N0000	558200	175	QF DWYER SOLAR/QF - DWYER SOLA	ISB0577701	Electric	4,128	
2025	10	N0000	558200	175	QF TCI FRANCE SOLAR/QF - TCI F	ISB0577701	Electric	119,567	
2025	10	N0000	558200	175	RTA CARROLLTON SOLAR/QF - RTA	ISB0577701	Electric	14,415	
2025	10	N0000	558200	175	TCI ALVAR ST SOLAR/QF - TCI AL	ISB0577701	Electric	46,567	
2025	10	N0000	558200	175	UNO SOLAR/QF - UNO SOLAR	ISB0577701	Electric	84,897	
								1,587,061	**Account 558200**
2025	10	N0000	555002	215	IRIS - 50 MW - CAP CHG ADJUSTM	PPD0577735	Electric	-102	
2025	10	N0000	555002	215	IRIS - 50 MW CAP CHG	PPD0577735	Electric	2,675,173	
2025	10	N0000	555002	215	IRIS - ENERGY ADJUSTMENT KWH	PPD0577735	Electric	88	
2025	10	N0000	555002	215	IRIS Delivered RE Energy	PPD0577735	Electric	8,025,124	
2025	10	N0000	555002	215	MISO Energy Purchases	PPD0577735	Electric	32,867,119	
2025	10	N0000	555002	215	Rev 202506 MISO Purchases KWH	PPD0577735	Electric	532	
2025	10	N0000	555002	215	Rev 202506 Purchases Iris CAP	PPD0577735	Electric	-32	
2025	10	N0000	555002	215	Rev 202506 Purchases Iris RE E	PPD0577735	Electric	-95	
2025	10	N0000	555002	215	Rev 202506 Purchases Iris Sche	PPD0577735	Electric	-20	
2025	10	N0000	555002	215	Rev 202506 Purchases St James	PPD0577735	Electric	124	
2025	10	N0000	555002	215	Rev 202509 MISO Purchases KWH	PPD0577735	Electric	-2,129,357	
2025	10	N0000	555002	215	Rev 202509 Purchases Iris RE E	PPD0577735	Electric	-524,842	
2025	10	N0000	555002	215	Rev 202509 Purchases Iris Sche	PPD0577735	Electric	524,842	
2025	10	N0000	555002	215	STJAMES - 20 MW - CAP CHG ADJU	PPD0577735	Electric	-308	
2025	10	N0000	555002	215	STJAMES - 50 MW CAP CHG	PPD0577735	Electric	1,151,506	
2025	10	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT KW	PPD0577735	Electric	-501	
2025	10	N0000	555002	215	STJAMES Delivered RE Energy	PPD0577735	Electric	3,454,094	
								46,043,345	**Account 555002**
2025	10	N0000	555005	221	Net Metering Credit - Oct'25	PPD0577641	Electric	747.7	
								748	**Account 555005**
2025	10	N0000	555010	235	Algiers PPA Energy	PPD0577294	Electric	41,250,508.	
2025	10	N0000	555010	235	Algiers PPA Energy	PPA0572022	Electric	-41,250,508	
2025	10	N0000	555010	235	Algiers PPA Energy	PPA0577306	Electric	40,791,653	
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	PPD0577294	Electric	3,917,259	
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	PPA0572022	Electric	-3,917,259	
2025	10	N0000	555010	235	Algiers PPA Energy (NP6)	PPA0577306	Electric	2,205,355	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	PPD0576340	Electric	59,001,596	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	PPA0577685	Electric	27,986,710	
2025	10	N0000	555010	235	EAL MSS-4 ENERGY	PPA0572357	Electric	-59,001,596	
2025	10	N0000	555010	235	ELA - RB30 Energy	PPA0577299	Electric	66,978,826	
2025	10	N0000	555010	235	ELA - RB30 Energy	PPA0572015	Electric	-69,426,330	
2025	10	N0000	555010	235	ELA - RB30 Energy	PPD0577290	Electric	69,426,330	
2025	10	N0000	555010	235	ENOL - NM6 Energy	PPD0577296	Electric	77,416,193	
2025	10	N0000	555010	235	ENOL - NM6 Energy	PPA0572019	Electric	-77,416,193	
2025	10	N0000	555010	235	ENOL - NM6 Energy	PPA0577303	Electric	43,584,100	

								181,546,644	**Account 555010**
2025	10	N0000	555006	181	POWER PURCHASED - KWH	PPB0577659	Electric	162,588,959	
								162,588,959	**Account 555200**
		Grand Total						401,914,573	

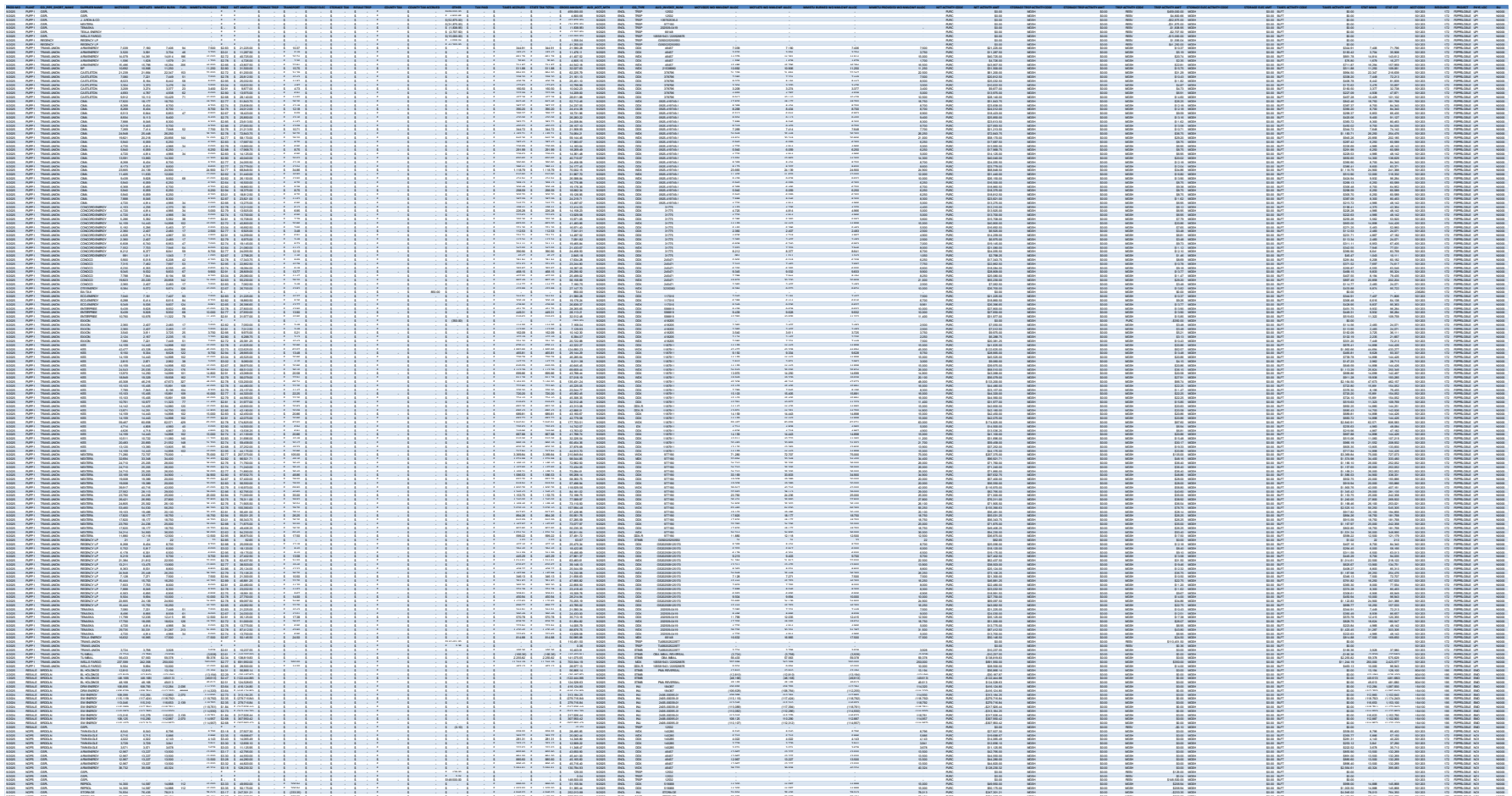
ENTERGY NEW ORLEANS, LLC.

	VOLUME MCF @ 14.73	VOLUME MMBTU	GROSS COSTS $	$ / MMBtu WACOG
MICHOUD PURCHASES**	**0**	**0**	**0.00**	#DIV/0!
FIRM TRANSPORTATION				
GAS PURCHASED	0	0	0.00	
INVENTORY (FTI DEAL TYPE)	0	0	0.00	
INVENTORY (FTO DEAL TYPE)	0	0	0.00	
NET MICHOUD FUEL EXP	0	0	$0.00	#DIV/0!
NJ*	**0**	**0**	**$0.00**	#DIV/0!
PUPP 1	**1,353,038**	**1,393,633**	**$4,605,835.53**	$3.3049
NOPS	**53,552**	**55,158**	**$ 395,399.14**	$7.1685
ENOL*	0	0	$0.00	
RESALE PURCHASES*	**0**	**0**	**0.00**	#DIV/0!
STORAGE INJECTION	**0**	**0**	**0.00**	
STORAGE WITHDRAWAL	**0**	**0**	**0.00**	
NET RESALE FUEL EXP	**0**	**0**	**0.00**	#DIV/0!
FINANCIAL HEDGE	0	0	$ -	
TOTAL SYSTEM FUEL EXPENSE	1,406,590	1,448,791	$5,001,234.67	$3.4520

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

ENOI ACTUAL GAS ACCOUNTING CLOSE FOR September 2025

					Data										
PROD MO	PLANT	PIPELINE	GD_TYPE	SUPPLIER NAME	MCF 14.73	BURN MMBTU	FUEL MMBTU	PROV MMBTU	NET $AMOUNT	$TRANSPORT	Sum of RESALE TRSP	$STORAGE TRSP	$OTHER	$COUNTY TAX ACCRUED	$COUNTY TAX
6/2025	RESALE	BRDGLN			29	29	(29)	0	$0.00	$0.00	0	$0.00	$0.00	$0.00	0
1/2025	RESALE	BRDGLN			0	0	0	0	$2,083.75	$0.00	0	$0.00	$0.00	$0.00	0
8/2025	PUPP 1	TRANS-UNION	DDX	EXXON	0	0	0	0	$0.00	$0.00	0	$0.00	($350.00)	$0.00	0
			STIMB	TRANS-UNION	3,798	3,928	0	3,928	$10,237.55	$0.00	0	$0.00	$0.00	$0.00	0
				TU IMBAL	(3,798)	(3,928)	0	-3,928	($10,237.55)	$0.00	0	$0.00	$0.00	$0.00	0
2/2025	RESALE	BRDGLN			0	0	0	0	$26,678.27	$0.00	0	$0.00	$0.00	$0.00	0
(blank)	(blank)	(blank)	(blank)	(blank)											
9/2025	NOPS	BRDGLN			25,577	26,344	0	26,344	$85,463.51	$0.00	0	$0.00	$0.00	$0.00	0
		GSPL	DDX	ARM ENERGY	52,908	54,000	0	54,000	$176,445.00	$0.00	0	$0.00	$0.00	$0.00	0
				REPSOL	29,174	29,776	224	30,000	$100,125.00	$413.88	0	$0.00	$0.00	$0.00	0
			TRSP	GSPL	0	0	0	0	$0.00	$0.00	0	$0.00	##########	$0.00	0
			WDX	ARM ENERGY	39,508	40,324	0	40,324	$128,230.32	$0.00	0	$0.00	$0.00	$0.00	0
			INIJ	STORAGE	76,435	78,013	0	78,013	$247,301.21	($233.35)	0	$0.00	$0.00	$0.00	0
			INWD	STORAGE	60,867	62,124	0	62,124	$221,987.69	$863.52	0	$0.00	$0.00	$0.00	0
	PUPP 1	GSPL	TRSP	GSPL	0	0	0	0	$0.00	$0.00	0	$0.00	##########	$0.00	0
				NEXTERA	0	0	0	0	$0.00	$0.00	0	$0.00	($31,875.00)	$0.00	0
				TENASKA	0	0	0	0	$0.00	$0.00	0	$0.00	($1,838.95)	$0.00	0
				J. ARON & CO	0	0	0	0	$0.00	$0.00	0	$0.00	($52,875.00)	$0.00	0
				TEXLA ENERGY	0	0	0	0	$0.00	$0.00	0	$0.00	($2,707.50)	$0.00	0
				WELLS FARGO	0	0	0	0	$0.00	$0.00	0	$0.00	($15,000.00)	$0.00	0
		TRANS-UNION	DDX	REGENCY LP	122,930	126,806	0	126,806	$356,878.25	$177.53	0	$0.00	$0.00	$0.00	0
				NEXTERA	351,079	362,150	0	362,150	$1,017,621.50	$507.01	0	$0.00	$0.00	$0.00	0
				TENASKA	37,551	38,735	265	39,000	$107,855.00	$54.22	0	$0.00	$0.00	$0.00	0
				KES	242,407	250,051	1,899	251,950	$708,154.25	$350.09	0	$0.00	$0.00	$0.00	0
				CASTLETON	36,946	38,111	289	38,400	$108,459.50	$53.36	0	$0.00	$0.00	$0.00	0
				EXXON	10,592	10,926	74	11,000	$30,326.25	$15.30	0	$0.00	$0.00	$0.00	0
				ARM ENERGY	12,398	12,789	161	12,950	$37,238.50	$17.91	0	$0.00	$0.00	$0.00	0
				CIMA	147,401	152,049	201	152,250	$425,893.25	$212.86	0	$0.00	$0.00	$0.00	0
				CONCORD ENERGY	50,214	51,797	353	52,150	$146,393.25	$72.52	0	$0.00	$0.00	$0.00	0
				ENTERPRISE	30,233	31,186	214	31,400	$87,427.00	$43.65	0	$0.00	$0.00	$0.00	0
				CONOCO	39,718	40,970	280	41,250	$119,241.75	$57.37	0	$0.00	$0.00	$0.00	0
				ECO-ENERGY	13,594	14,023	177	14,200	$40,085.50	$19.63	0	$0.00	$0.00	$0.00	0
			STIMB	REGENCY LP	21	22	0	22	$62.65	$0.00	0	$0.00	$0.00	$0.00	0
				TU IMBAL	57,563	59,378	0	59,378	$138,819.83	$0.00	0	$0.00	$0.00	$0.00	0
			TRSP	TRANS-UNION	0	0	0	0	$0.00	$0.00	0	$0.00	##########	$0.00	0
			WDX	REGENCY LP	71,399	73,650	0	73,650	$204,641.25	$103.11	0	$0.00	$0.00	$0.00	0
				DTE ENERGY	9,572	9,874	126	10,000	$26,700.00	$13.82	0	$0.00	$0.00	$0.00	0
				NEXTERA	202,853	209,250	0	209,250	$573,965.63	$292.95	0	$0.00	$0.00	$0.00	0
				TENASKA	48,385	49,911	339	50,250	$138,412.50	$69.87	0	$0.00	$0.00	$0.00	0
				KES	194,565	200,700	1,400	202,100	$555,239.00	$280.97	0	$0.00	$0.00	$0.00	0
				CASTLETON	21,664	22,347	153	22,500	$61,200.00	$31.29	0	$0.00	$0.00	$0.00	0
				EXXON	7,221	7,449	51	7,500	$20,381.25	$10.43	0	$0.00	$0.00	$0.00	0
				ARM ENERGY	30,157	31,108	392	31,500	$84,532.50	$43.55	0	$0.00	$0.00	$0.00	0
				CIMA	109,243	112,688	212	112,900	$309,296.00	$157.76	0	$0.00	$0.00	$0.00	0
				CONCORD ENERGY	22,146	22,844	156	23,000	$61,880.00	$31.98	0	$0.00	$0.00	$0.00	0
				CONOCO	20,220	20,858	142	21,000	$55,230.00	$29.20	0	$0.00	$0.00	$0.00	0
				BP	10,906	11,250	0	11,250	$31,500.00	$15.75	0	$0.00	$0.00	$0.00	0
				ECO-ENERGY	9,536	9,837	124	9,961	$26,396.65	$13.77	0	$0.00	$0.00	$0.00	0
			TAX	EAI TAX	0	0	0	0	$0.00	$0.00	0	$0.00	$0.00	$850.00	0
			MDX	NEXTERA	33,348	34,400	0	34,400	$96,921.71	$48.16	0	$0.00	$0.00	$0.00	0
				TEXLA ENERGY	16,965	17,500	0	17,500	$50,146.50	$24.50	0	$0.00	$0.00	$0.00	0
				WELLS FARGO	242,358	250,000	0	250,000	$691,950.00	$350.00	0	$0.00	$0.00	$0.00	0
			DDX-R	NEXTERA	12,118	12,500	0	12,500	$36,875.00	$17.50	0	$0.00	$0.00	$0.00	0



ENO LTSA Costs Realigned to base rates

Cost Month Oct-25

Plant	total cost	ENO Share	ENO Cost
Union PB1	318,745	100.000%	318,745
NM6 (Includes Algiers %)	227,760	21.012%	47,857
Perryville	787,731	0.461%	3,630
Acadia	955,532	1.227%	11,721
			381,953

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

Oper. Mth.	(a) kWh Generation	(b) kWh Purchases	(c) kWh Sales for Resale	(d) ENOI Net Area Input a+b+c
November 2024	276,891,800	374,711,350	(220,140,593)	**431,462,557**
December 2024	279,130,785	443,062,233	(321,763,712)	**400,429,306**
January 2025	61,101,688	496,656,721	(55,262,856)	**502,495,553**
February 2025	13,026,559	401,063,141	(24,382,733)	**389,706,967**
March 2025	19,420,094	366,763,465	(17,627,413)	**368,556,146**
April 2025	15,655,873	439,819,621	(33,504,272)	**421,971,222**
May 2025	40,872,957	477,329,956	(39,070,049)	**479,132,864**
June 2025	273,316,322	449,839,849	(182,409,629)	**540,746,542**
July 2025	369,792,032	470,236,635	(258,455,207)	**581,573,460**
August 2025	378,376,145	468,587,409	(257,308,923)	**589,654,631**
September 2025	335,658,659	440,383,467	(246,129,644)	**529,912,482**
October 2025	207,666,967	390,179,696	(195,932,090)	**401,914,573**
Total 12 Mths.	2,270,909,881	5,218,633,542	(1,851,987,121)	**5,637,556,302**

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

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

ENTERGY NEW ORLEANS, LLC
GAS/OIL INVOICES

CURRENT MONTH INVOICES LAG

SUPPLIER	AMOUNT	REASON
TRANS UNION	$128,582.28	Timing

PRIOR MONTH INVOICES RECEIVED

SUPPLIER	AMOUNT	REASON
TRANS UNION	($30,625.96)	Timing

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

Invoice#: 46457
Invoice Date: October 08, 2025
Payment Terms: Net Due on or Before October 27, 2025
Delivery Period: September 2025

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

Sales

Pipeline / Location	Start Date	End Date	Volume	Price	Amount	Details
Gulf South Pipeline Company LLC						
Kiln (Tennesse Gas)						
	9/16/2025	9/16/2025	(13,500)	$3.1700	$42,795.00	
	9/25/2025	9/25/2025	(13,500)	$3.2800	$44,280.00	
	9/26/2025	9/26/2025	(13,500)	$3.3000	$44,550.00	
	9/27/2025	9/29/2025	(40,324)	$3.1800	$128,230.32	
	9/30/2025	9/30/2025	(13,500)	$3.3200	$44,820.00	
Kiln (Tennesse Gas) Subtotal			**(94,324)**		**$304,675.32**	
Gulf South Pipeline Company LLC Subtotal			**(94,324)**		**$304,675.32**	
Tennessee Gas Pipeline Company, L.L.C.						
REGENCY/TGP PANDA POWER BIENVILLE						
	9/1/2025	9/2/2025	(16,500)	$2.6550	$43,807.50	
	9/9/2025	9/9/2025	(7,500)	$2.8300	$21,225.00	
	9/18/2025	9/18/2025	(3,750)	$3.0100	$11,287.50	
	9/20/2025	9/22/2025	(15,000)	$2.7150	$40,725.00	
	9/23/2025	9/23/2025	(1,700)	$2.7800	$4,726.00	
REGENCY/TGP PANDA POWER BIENVILLE Subtotal			**(44,450)**		**$121,771.00**	
Tennessee Gas Pipeline Company, L.L.C. Subtotal			**(44,450)**		**$121,771.00**	
Sales Subtotal			**(138,774)**		**$426,446.32**	

BP Energy Company
201 Helios Way-Helios Plaza
Houston, TX 77079

Customer Details		Bank Details		Gas Sales Invoice	
	Entergy New Orleans, LLC	Remit to:	BP Energy Company	Invoice Number:	21538980
	Entergy New Orleans, LLC	Payment Method:	WIRE	Contract Number:	27575
Address:	1600 Perdido St	Account Name:	BP Energy Company	BP Tax ID:	36-3421804
	New Orleans, LA 70112-1208		JPMorgan Chase Bank	Currency:	USD
Customer ID:	125221	Bank:	383 Madison Ave	**Invoice Date:**	**10/15/2025**
Tax ID:	82-2212934		New York, NY 10017	**Delivery Period:**	**9/1/2025**
Contact:	Lacey Butler	[redacted]		**Due Date:**	**10/27/2025**
Email:	lbutle1@entergy.com			**Total Amount Due To / (From) BP:**	**$ 31,500.00**

Summary

Description	Volume (MMBTU)	Amount ($ USD)
Sales	11,250	$ 31,500.00
Net Total To BP		$ 31,500.00
Total Amount Due To BP	**11,250**	**$ 31,500.00**

Please direct inquiries to: BPNatGasSettlements@bp.com

Important: Cyber Security Warning:

- ***BP will not change or amend its bank details without prior formal notification***
- ***Please exercise caution before clicking any links or attachments, and be vigilant for anything unexpected or unusual***

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

Stamford CT 06912 US

Invoice #: 378796
Customer #: 207605

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

Remit To:
CASTLETON COMMODITIES MERCHANT TRADING L.P.

Wire Bank: JPMorgan Chase Bank, N.A.
Wire City/State: NEW YORK, NY
[redacted]

Invoice:
Accounting Month: Sep 2025
Invoice_date: 21-Oct-2025
Payment Due Date: 27-Oct-2025
Contact: Susan Moore
Phone:
Email: HTN-PhyNGSettlements@cci.com

GST/HST: 855604666RT0001
QST: 1219210759TQ0001

CCI SALES

Deal #	Pipeline	Meter	Trade Date	Cost Type	From Day	To Day	Volume	UoM	Price	Currency	Amt Due
10998076	MEP	BENNINGTON	11-Sep-2025		12-Sep-2025	12-Sep-2025	10,500	MMBTU	2.6800	USD	28,140.00
10998707	MEP	BENNINGTON	12-Sep-2025		13-Sep-2025	15-Sep-2025	22,500	MMBTU	2.7200	USD	61,200.00
10999274	MEP	BENNINGTON	15-Sep-2025		16-Sep-2025	16-Sep-2025	7,500	MMBTU	2.7750	USD	20,812.50
10999951	MEP	BENNINGTON	16-Sep-2025		17-Sep-2025	17-Sep-2025	8,500	MMBTU	2.9450	USD	25,032.50
11000532	MEP	BENNINGTON	17-Sep-2025		18-Sep-2025	18-Sep-2025	3,500	MMBTU	3.0350	USD	10,622.50
11001157	MEP	BENNINGTON	18-Sep-2025		19-Sep-2025	19-Sep-2025	3,400	MMBTU	2.9050	USD	9,877.00
		BENNINGTON					**55,900**				**155,684.50**
Sub Total:	**MEP**						**55,900**				**155,684.50**
11003223	TGP	PANDA PWR	22-Sep-2025		23-Sep-2025	23-Sep-2025	5,000	MMBTU	2.7950	USD	13,975.00
		PANDA PWR					**5,000**				**13,975.00**
Sub Total:	**TGP**						**5,000**				**13,975.00**
Sub Total:	**CCI SALES**						**60,900**				**169,659.50**

Total Due To/(From) CCMT: 169,659.50

CIMA ENERGY, LP

1221 McKinney St Suite 3700

Houston, Texas 77010

Customer Details		Bank Details		Net Invoice Details	
Customer:	ENTERGY NEW ORLEANS, INC.	Payment Method:	ACH / WIRE / CHECK	**Invoice Number:**	**0925-419749-1**
Address:	10055 Grogan's Mill Road Suite 300 The Woodlands, Texas 77380	**If paying via ACH or Wire:**		Delivery Period:	Sep 2025
		Credit To:	CIMA ENERGY, LP	Invoice Date:	10/07/2025
		Bank Name:	Bank of America, N.A.	Due Date:	10/27/2025
		[redacted]		CIMA Tax ID#:	XXXXXX1884
				Contract Number:	2705
				P. O. Number:	
				Amount Due To/(From) CIMA:	**$735,189.25**
Phone:	(281) 297-3637	**If paying via Check:**		Currency:	USD
Fax:	(281) 297-3937	CIMA ENERGY, LP P O Box 7410721 Chicago, IL 60674-0721		**Supplemental CIMA Invoice Reference Numbers:**	
				966541	
CIMA Contact Information		*Note: CIMA will **NOT** change bank details without prior written notification. Please contact CIMA for any bank related inquiries.*			
Phone:	(713) 209-1112				
Fax:	(713) 759-1186				
Email:	gasinvoices@cima-energy.com				

Description	Volume (MMBtu)	Amount (USD)
Sales	265,150	$735,189.25
Total Amount Due To / (From) CIMA:	**265,150**	**$735,189.25**

INVOICE - NATURAL GAS

CONCORD ENERGY LLC

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

Bill To: Entergy New Orleans, LLC

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

Production Month	9 / 2025	Invoice Number	31775	Due Date	10/24/2025

ID	Location	Start Date	End Date	Nominated Quantity	Index	Premium	Calculated Price	Actual Volume	Amount
720836	GulfX Sherma	9/1/2025	9/2/2025	4,000	GDA, NGPL Texok zone	$0.060	$2.635	8,000	$21,080.00
721229	GulfX Sherma	9/3/2025	9/3/2025	1,050	GDA, NGPL Texok zone	$0.050	$2.665	1,050	$2,798.25
721816	GulfX Sherma	9/5/2025	9/5/2025	5,600	GDA, NGPL Texok zone	$0.050	$2.805	5,600	$15,708.00
722317	GulfX Sherma	9/9/2025	9/9/2025	8,700	GDA, NGPL Texok zone	$0.040	$2.765	8,700	$24,055.50
722706	GulfX Sherma	9/10/2025	9/10/2025	5,000	GDA, NGPL Texok zone	$0.035	$2.740	5,000	$13,700.00
722712	GulfX Sherma	9/11/2025	9/11/2025	7,000	GDA, NGPL Texok zone	$0.035	$2.735	7,000	$19,145.00
723217	GulfX Sherma	9/13/2025	9/15/2025	5,000	GDA, NGPL Texok zone	$0.040	$2.720	15,000	$40,800.00
723498	GulfX Sherma	9/16/2025	9/16/2025	5,000	GDA, NGPL Texok zone	$0.050	$2.785	5,000	$13,925.00
724202	GulfX Sherma	9/18/2025	9/18/2025	5,500	GDA, NGPL Texok zone	$0.060	$3.035	5,500	$16,692.50
724214	GulfX Sherma	9/19/2025	9/19/2025	4,900	GDA, NGPL Texok zone	$0.055	$2.910	4,900	$14,259.00
724804	GulfX Sherma	9/23/2025	9/23/2025	4,400	GDA, NGPL Texok zone	$0.050	$2.775	4,400	$12,210.00
725139	GulfX Sherma	9/24/2025	9/24/2025	2,500	GDA, NGPL Texok zone	$0.050	$2.770	2,500	$6,925.00
725486	GulfX Sherma	9/25/2025	9/25/2025	2,500	GDA, NGPL Texok zone	$0.050	$2.790	2,500	$6,975.00
							GulfX Sherman	75,150	$208,273.25

United States Dollars **Amount Due:** 75,150 $208,273.25

Remit by Wire or ACH to:

MUFG Bank Ltd.

[redacted]

International Wires:

Provide Swift Code instead of Routing Number

ConocoPhillips

ConocoPhillips Company
P.O. Box 2197
Houston,TX 77252-2197

BILL TO:

Entergy New Orleans Inc

Attention: Settlement Department1
Phone:
Fax: 281-297-3734
Email:

REMIT TO:

ConocoPhillips Company
JP MORGAN CHASE
[redacted]

For questions please contact
gassettlements@conocophillips.com
Fax # 918-662-6882

Invoice No: 245471
Invoice Date: 10/09/2025
Pmt Due Date: 10/27/2025
Pmt Method: Wire Transfer
Pmt Currency: USD
[redacted]
Terms: Later of 25th or 10 days from invoice date

PHYSICAL GAS INVOICE

SALES

Delivery Date Start	Delivery Date End	Trade	Location	Charge Description	Quantity	UOM	Unit Price	Amount
Pipeline: Bennington								
9/1/2025	9/2/2025	4912476	BENN Bennington Hub	Primary Settlement	21,000	MMBtu	$2.6300	$55,230.00
9/11/2025	9/11/2025	4924837	BENN Bennington Hub	Primary Settlement	6,600	MMBtu	$2.7400	$18,084.00
9/16/2025	9/16/2025	4929941	BENN Bennington Hub	Primary Settlement	6,250	MMBtu	$2.7750	$17,343.75
9/17/2025	9/17/2025	4931008	BENN Bennington Hub	Primary Settlement	7,750	MMBtu	$2.9500	$22,862.50
9/18/2025	9/18/2025	4932006	BENN Bennington Hub	Primary Settlement	8,250	MMBtu	$3.0400	$25,080.00
9/19/2025	9/19/2025	4933105	BENN Bennington Hub	Primary Settlement	9,900	MMBtu	$2.9100	$28,809.00
			BENN Bennington Hub Subtotal:		**59,750**	**MMBtu**		**$167,409.25**
9/4/2025	9/4/2025	4916960	BENN Gulf South	Primary Settlement	2,500	MMBtu	$2.8250	$7,062.50
			BENN Gulf South Subtotal:		**2,500**	**MMBtu**		**$7,062.50**
			Bennington Subtotal:		**62,250**	**MMBtu**		**$174,471.75**
				TOTAL CURRENT MONTH SALES				**$174,471.75**
				TOTAL SALES				**$174,471.75**
				STATEMENT TOTAL:				**$174,471.75**

DTE Energy

DTE Energy Trading

Invoice Number:	3235380
Invoice Date:	14-Oct-2025
Due Date:	27-Oct-2025
Billing Period:	Sep-25

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

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

Remit To:
DTE Energy Trading, Inc.
JPMORGAN CHASE BANK
[redacted]

Purchase / Sale	Quantity		CCY	Settlement Amount
Purchases	0.00		US$	$0.000000
Sales	10,000.00		US$	$26,700.000000
	10,000.00	**DTE Energy Trading, Inc. is due to RECEIVE the following net amount:**		**$26,700.00**

Netting Statement

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

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

Please Remit to:
Bank of America
[redacted]

Entergy New Orleans Inc

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

Invoice Number: 117016
Invoice Date: 10/07/2025
Due Date: 10/27/2025
Delivery Period: September 2025
Reference:
Net Amount: 66,482.15

Sales

TENNESSEE GAS PL - PANDA/REGENCY

Trade	Start Date	End Date	Price Index	Price Diff	Avg Price	Volume	Amount (US $)
1236610	09/01/2025	09/03/2025	Tenn Z1 GDD	0.0250	2.6500	9,961	26,396.65
1237731	09/09/2025	09/10/2025	Tenn Z1 GDD	0.0200	2.8300	7,500	21,225.00
1237984	09/10/2025	09/11/2025	Tenn Z1 GDD	0.0200	2.8150	6,700	18,860.50

Point Total	**24,161**	**66,482.15**
Pipeline Total	**24,161**	**66,482.15**
Sales Total	**24,161**	**66,482.15**

You owe Eco Energy... 66,482.15

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

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

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

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

Remit To:

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

Customer#: 3110
Invoice#: 598819
Delivery Period: Sep-25
Invoice Date: 10/09/2025
Due Date: 10/27/2025
Currency: USD

Deal Num	Description	Buy / Sell	Trader	Pipeline	Meter ID	Location	Start/End Dates		Price ($)	Volume		Amount ($)
677699	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	24	24	2.7650	10,000	MM	27,650.00
677856	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	25	25	2.7800	10,000	MM	27,800.00
678030	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	26	26	2.8050	11,400	MM	31,977.00
						Gulf Crossing Sherman			**Sub Total**	**31,400**	MM	**$87,427.00**
						ENTERPRISE TX			**Total**	**31,400**	MM	**$87,427.00**

Entergy New Orleans, Inc. will remit the following amount: **87,427.00** **USD**

ExxonMobil

Invoice Number:	418205
Invoice Date:	09-Oct-2025
Due Date:	27-Oct-2025
Billing Period:	Sep-2025

EXXONMOBIL OIL CORPORATION
22777 Springwoods Village Parkway
SPRING TX
77389

Email: gasmarketing-sm@exxonmobil.com

Bill To:

ENTERGY NEW ORLEANS, INC.

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

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

Remit:

Tax ID: 13-5401570
EXXONMOBIL OIL CORPORATION

4CITIBANK

[redacted]

Reference: E156680

Purchase / Sale	Quantity (MMBTU)	Tax Amount (US$)	Settlement Amount (US$)
Purchase	None	None	None
Sale	18,500	None	$50,707.50
	18,500	**ExxonMobil Oil Corporation is due to RECEIVE the following net amount:**	~~$50,707.50~~

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2074729	09/03/2025 - 09/03/2025	3,750	2.660000	$9,975.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2085755	09/13/2025 - 09/15/2025	7,500	2.717500	$20,381.25

Direct Billing Inquiries To:

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2086805	09/16/2025 - 09/16/2025	2,250	2.795000	$6,288.75
						TOTAL SALES for GSPL			**$36,645.00**
Arkoma Connector	Null	Bennington/Gulf South	NG	SALES	2076031	09/04/2025 - 09/04/2025	2,500	2.820000	$7,050.00
Arkoma Connector	Null	Bennington/Gulf South	NG	SALES	2077400	09/05/2025 - 09/05/2025	2,500	2.805000	$7,012.50
						TOTAL SALES for Arkoma Connector			**$14,062.50**
						TOTAL SALES	**18,500**		~~**$50,707.50***~~

* Total amount does not include tax amount

$50,707.50 less $350 overpayment from 08/2025 = $50,357.50

See email below from Jeronimo confirming $350 credit to reconcile the overpayment made last month.

Direct Billing Inquiries To:

Invoice Summary

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

Invoice Identifier: 12532 **Service Requester/Name:** 006947824 Entergy New Orleans, LLC **Billable Party (Payer)/Name:** 006947824 Entergy New Orleans, LLC

Invoice Date: 10/09/2025 **Net Due Date:** 10/20/2025 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Princess Burch (713) 479-8234

INVOICE TOTAL AMOUNT

$613,473.65

SVC REQ K OR ACCT ID TOTAL AMOUNT

$613,473.65

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

SVC REQ K OR ACCT ID	RATE SCH OR ACCT	CURRENT MONTH TOTAL AMOUNT	PRIOR MONTH TOTAL AMOUNT	SVC REQ K OR ACCT ID TOTAL AMOUNT
52810	NNS-A	$149,673.09	$0.00	$149,673.09
56372	FTS	$463,800.66	$0.00	$463,800.66
55356	NNS	$0.00	-$0.10	-$0.10
Svc Req K or Acct ID Total Amount				$613,473.65
Invoice Total Amount				$613,473.65

TO:	ENTERGY NEW ORLEANS, LLC
ADDRESS:	10055 GROGAN'S MILL ROAD PARKWOOD II, SUITE 300 THE WOODLANDS, tx 77380 United States
ATTN:	Operations Department
FAX:	
FROM:	J. ARON & COMPANY LLC
INVOICE NUMBER:	109782536-0
DATE:	07 OCT 2025

INVOICE / SETTLEMENT STATEMENT FOR USD PAYMENT ON 24 OCT 2025

Pipeline	Location	Quantity	Unit	Price	Tax	Type	Payment Amount Due J. Aron (Due to You)
US Nat Gas/Physical Settlement							
Our Trade ID : SDBB4QN33344ZZ3GPQ.0.0.0-21-1-1		Your Ref ID : N/A		Trade Date : 19 MAR 2025			
GULFSO US Pipe	BBT Claiborne	AMA Fees		0.06	0.00	FIRM	(52,875.00)
						Total Sales	(52,875.00)

THEREFORE, WE PAY TO YOU USD 52,875.00.

Payment Date **24 OCT 2025**

We will pay to the following standing instruction:

YOUR PAYMENT INSTRUCTION:

[redacted]

From:
Koch Energy Services, LLC
20 Greenway Plaza
Suite 800
Houston, TX 77046

Contact: Settlements Group
Email: kesacct@kochind.com
Phone:
Fax: (713)544-6090

To:
Entergy New Orleans, Inc
10055 Grogans Mill Road
Suite 300
The Woodlands, TX 77380

Contact: Accounting
Email: EntergyGasSettlements@entergy.com
Phone: 281-2973637
Fax:

Remit To:
Koch Energy Services, LLC

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

KOCH
KOCH ENERGY SERVICES, LLC

Sales Invoice

Invoice #: 1187911
Delivery Period: Sep-25
Invoice Date: 20-Oct-2025
Due Date: 27-Oct-2025

Invoice Summary

Description	Amount		Quantity (MMBTU)
Sales	$1,362,673.25	USD	488,850
Entergy New Orleans, Inc will remit the following amount :	**$1,362,673.25**		**488,850**

Invoice

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

Invoice: **977190**
Counterparty: **Entergy New Orleans, Inc.**
Date: **Oct 06, 2025**
Period: **Sep 01, 2025 - Sep 30, 2025**
Amount: **$1,693,508.84 USD**
Due Date: **Oct 27, 2025**

Invoice To

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

Summary

Deal Type	Deal Direction	Amount Due	Currency
GAS			
	Buy	$(31,875.00)	USD
	Sell	$ 1,725,383.84	USD
	GAS Subtotal	$ 1,693,508.84	USD
	TOTAL	**$ 1,693,508.84**	**USD**

Details

Pipeline	Deal #	Trade Dt	Point	Term	Index	Volume	UoM	Price	Amount Due	Currency
Sell										
GCPIPE										
	4195581	03/28/25	Bennington (From Enable Ok)	09/01/25 - 09/30/25	[GD|TGT ZN1|DAILY]/(1-0.0068)+0.0014+0.0037	(34,400)	MMBTU	$2.8175	$96,921.70	USD
					GCPIPE	**(34,400)**			**$96,921.70**	**USD**
GSPC PIPE										
	4353202	09/26/25	Bbt Trans-Union Claiborne Parish	09/27/25 - 09/27/25	FIXED	(12,500)	MMBTU	$2.9500	$36,875.00	USD
					GSPC PIPE	**(12,500)**			**$36,875.00**	**USD**

Sales Invoice

ENERGY TRANSFER

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

Bank: Wells Fargo Bank
[redacted]

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

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

Bank: Capital One New Orleans, LA
[redacted]

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

Contract Party: Entergy New Orleans
Invoice Number: GS202509125170
Invoice Date: 10/19/2025
Delivery Period: September 2025

SAP Vendor:
SAP Customer: 1000393752

Due Date: 10/27/2025

Payment Method: WIR
Short Name: Entergy New Orleans

Pipeline	Start	End	Description	Tier	Contract	Deal #	Meter	MMBTU	Rate	Amount Due
RIGS	09/26/2025	09/26/2025	PRODUCT		7015	415110	14888	8,000	$2.810	$22,480.00
Total RIGS commodity volume								200,456		$561,519.50

Commodity Total **200,456 MMbtu** **$561,519.50**

Add: Fees:

Total amount owed to Regency Intrastate Gas LP : **$561,519.50**

ENERGY TRANSFER

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

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

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

September 2025 Statement Of Account
FINAL
Invoice Date: 10/10/2025
Invoice Identifier: G092025250550

Invoice Identifier	Accounting Period	Invoice Date	Original Invoice Amount	Amount Due
G092025250550	09/2025	10/10/2025	$42,868.69	$42,868.69
		Total Amount:	**$42,868.69**	**$42,868.69**

The receivable amounts stated above include transportation and storage charges as of 10/10/2025.
These balances do not include any prepayments received, outstanding take or pay balances, or other receivables not related to transportation or storage.

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

-- INVOICE --

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

Invoice #	519068
Invoice Date:	10/03/2025
Due Date:	10/27/2025

Tax ID: 203009831

Please Wire To:
Citibank

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

TO: **Entergy New Orleans, LLC**

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

Tax ID: 822212934

INVOICE DETAIL

SALES

Pipeline	Trade	BegTime	Description	Quantity	Price		Amount
TGP	1478467	09/23	GULFSTH/TGP KILN MIS	15,000	$3.3300		$49,950.00
			Total - Trade 1478467:	15,000			$49,950.00
	1478627	09/24	GULFSTH/TGP KILN MIS	15,000	$3.3450		$50,175.00
			Total - Trade 1478627:	15,000			$50,175.00
			Total - Pipeline TGP:	30,000			$100,125.00
			Total Sales:			USD	$100,125.00

TOTAL AMOUNT DUE: USD $100,125.00

TENASKA MARKETING VENTURES

To: ENTERGY NEW ORLEANS, LLC	From: TENASKA MARKETING VENTURES	Invoice #: 202509-0419
2107 Research Forest Drive Mail Code: T-LFN-6 The Woodlands, TX 77380 Attention: Diane Mehra Phone: Fax: (281) 297-3735 Email: dmehra@entergy.com	14302 FNB Parkway Omaha, NE 68154 Attention: Jose Menchaca Phone: 402-691-9598 Fax: (402) 758-6253 Email: JMenchaca@TENASKA.com Email: Invoices-TMV@tenaska.com	Delivery Period: SEP 2025 Invoice Date: 10/13/2025 Due Date: 10/27/2025 **Total Due: $244,428.55 $US**

Description	Quantity (MMBTU)	Amount ($US)
Sale	89,250	$246,267.50
Transport		($1,838.95)
Current Month Subtotal:	**89,250**	**$244,428.55**
Total Due TENASKA MARKETING VENTURES	**89,250**	**$244,428.55**

TENASKA MARKETING VENTURES Payment Instructions:

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

ACCOUNT NAME - TENASKA MARKETING VENTURES
[redacted]

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

Tax ID: 47-0741451

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

Texla Energy Management, Inc.

1100 Louisiana
Suite 4700
Houston, TX 77002
Phone: 713.655.9900 Fax: 713.655.9906

INVOICE

Entergy New Orleans, LLC

ATTN: Accounting
10055 Grogan's Mill Road
Ste. 300
The Woodlands, TX 77380
Phone: 281-297-3569
Fax: 281-297-3869
Email: lbutle1@entergy.com

Contract Number:	NAESB
Invoice Number:	66148
Invoice Version:	0
Production Month:	09/25
Invoice Date:	10/08/2025
Due Date:	10/27/2025

Prod Mth	Point Name/Meter	Deal ID	Day Range	Days	Deal Volume	Total Volume	Price	Amount
Sales to Entergy New Orleans, LLC								
Pipeline: Gulf South Pipeline								
Meter: 26016 : BBT Trans-Union Claiborne Parish								
9/2025	26016 : BBT Trans-Union Claiborne Parish	552692	11	1	2,500/D	2,500	2.8015	7,003.75
9/2025	26016 : BBT Trans-Union Claiborne Parish	552692	13-15	3	2,500/D	7,500	2.7814	20,860.50
9/2025	26016 : BBT Trans-Union Claiborne Parish	552692	16	1	2,500/D	2,500	2.8367	7,091.75
9/2025	26016 : BBT Trans-Union Claiborne Parish	552692	17	1	2,500/D	2,500	2.9978	7,494.50
9/2025	26016 : BBT Trans-Union Claiborne Parish	552692	18	1	2,500/D	2,500	3.0784	7,696.00
	Total For Gas: 26016 : BBT Trans-Union Claiborne Parish					**17,500**		**50,146.50**
Charges & Fees for Meter: 26016 : BBT Trans-Union Claiborne Parish								
9/2025	AMA Transportation Fee	552692	1-30	30	(75,000)/D	(75,000)	0.0361	(2,707.50)
	Total For Charges & Fees: 26016 : BBT Trans-Union Claiborne Parish							**(2,707.50)**
	Total For Meter: 26016 : BBT Trans-Union Claiborne Parish					**17,500**		**47,439.00**
	Total for Pipeline: Gulf South Pipeline					**17,500**		**47,439.00**
Total - Entergy New Orleans, LLC						**17,500**		**47,439.00**
Grand Total - Net Receivable Due From Entergy New Orleans, LLC						**17,500**		**47,439.00**

Funds due on or before Due Date

Remit To

Check Information

Texla Energy Management, Inc.
1100 Louisiana
Suite 4700
Houston, TX 77002

Wire Transfer Information

Bank Name: JPMorgan Chase Bank, NA

[redacted]

ACH Information

Bank Name: JPMorgan Chase Bank, NA

[redacted]

BLACK BEAR
TRANSMISSION

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

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

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

September 2025 Invoice Summary

FINAL
Invoice Date: 10/14/2025
Invoice Identifier: TUI09202522977

Service Requestor Contract Number	TOS	Prior Period Receipts in DTH	Prior Period Deliveries in DTH	Net Prior Period Activity in DTH	Prior Period Charges	Current Month Rec in DTH	Current Month Del in DTH	Current Month Activity in DTH	Current Month Charges	Invoice Amount
FTS-TUI-0003	FTS	229	0	229	$0.32	2,270,321	2,329,699	(59,378)	$113,629.95	$113,630.27
IMB-TUI-0003	IMB	0	0	0	$10,237.55	0	0	0	$0.00	$10,237.55
Total		229	0	229	$10,237.87	2,270,321	2,329,699	(59,378)	$113,629.95	$123,867.82

Net Due Date 10/24/2025 $123,867.82

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

[redacted]

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

Gas Physical Sales Invoice

Twin Eagle Resource Management, LLC

Entergy New Orleans, Inc.
2107 Research Forest Dr Mail Code T-LFN-6
The Woodlands, Texas
77380
U.S.A.

Invoice Number: 140285
Period: Delivery Month Sep 2025
Invoice Date: Oct 6, 2025

Due Date: **Oct 24, 2025**
Their Reference:

Attention: Invoices and Payments

Telephone: 281-297-6659

Trans. ID / Detail	Trade Date / Flow Period / Pricing Information	Alt Volume	Volume	Price	Amount
2697294/3314993	Aug 29, 2025 / Sep 01, 2025 ~ Sep 02, 2025 Sell @Bridgeline Pipeline / Paris Road Pricing: Henry Hub (Gas Daily) + $0.300 US/MMBTU	0.00	8,796 MMBTU	3.1750	$27,927.30
2697924/3315659	Sep 02, 2025 / Sep 03, 2025 ~ Sep 03, 2025 Sell @Bridgeline Pipeline / Paris Road Pricing: Henry Hub (Gas Daily) + $0.300 US/MMBTU	0.00	3,678 MMBTU	3.0250	$11,125.95
2698889/3316697	Sep 03, 2025 / Sep 04, 2025 ~ Sep 04, 2025 Sell @Bridgeline Pipeline / Paris Road Pricing: Henry Hub (Gas Daily) + $0.300 US/MMBTU	0.00	3,841 MMBTU	3.2950	$12,656.10
2699314/3317324	Sep 04, 2025 / Sep 05, 2025 ~ Sep 05, 2025 Sell @Bridgeline Pipeline / Paris Road Pricing: Henry Hub (Gas Daily) + $0.300 US/MMBTU	0.00	4,143 MMBTU	3.3950	$14,065.49
2699926/3317956	Sep 05, 2025 / Sep 06, 2025 ~ Sep 08, 2025 Sell @Bridgeline Pipeline / Paris Road Pricing: Henry Hub (Gas Daily) + $0.300 US/MMBTU	0.00	5,886 MMBTU	3.3450	$19,688.67
	Total :	0.00	26,344.00 MMBTU		$85,463.51

Total Due To Twin Eagle Resource Management, LLC in US **$85,463.51**

This invoice is intended only for the addressee and may contain information that is legally privileged, confidential and/or exempt from disclosure under applicable law. Any review, re-distribution, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you have received this invoice in error, or are not the named recipient(s), please immediately notify the sender.

WELLS FARGO COMMODITIES, LLC.

Pay Ref. No. 105581943 / 220528876
DATED: October 08, 2025

Customer
Entergy New Orleans, Inc.
Attn: Confirmations
10055 Grogan's Mill Road, Suite 300
The Woodlands, TX 77380

Wells Fargo
Wells Fargo
Commodities, LLC
Attn: Settlements
550 S Tryon St, 6th Floor
MAC D1086–063
Charlotte, NC 28202
Phone: (704) 410–8497

NET PAYMENT:

Customer pays this amount, due 10/27/2025 **USD $705,450.00**

PURCHASES

Ref #	Pipeline	Location	Period Start	Period End	Period Volume	UOM	Price	Amount
13904567	FEE						$	$(15,000.00)

Total: USD $(15,000.00)

SALES

Ref #	Pipeline	Location	Period Start	Period End	Period Volume	UOM	Price	Amount
13904567	Gulf South Pipeline	BBT Trans–Union Claiborne Parish	09/01/2025	09/30/2025	250,000	MMBTU	$2.7678	$691,950.00
14453607	Gulf South Pipeline	BBT Trans–Union Claiborne Parish	09/27/2025	09/27/2025	10,000	MMBTU	$2.8500	$28,500.00

Total: USD $720,450.00

Payment Instructions:
Wells Fargo Bank, NA.
[redacted]

Thank you for transacting with Wells Fargo.

ACTUALS

Billed in **Oct-25**
Service Period **Sep-25**

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

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

Capacity	KW		121,600	$	B1	1,465,132.06	1
Energy	KWH	B3	77,416,193	$	B2	1,968,977.92	
			2				
Total				**$**		**3,434,109.98**	

ESTIMATES

Billed in **Oct-25**
Service Period **Oct-25**

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

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

Capacity	KW		121,600	$	B1	1,415,403.63	1
Energy	KWH	B3	43,584,100	$	B2	1,164,479.43	
			2				
Total				**$**		**2,579,883.06**	

ACTUAL

Billed In Month of: Oct-25
Service Period: Sep-25

Entergy Louisiana, LLC
In Account with Entergy Arkansas, LLC

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

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

Excluding GG1 Ret Sh (nuclear) portion:

Capacity	KW:	82,941	$	1,842,304.27	$ 2,559,498.74	Capacity
Energy	KWH:	44,242,063.00	$	402,732.73		
Decommissioning			$	-	[1]		
Subtotal			$	2,245,037.00		

GG1 Ret Sh (nuclear) portion:

Capacity	21,060	$	717,194.47	$ 491,725.90	Energy
Energy	14,373,758.00	$	88,993.17		
Subtotal		$	806,187.64		
Total		$	3,051,224.64	[2]	58,615,821.00	KWH

Estimate

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

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

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

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

Excluding GG1 Ret Sh (nuclear) portion:

Capacity	KW:	92,892	$	1,586,441.00				
Energy	KWH:	27,986,710.00	$	288,531.31				
Decommissioning			$	-	1	$	1,586,441.00	Capacity
Subtotal			$	1,874,972.31				

GG1 Ret Sh (nuclear) portion:

Capacity		21,060	$	-				
Energy		0.00	$	-				
						$	288,531.31	Energy
Subtotal			$	-				
Total			$	1,874,972.31	2		27,986,710.00	KWH

ACTUALS	Billed in	Oct-25
	Service Period	Sep-25

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

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

Capacity				$	1,492,814.52
Capacity (WF3 Decomm)				$	20,732.07
Energy	KWH	41,250,508	2	$	912,449.35
Ninemile 6 Capacity				$	74,135.68
Ninemile 6 Energy	KWH	3,917,259		$	99,630.27
Total				**$**	**2,599,761.89**

B2

1

B1 + B3 +T1

ESTIMATES

Billed in **Oct-25**
Service Period **Oct-25**

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

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

Capacity				$	1,326,631.90
Capacity (WF3 Decomm)				$	20,732.07
Energy	KWH	40,791,653	2	$	946,371.78
Ninemile 6 Capacity				$	71,619.42
Ninemile 6 Energy	KWH	2,205,355		$	58,922.65
Total				**$**	**2,424,277.82**

B2

1

B1 + B3 +T1

ACTUALS

Billed In Month of: Oct-25
Service Period: Sep-25

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

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

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

Capacity	KW:	**97,200**		$	B2	3,701,862.56
Energy	KWH:	69,426,330	2	$	B1	443,602.94
		B4				
Total				$	B3	4,145,465.50

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ENOL

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ESTIMATES

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

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

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

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

Capacity	KW:	**97,200**		$	B2	3,276,300.99	1
Energy	KWH:	66,978,826	2	$	B1	425,735.05	
		B4					
Total				$	B3	3,702,036.04	

ENOL

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INVOICE

SYSTEM ENERGY RESOURCES, INC

TO: ENTERGY NEW ORLEANS, LLC

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

Cost of Service Operations	$	45,776,042.95
Sales Agreement Billing		19.43%
DEMAND CHARGE	$	8,894,285.14
Grand Gulf Fuel Cost	$	5,643,642.46
Sales Agreement Billing		19.43%
FUEL CHARGE	$	1,096,559.73
TOTAL	**$**	**9,990,844.87**

Company	Net Gen	To Area	UPP	Inadvertent	Firm Sales	Sales	Unacct
ACADIA 2	4,576,441		0	0	0		0
ARK.NU 1	3,705,455		0	0	0		0
ARK.NU 2	20,561,989		0	0	0		0
G.GULF 1N	180,133,223		0	0	0		0
GGULF RET	10,321,556		0	0	0		0
GGULF RP	4,872,073		0	0	0		0
L.GPSY 2	661,632		0	0	0		0
L.GPSY 2/Aux	(6,435)		0	0	0		0
L.GPSY 3	2,024,948		0	0	0		0
L.GPSY 3/Aux	(12,069)		0	0	0		0
NINEMI 4	4,713,800		0	0	0		0
NINEMI 5	2,111,657		0	0	0		0
NINEMI 5/Aux	(11,330)		0	0	0		0
NINEMI 6	45,789,455		0	0	0		0
NINEMI 6/Aux	(6,693)		0	0	0		0
NO POWER STATION	11,460,221		0	0	0		0
NO POWER STATION/Aux	(276,000)		0	0	0		0
PERVIL 1	1,681,777		0	0	0		0
PERVIL 1/Aux	(200)		0	0	0		0
PERVIL 2	52,192		0	0	0		0
PERVIL 2/Aux	(16,214)		0	0	0		0
RVRBND 1	69,443,647		0	0	0		0
STERLN 7/Aux	(2,260)		0	0	0		0
UNION 1	194,895,685		0	0	0		0
WATERF 2	1,141,216		0	0	0		0
WATERF 2/Aux	(4,920)		0	0	0		0
WATERF 3	15,474,059		0	0	0		0
WATERF 4/Aux	(324)		0	0	0		0
INDEPN 1	1,720,329		0	0	0		0
INDEPN 1/Aux	(8,023)		0	0	0		0
WH.BLF 1	1,882,129		0	0	0		1
WH.BLF 1/Aux	(15,728)		0	0	0		0
WH.BLF 2	633,743		0	0	0		0
WH.BLF 2/Aux	(34,654)		0	0	0		0
Un-accounted In	7,379		0	0	0		0
CANTELLI ALMONASTER SOLAR/QF - CANTELLI	40,279		0	0	0		0
ENMP MISO DA PURCH	14,914,850		0	0	0		0
ENMP MISO RT PURCH	17,952,269		0	0	0		0
ENO Paterson Solar/QF - ENO Paterson Solar	129,057		0	0	0		0
IRIS - 50 MW CAP CHG	2,675,173		0	0	0		0
IRIS Delivered	8,025,124		0	0	0		0
MICHOUD GLOBAL SOLAR/QF - MICHOUD GLOBAL SOLAR	47,793		0	0	0		0
MURRAY HYDRO	438,183		0	0	0		0
NOS SOLAR/QF - NOS SOLAR	1,100,358		0	0	0		0
OCCIDENTAL POWER SERVICES/BASE CAPACITY	4,237,152		0	0	0		0
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL	579,816		0	0	0		0
OCCIDENTAL POWER SERVICES/INTRA-DAY CALL OPTION	117,024		0	0	0		0
QF DWYER SOLAR/QF - DWYER SOLAR	4,128		0	0	0		0
QF TCI FRANCE SOLAR/QF - TCI FRANCE SOLAR	119,567		0	0	0		0
RTA CARROLLTON SOLAR/QF - RTA CARROLLTON SOLAR	14,415		0	0	0		0
STJAMES - 50 MW CAP CHG	1,151,506		0	0	0		0
STJAMES Delivered	3,454,094		0	0	0		0
TCI ALVAR ST SOLAR/QF - TCI ALVAR ST SOLAR	46,567		0	0	0		0
UNO SOLAR/QF - UNO SOLAR	84,897		0	0	0		0

Company	Net Gen	To Area	UPP	Inadvertent	Firm Sales	Sales	Unacct
Totals	632,602,008	437,290,408	0	0	0	195,311,599	1

Generating Unit	NO
ACADIA 2 - UPP from LA	4,576,441
ARK.NU 1 - UPP from AR	3,705,455
ARK.NU 2 - UPP from AR	20,561,989
GGULF RET - UPP from AR	10,321,556
GGULF RP - UPP from AR	4,872,073
INDEPN 1 - UPP from AR	1,720,329
L.GPSY 2 - UPP from LA	661,632
L.GPSY 3 - UPP from LA	2,024,948
MURRAY HYDRO - UPP from LA	438,183
NINEMI 4 - UPP from LA	4,713,800
NINEMI 5 - UPP from LA	2,111,657
NINEMI 6 - UPP from LA	45,789,455
OCCIDENTAL POWER	4,237,152
OCCIDENTAL POWER	579,816
OCCIDENTAL POWER	117,024
PERVIL 1 - UPP from LA	1,681,777
PERVIL 2 - UPP from LA	52,192
RVRBND 1 - UPP from LA	69,443,647
WATERF 2 - UPP from LA	1,141,216
WATERF 3 - UPP from LA	15,474,059
WH.BLF 1 - UPP from AR	1,882,129
WH.BLF 2 - UPP from AR	633,743
Totals	**196,740,273**

Company / Type	KWH	Mills per KWH	Charge
ENMP MISO DA SALE	173,398,687	25.153475	4,361,579.61
ENMP MISO RT SALE	21,912,912	28.926929	633,873.26
Totals	**195,311,599**	**25.576837**	**4,995,452.87**

Source	NO
Owned Capability	
PERRYVILLE	3.350
INDEPENDENCE	7.133
WATERFORD	28.056
NO SOLAR STATION	20.000
ENO PATERSON SOLAR	1.000
ANO	50.491
UNION	514.000
LITTLE GYPSY	16.560
ACADIA	6.441
WHITE BLUFF	19.848
NO POWER STATION	129.700
NINEMILE PT.	145.719
Subtotal Owned Capability	**942.298**
Purchased Capacity	
RIVERBEND 30	101.242
IRIS	50.000
MURRAY HYDRO	2.096
ST JAMES	20.000
OCCIDENTAL-OXYTAFT	9.200
GRAND GULF #1(RET/RP)	30.621
GRAND GULF #1	213.405
Subtotal Purchased Capacity	**426.564**
Totals	**1,368.862**

	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
Purchases and Sales - Associated Companies				
ACADIA 2 - UPP from LA Desig. Energy	0	4,576,441	0.00	0.00
ARK.NU 1 - UPP from AR Desig. Energy	0	3,705,455	0.00	0.00
ARK.NU 2 - UPP from AR Desig. Energy	0	20,561,989	0.00	0.00
GGULF RET - UPP from AR Desig. Energy	0	10,321,556	0.00	0.00
GGULF RP - UPP from AR Desig. Energy	0	4,872,073	0.00	0.00
INDEPN 1 - UPP from AR Desig. Energy	0	1,720,329	0.00	0.00
L.GPSY 2 - UPP from LA Desig. Energy	0	661,632	0.00	0.00
L.GPSY 3 - UPP from LA Desig. Energy	0	2,024,948	0.00	0.00
MURRAY HYDRO - UPP from LA Desig. Energy	0	438,183	0.00	0.00
NINEMI 4 - UPP from LA Desig. Energy	0	4,713,800	0.00	0.00
NINEMI 5 - UPP from LA Desig. Energy	0	2,111,657	0.00	0.00
NINEMI 6 - UPP from LA Desig. Energy	0	45,789,455	0.00	0.00
OCCIDENTAL POWER SERVICES/BASE CAPACITY - UPP from Desig.	0	4,237,152	0.00	0.00
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL OPTION - Desig.	0	579,816	0.00	0.00
OCCIDENTAL POWER SERVICES/INTRA-DAY CALL OPTION - Desig.	0	117,024	0.00	0.00
PERVIL 1 - UPP from LA Desig. Energy	0	1,681,777	0.00	0.00
PERVIL 2 - UPP from LA Desig. Energy	0	52,192	0.00	0.00
RVRBND 1 - UPP from LA Desig. Energy	0	69,443,647	0.00	0.00
WATERF 2 - UPP from LA Desig. Energy	0	1,141,216	0.00	0.00
WATERF 3 - UPP from LA Desig. Energy	0	15,474,059	0.00	0.00
WH.BLF 1 - UPP from AR Desig. Energy	0	1,882,129	0.00	0.00
WH.BLF 2 - UPP from AR Desig. Energy	0	633,743	0.00	0.00
Subtotal Purchases and Sales - Associated Companies	**0**	**196,740,273**	**0.00**	**0.00**

Non-Associated Companies - Purchases	**Sales(KWH)**	**Purchases(KWH)**	**Revenue($)**	**Expense($)**
IRIS - 50 MW CAP CHG	0	2,675,173	0.00	124,430.22
IRIS Delivered RE Energy	0	8,025,124	0.00	373,272.61
STJAMES - 50 MW CAP CHG	0	1,151,506	0.00	53,936.71
STJAMES Delivered RE Energy	0	3,454,094	0.00	161,789.82
ENMP - PRA SUMMER 25 LOLE ADJUSTMENT (Jul&Aug)	0	0	0.00	2,171,680.49
IRIS - 50 MW - CAP CHG ADJUSTMENT	0	0	0.00	(7.78)
IRIS - 50 MW - CAP CHG ADJUSTMENT KWH	0	(102)	0.00	0.00
IRIS - ENERGY ADJUSTMENT	0	0	0.00	(5.29)
IRIS - ENERGY ADJUSTMENT KWH	0	88	0.00	0.00
Rev - JAP Eng Expenses ENOI	0	0	0.00	(3,257,520.73)
Rev 202506 Purchases Iris CAP CHG	0	0	0.00	(1.49)
Rev 202506 Purchases Iris CAP CHG KWH	0	(32)	0.00	0.00
Rev 202506 Purchases Iris RE ADJ CHG	0	0	0.00	(4.47)
Rev 202506 Purchases Iris RE ENG ADJ KWH	0	(95)	0.00	0.00
Rev 202506 Purchases Iris Scheduled ENG CHG	0	0	0.00	(0.89)
Rev 202506 Purchases Iris Scheduled ENG CHG KWH	0	(20)	0.00	0.00
Rev 202506 Purchases St James CAP CHG	0	0	0.00	1.56
Rev 202506 Purchases St James CAP CHG KWH	0	124	0.00	0.00
Rev 202506 Purchases St James Energy ADJ CHG	0	0	0.00	4.18
Rev 202509 Purchases Iris CAP CHG	0	0	0.00	(1.08)
Rev 202509 Purchases Iris RE ADJ CHG	0	0	0.00	(24,415.23)
Rev 202509 Purchases Iris RE ENG ADJ KWH	0	(524,842)	0.00	0.00
Rev 202509 Purchases Iris Scheduled ENG CHG	0	0	0.00	24,411.98
Rev 202509 Purchases Iris Scheduled ENG CHG KWH	0	524,842	0.00	0.00
Rev 202509 Purchases St James CAP CHG	0	0	0.00	0.05
Rev 202509 Purchases St James Energy ADJ CHG	0	0	0.00	0.13
STJAMES - 20 MW - CAP CHG ADJUSTMENT	0	0	0.00	(8.62)
STJAMES - 20 MW - CAP CHG ADJUSTMENT KWH	0	(308)	0.00	0.00
STJAMES - ENERGY ADJUSTMENT	0	0	0.00	(5.54)
STJAMES - ENERGY ADJUSTMENT KWH	0	(501)	0.00	0.00
Subtotal Non-Associated Companies - Purchases	**0**	**15,305,051**	**0.00**	**(372,443.37)**

Non-Associated Companies - MISO	**Sales(KWH)**	**Purchases(KWH)**	**Revenue($)**	**Expense($)**
ENMP MISO DA Purchases	0	14,914,850	0.00	1,115,372.65
ENMP MISO DA Sales	173,398,687	0	4,361,579.61	0.00
ENMP MISO RT Purchases	0	17,952,269	0.00	663,755.44
ENMP MISO RT Sales	21,912,912	0	633,873.26	0.00
MISO Admin	0	0	0.00	99,555.33
MISO Admin Sched 24	0	0	0.00	11,876.58
MISO Ancillaries	0	0	0.00	14,901.08

	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
MISO Congestion	0	0	934,943.90	0.00
MISO Congestion_ARR	0	0	0.00	759.24
MISO Losses	0	0	0.00	80,939.09
MISO Other Charges	0	0	119.90	0.00
MISO Other Charges - GG	0	0	0.00	448,973.72
MISO Resource Adequacy Auction Revenue	0	0	483,474.14	0.00
MISO Uplift	0	0	0.00	275,519.45
Rev 202205 MISO Admin Sched 24	0	0	0.03	0.00
Rev 202205 MISO Ancillaries	0	0	0.00	(0.11)
Rev 202205 MISO Congestion AAR	0	0	0.00	76.39
Rev 202205 MISO Losses	0	0	0.86	0.00
Rev 202205 MISO Other Charges	0	0	0.00	0.01
Rev 202205 MISO Uplift	0	0	(56.53)	0.00
Rev 202206 MISO Ancillaries	0	0	0.06	0.00
Rev 202206 MISO Congestion	0	0	0.00	0.01
Rev 202206 MISO Congestion AAR	0	0	0.00	1,176.08
Rev 202206 MISO Losses	0	0	0.00	(3.17)
Rev 202206 MISO Other Charges	0	0	0.00	0.05
Rev 202206 MISO Uplift	0	0	56.58	0.00
Rev 202212 MISO Admin Sched 24	0	0	0.00	(0.02)
Rev 202212 MISO Ancillaries	0	0	0.00	2.64
Rev 202212 MISO Congestion	0	0	(802.99)	0.00
Rev 202212 MISO Congestion AAR	0	0	0.00	58.65
Rev 202212 MISO Losses	0	0	0.09	0.00
Rev 202212 MISO Other Charges	0	0	0.00	(802.91)
Rev 202212 MISO Uplift	0	0	(293.89)	0.00
Rev 202506 MISO Admin Sched 24	0	0	0.00	3,069.84
Rev 202506 MISO Ancillaries	0	0	(105.35)	0.00
Rev 202506 MISO Losses	0	0	0.00	2,788.82
Rev 202506 MISO Other Charges	0	0	0.00	(38.82)
Rev 202506 MISO Purchases	0	0	0.00	(0.09)
Rev 202506 MISO Purchases KWH	0	532	0.00	0.00
Rev 202506 MISO Rsrce Adqcy Auc	0	0	0.00	1,092,561.33
Rev 202506 MISO Sales KWH	592	0	0.00	0.00
Rev 202506 MISO Uplift	0	0	(23,420.46)	0.00
Rev 202509 MISO Admin Sched 24	0	0	(455.39)	0.00
Rev 202509 MISO Ancillaries	0	0	0.00	(877.33)
Rev 202509 MISO Congestion	0	0	(4,523.87)	0.00
Rev 202509 MISO Losses	0	0	11,210.35	0.00
Rev 202509 MISO Other Admin	0	0	0.00	(33.94)
Rev 202509 MISO Other Charges	0	0	0.00	0.78
Rev 202509 MISO Purchases	0	0	0.00	(86,250.41)
Rev 202509 MISO Purchases KWH	0	(2,129,357)	0.00	0.00
Rev 202509 MISO Sales	0	0	55,521.78	0.00
Rev 202509 MISO Sales KWH	619,899	0	0.00	0.00
Rev 202509 MISO Uplift	0	0	(2,827.28)	0.00
Subtotal Non-Associated Companies - MISO	**195,932,090**	**30,738,294**	**6,448,294.80**	**3,723,380.38**
Non-MISO Subtotals	**0**	**212,045,324**	**0.00**	**(372,443.37)**
MISO Subtotals	**195,932,090**	**30,738,294**	**6,448,294.80**	**3,723,380.38**
Totals	**195,932,090**	**242,783,618**	**6,448,294.80**	**3,350,937.01**
NO Payable to Entergy New Orleans, Inc. from Non-MISO				**372,443.37**
NO Payable to Entergy New Orleans, Inc. from MISO				**2,724,914.42**
NO Payable to Entergy New Orleans, Inc.				**3,097,357.79**

Kevin T. Boleware
Manager – Regulatory Affairs
Entergy New Orleans, LLC
504-670-3673 | kbolewa@entergy.com
1600 Perdido Street, New Orleans, LA 70112

November 28, 2025

VIA ELECTRONIC DELIVERY
Clerk of Council
Council of the City of New Orleans
Room 1E09, City Hall
1300 Perdido Street
New Orleans, Louisiana 70112

Re: CNO Docket No. UD-17-04 - Quarterly Filing Requirement per Ordering Paragraph #6 of Council Resolution R-17-427

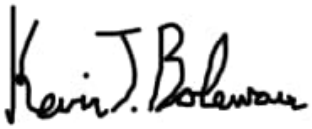
Dear Clerk of Council:

Attached please find Entergy New Orleans, LLC's ("ENO") report on customer interruptions for the period of January 1, 2025 through September 30, 2025, which is being filed in the above-referenced docket pursuant to Ordering Paragraph 6 of Council Resolution R-17-427, dated August 10, 2017, and R-18-98 dated April 5, 2018. This Report was converted from a bi-monthly filing to quarterly filing pursuant to Council Resolution R-21-153, dated May 6, 2021.

ENO submits this filing electronically and requests that you file this submission in accordance with Council regulations.

If you have any questions, please do not hesitate to call me. Thank you for your courtesy and assistance with this matter.

Sincerely,



Kevin T. Boleware

Enclosure
cc: Official Service List UD-17-04 (via electronic mail)

ENTERGY NEW ORLEANS, LLC'S
QUARTERLY CUSTOMER INTERRUPTION REPORT
FOR THE PERIOD OF JANUARY 1, 2025, THROUGH SEPTEMBER 30, 2025

1. Background

Entergy New Orleans, LLC's ("ENO" or the "Company") electric distribution system operates between 13,200 volts (13.2 kV) and 23,000 volts (23 kV). ENO's distribution system serves over 200,000 customers and is geographically divided into four (4) networks: New Orleans East, Algiers, the Central Business District ("CBD"), and Orleans (formerly the Tulane network). ENO's distribution system is the infrastructure that ultimately delivers power directly to residential, and most commercial, governmental, and industrial customers. However, some of ENO's commercial, governmental, and industrial customers are connected directly to the Company's transmission system.

This report is filed pursuant to Council of the City of New Orleans ("the Council") Resolution Nos. R-17-427, R-18-98, and R-21-153, and addresses the reliability performance of ENO's distribution system and transmission system. Specifically, this 3rd quarter 2025 report provides, in summary form, information regarding customer interruptions experienced from January 1, 2025, through September 30, 2025.

2. Distribution Reliability Performance

From January 1, 2025, through September 30, 2025, there were 252,560 distribution-related customer interruptions. Among the customer interruptions in the reporting period, the highest contributing outage categories included equipment, lightning, vegetation, and scheduled interruptions. The device types that were associated with the most customer interruptions during the reporting period included fuse switches, reclosers, and breakers; the fuse switches and reclosers operated as designed to isolate the issue and prevent larger outages.

When comparing Q3 to the previous quarter of 2025, ENO's Q3 highest contributing outage categories were lightning, equipment-related, and vegetation as opposed to Q2 highest contributing categories, which were equipment-related, vegetation, and scheduled interruptions. Regarding scheduled interruptions, ENO continues to work to improve our reliability performance while balancing planned maintenance that impacts our customers.

Lightning and Equipment Related Outages:

Lightning

Weather was a primary factor resulting in an increase in ENO's equipment-related outages. Lightning poses significant and sometimes unapparent risks to the utility system and can cause damage to equipment including insulator degradation, line/wire-breakage, wire "slapping," and sleeve and arrestor malfunction. Such damage from repeated lightning strikes on ENO's equipment can lead to future equipment-related outages, including the potential for an interruption on a subsequent fair-weather day. ENO experienced 131 lightning-related customer interruptions in Q1, 12,314 in Q2, and 28,400 in Q3.

In the third quarter of 2025, New Orleans experienced significant thunderstorm activity that caused damage and service interruptions. In addition to (or in conjunction with) damaging thunderstorms, from January through September 2025, lightning was particularly impactful. During this period, New Orleans experienced over 79,000 lighting strikes, which is an increase of approximately 62% as compared to the same period in 2024, as illustrated in the table below – causing both immediate and latent equipment damage.

# Lightning Strikes (Jan-Sep)			
District	2024	2025	**Percentage Increase**
District A	5,227	6,937	33%
District B	4,214	5,137	22%
District C	7,860	11,246	43%
District D	4,087	12,861	215%
District E	27,580	42,975	56%
Total	**48,968**	79,156	**62%**

The following dates reveal significant customer interruptions due to weather, including lightning:

- July 2nd resulted in approximately 2,998 customer interruptions as a result of weather;
- July 14th resulted in approximately 5,033 customer interruptions as a result of two (2) lightning-related incidents;
- July 23rd resulted in approximately 7,010 customer interruptions as a result of three (3) lightning-related incidents;
- July 30th resulted in approximately 1,880 customer interruptions as a result of lightning-related incidents;
- August 15th resulted in approximately 2,195 customer interruptions as a result of weather; and
- September 24th resulted in approximately 2,253 customer interruptions as a result of lightning.

Equipment

With regard to equipment, ENO experienced 54,142 equipment-related interruptions in Q1, 40,468 in Q2, and 26,251 in Q3. When comparing equipment-related interruptions between Q3 and Q2, there was a 35% decrease.

Of specific note, approximately 10% of customer interruptions during the reporting period were attributable to emergency switching (~0.5%) and scheduled interruptions (~9.5%). These outages reflect the work being undertaken to improve reliability and the Company's continued use of enhanced safety practices that are designed to reduce the risk of electrical contact and arc-flash injuries when performing work on or near primary wires by requiring de-energization of all or

portions of a work area. The safety practices help ENO maintain a safe work environment for its employees and contractors, but the protocols can contribute to increased outage frequency and/or duration. Although outages accompanying planned work may increase the Company's SAIFI and SAIDI scores, this work helps improve system reliability over the long run, as the Company completes the projects in a safe manner. ENO continues to have ongoing discussions to find ways to improve scheduling and safety practices to minimize customer interruptions that are incident to necessary work on the grid.

Vegetation Related Outages:

Vegetation caused approximately 25,777 customer interruptions YTD. ENO experienced 6,162 vegetation related interruptions in Q1, 11,673 in Q2, and 7,942 in Q3. In the majority of the vegetation outages, tree limbs were the root cause. As stated in the previous section, weather events have both an immediate (non-fair day events) and delayed (fair day events) effect on vegetation that causes power disruptions.

- July 10th resulted in approximately 867 customer interruptions as a result of a tree/limb growing inside of a right of way;
- July 30th resulted in approximately 942 customer interruptions as a result of an overhanging limb;
- September 2nd resulted in approximately 3,033 customer interruptions as a result of a tree/limb growing inside of a right of way; and
- September 6th resulted in approximately 1,289 customer interruptions as a result of a tree/limb growing inside of a right of way.

With regard to vegetation mitigation, the Company continues to look for ways to prevent these outages by shortening trim cycles and partnering with the City of New Orleans' Department of Parks and Parkways to explore creative solutions to address vegetation challenges. However, New Orleans' 4-feet trimming standard is more restrictive than the 8-feet standard applied elsewhere in Louisiana, creating unique challenges. The Company continues to focus on communications with customers and stakeholders about the importance of safe trimming around power lines. We continue to work with them to find opportunities to enhance our routine aggressive trim cycle along with cases where immediate attention is needed to address an after-the-fact power outage or in the near future outage disruption due to evidence of tree engagement with our electrical system. Also, we continue our communication awareness efforts with customers and stakeholders about the importance of safe trimming around power lines.

3. Transmission Reliability Performance

In the third quarter, ENO experienced four (4) transmission-related outages that resulted in 7,970 customer interruptions. The highest contributing transmission-related outage categories for the third quarter were Foreign Objects - Mylar balloons and equipment-related, as set forth below.

- August 8th resulted in approximately 5,336 customer interruptions as a result of a mylar balloon; and

- September 21st resulted in approximately 1,708 customer interruptions as a result of equipment.

There were no substation arrestor-related outages in the third quarter. Part of ENO's asset management plan includes the replacement of all identified substation arrestors by the end of 2026. Starting in January of 2025, there were 127 substation feeder bays[1] requiring arrestors to be replaced. As of September 30, 2025, sixty (60) have been replaced.

ENO is continuing to work its larger asset management plan to replace 486 identified substation arrestors by 2026.

[1] Each substation feeder bay has three (3) arrestors.

Entergy New Orleans

Customer Interruptions YTD Report (Q3 2025)

DISTRIBUTION CUSTOMER INTERRUPTIONS BY OUTAGE CAUSE

YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons

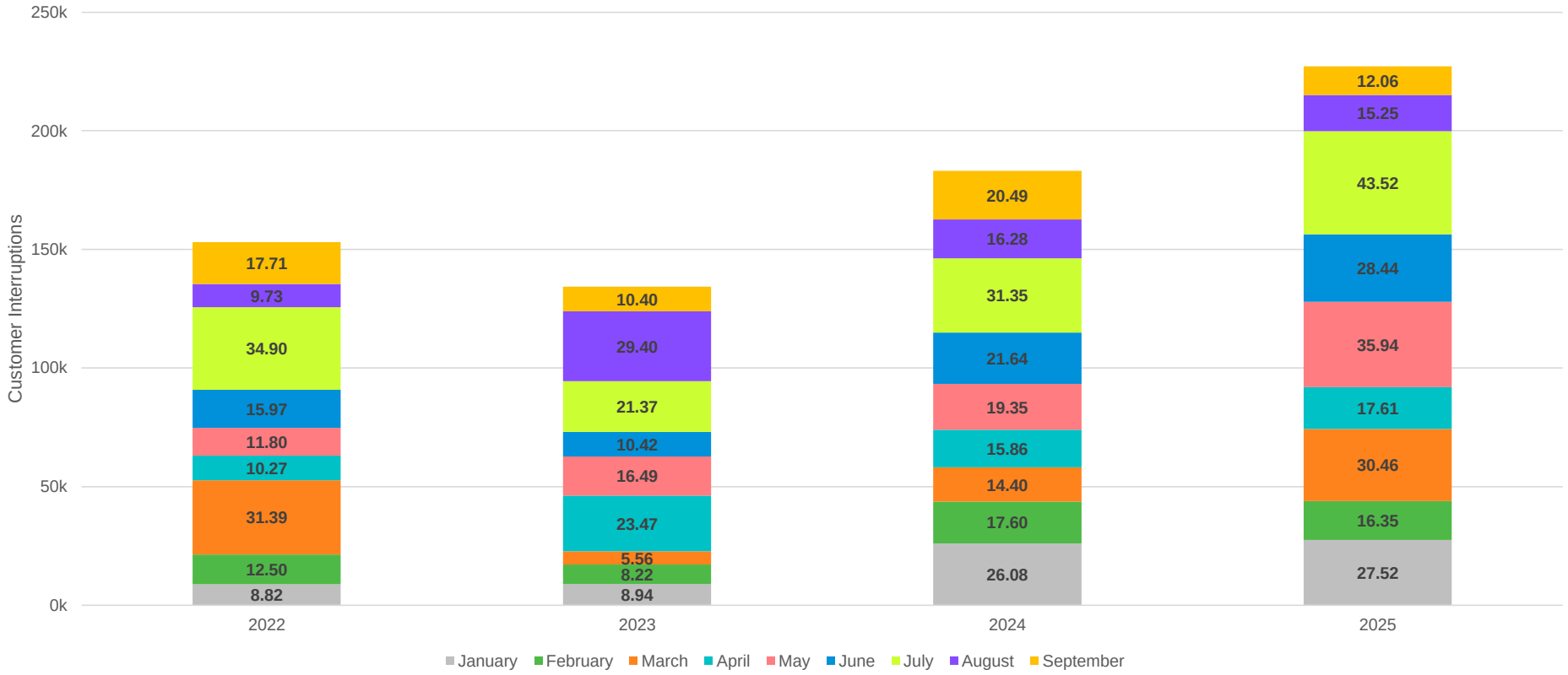
	2022	2023	2024	2025
Animal	2,247	5,524	4,448	8,744
Emergency Switching	9,688	10,643	11,979	1,330
Equipment	81,416	60,676	92,043	120,861
Foreign Trouble	232	1	1	194
Human Error	1,477	3,450	2,780	288
Lightning	13,879	21,845	15,824	40,845
Other	24,046	14,020	16,230	12,958
Public Inflicted Damage	17,393	16,729	13,417	17,482
Scheduled Interruption	40,120	35,756	19,528	24,081
Vegetation	12,402	12,030	38,305	25,777
Grand Total	**202,900**	**180,674**	**214,555**	**252,560**

2 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

DISTRIBUTION CUSTOMER INTERRUPTIONS:
QUARTERLY COMPARISON WITHIN OUTAGE CAUSE CATEGORIES
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons

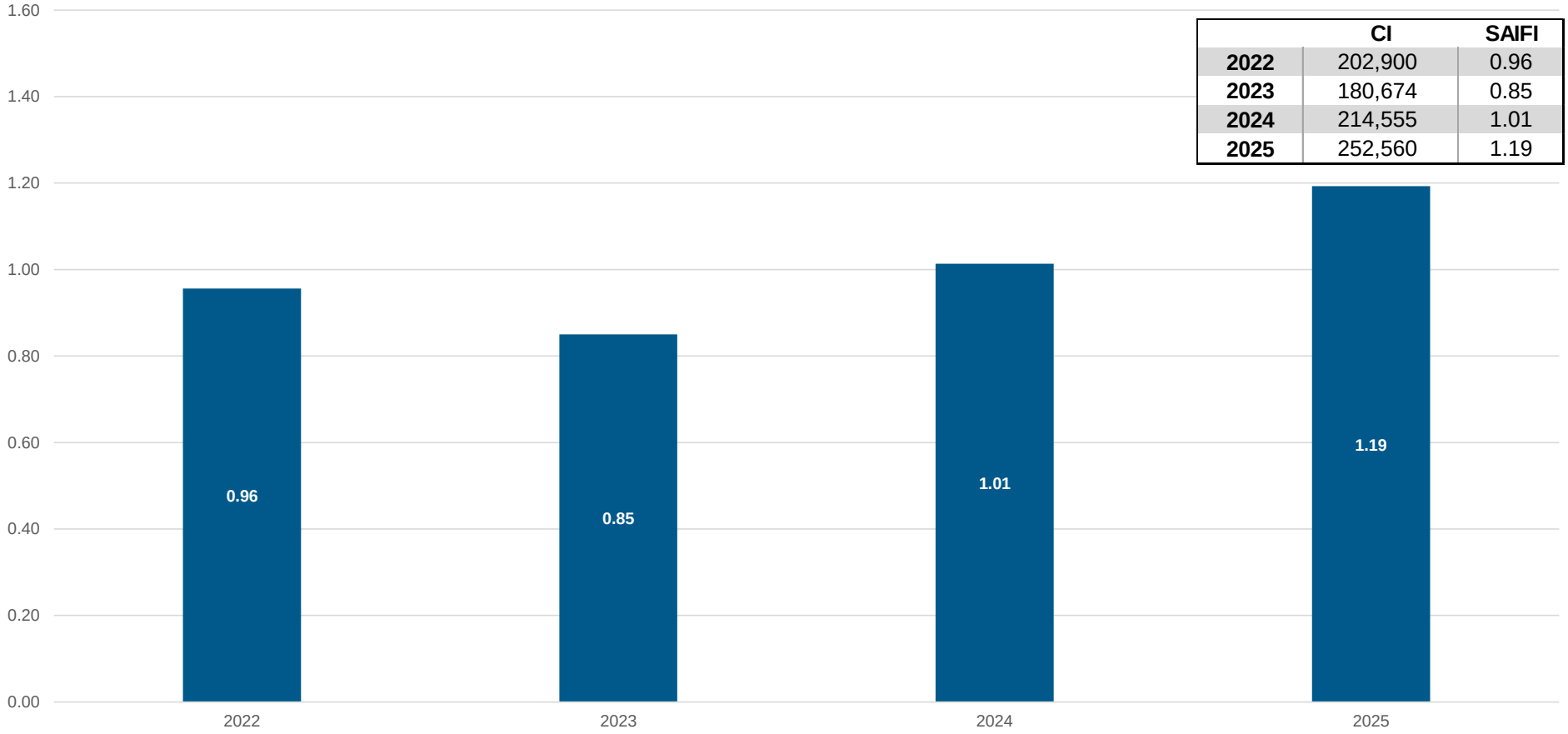
3 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

DISTRIBUTION CUSTOMER INTERRUPTIONS BY MONTH BY YEAR
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons
Excludes Scheduled and Emergency Switching



4 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

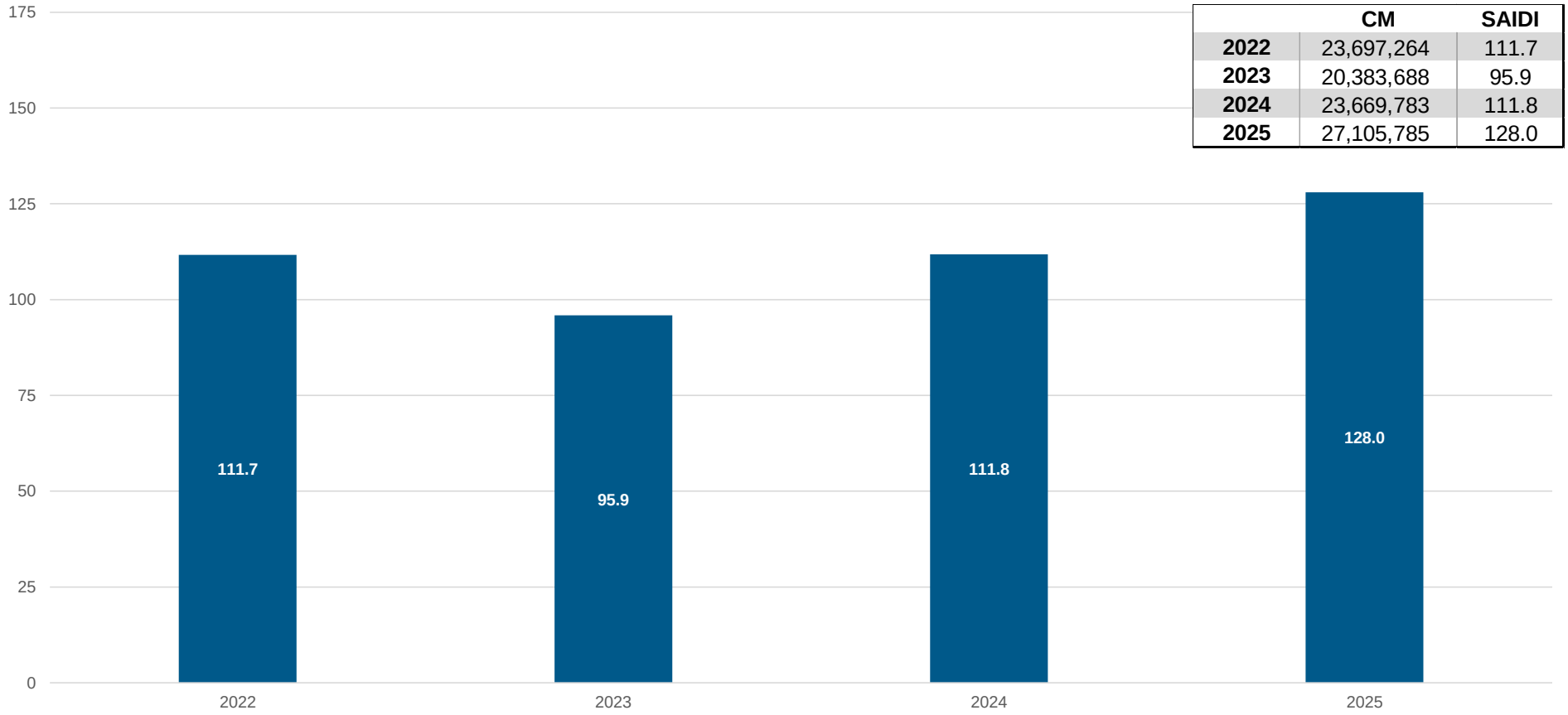
DISTRIBUTION SAIFI
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons



	CI	SAIFI
2022	202,900	0.96
2023	180,674	0.85
2024	214,555	1.01
2025	252,560	1.19

5 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

DISTRIBUTION SAIDI
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons

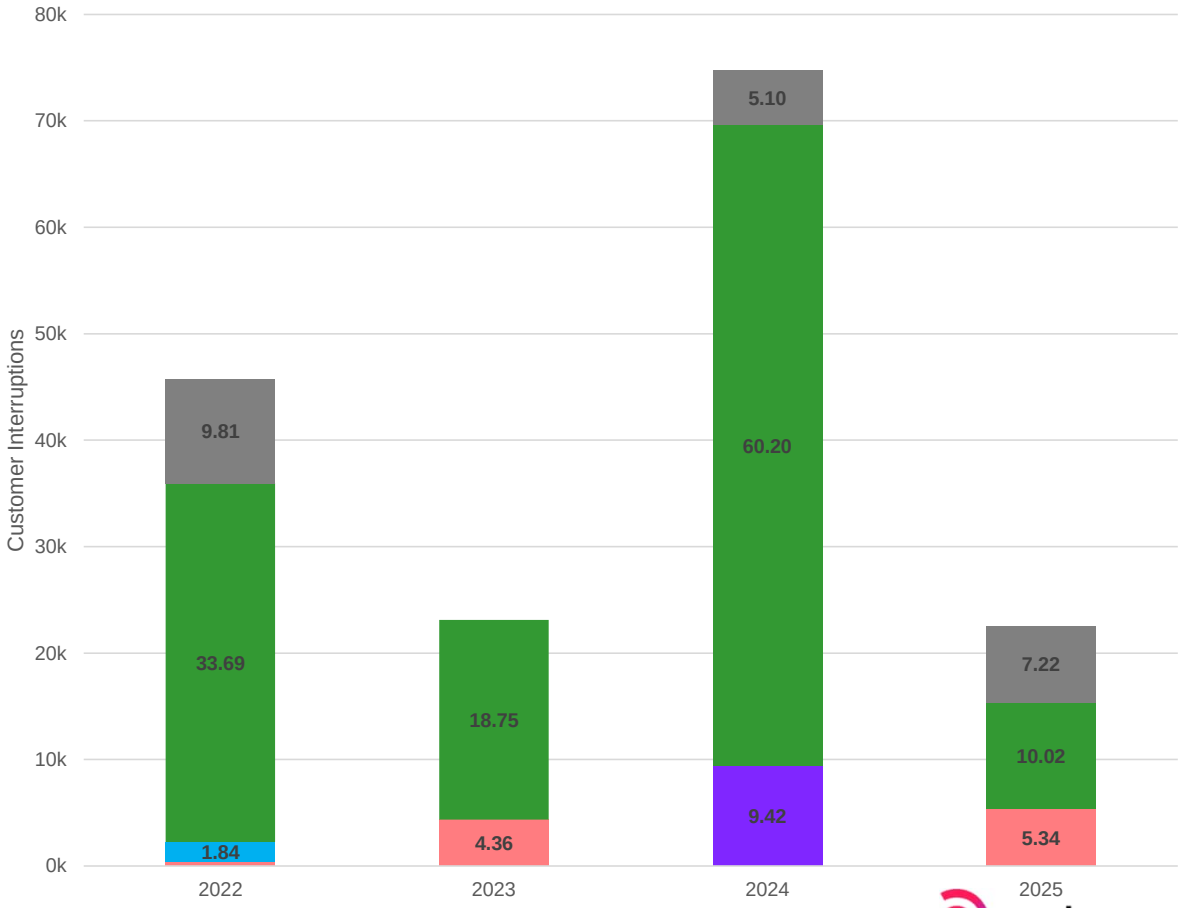


	CM	SAIDI
2022	23,697,264	111.7
2023	20,383,688	95.9
2024	23,669,783	111.8
2025	27,105,785	128.0

6 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

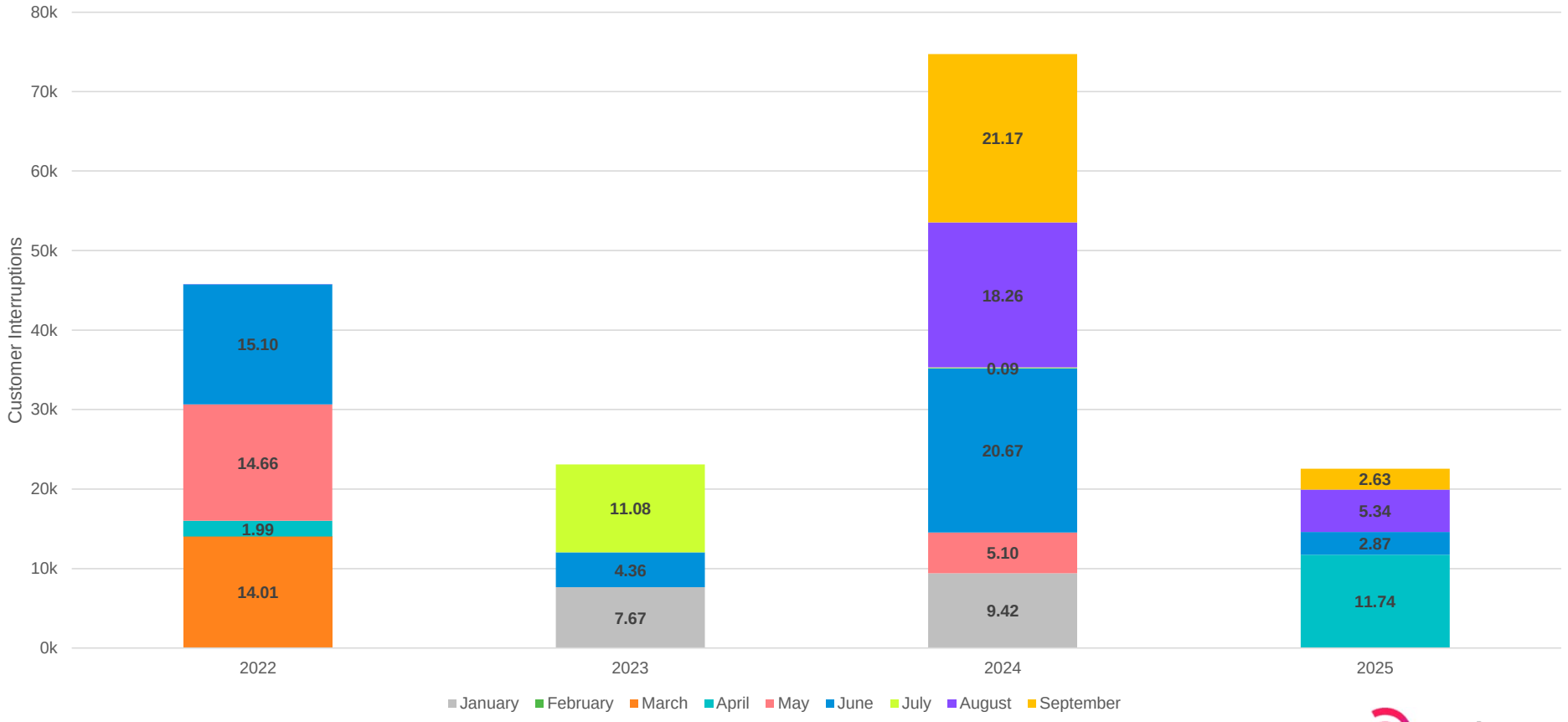
TRANSMISSION CUSTOMER INTERRUPTIONS BY OUTAGE CAUSE
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons

	2022	2023	2024	2025
Animal	9,809	0	5,103	7,220
Equipment	33,688	18,747	60,196	10,018
Human Error	1,835	0	0	0
Other	433	4,359	0	5,336
Public Inflicted Damage	0	0	9,421	0
Scheduled Interruption	0	0	0	3
Grand Total	**45,765**	**23,106**	**74,720**	**22,577**



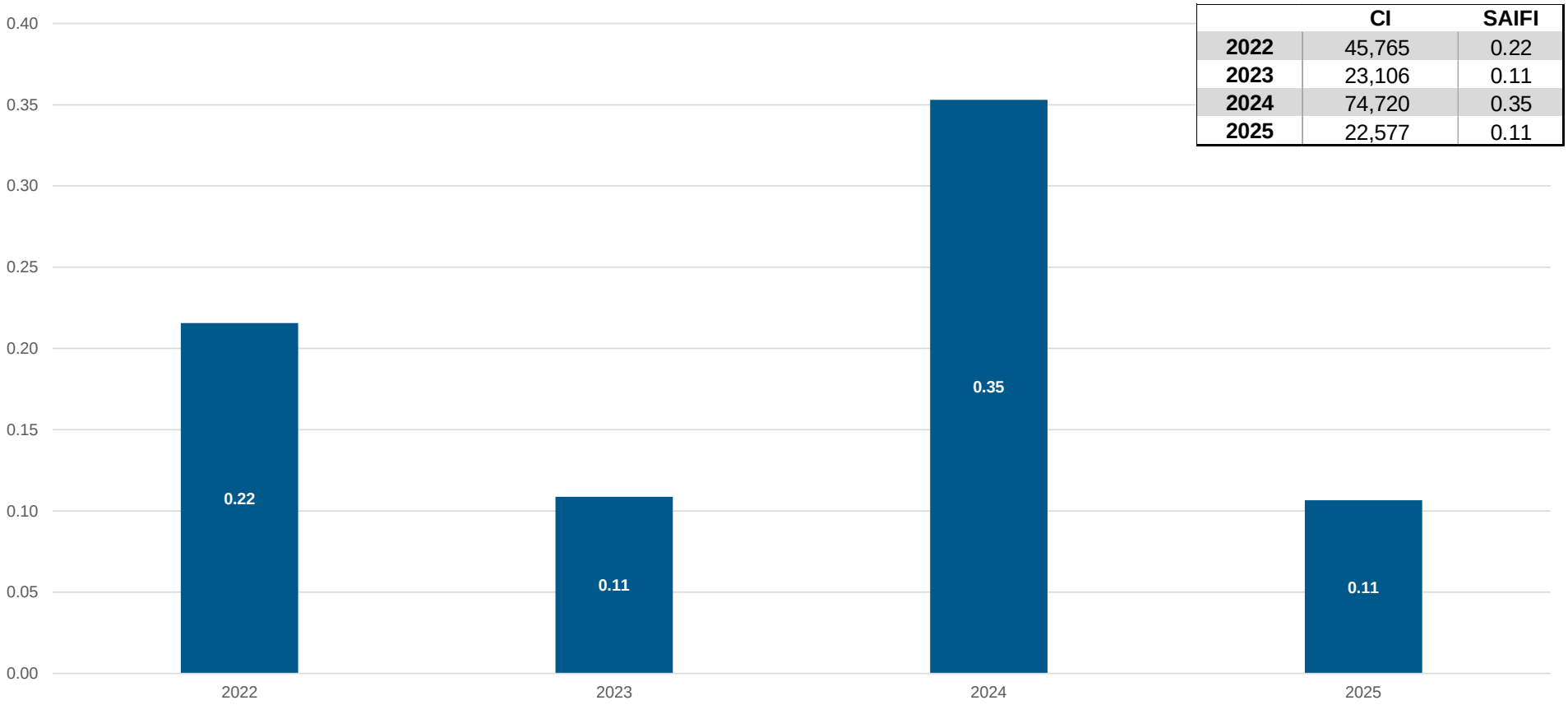
7 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

TRANSMISSION CUSTOMER INTERRUPTIONS BY MONTH BY YEAR
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons
Excludes Scheduled and Emergency Switching



8 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

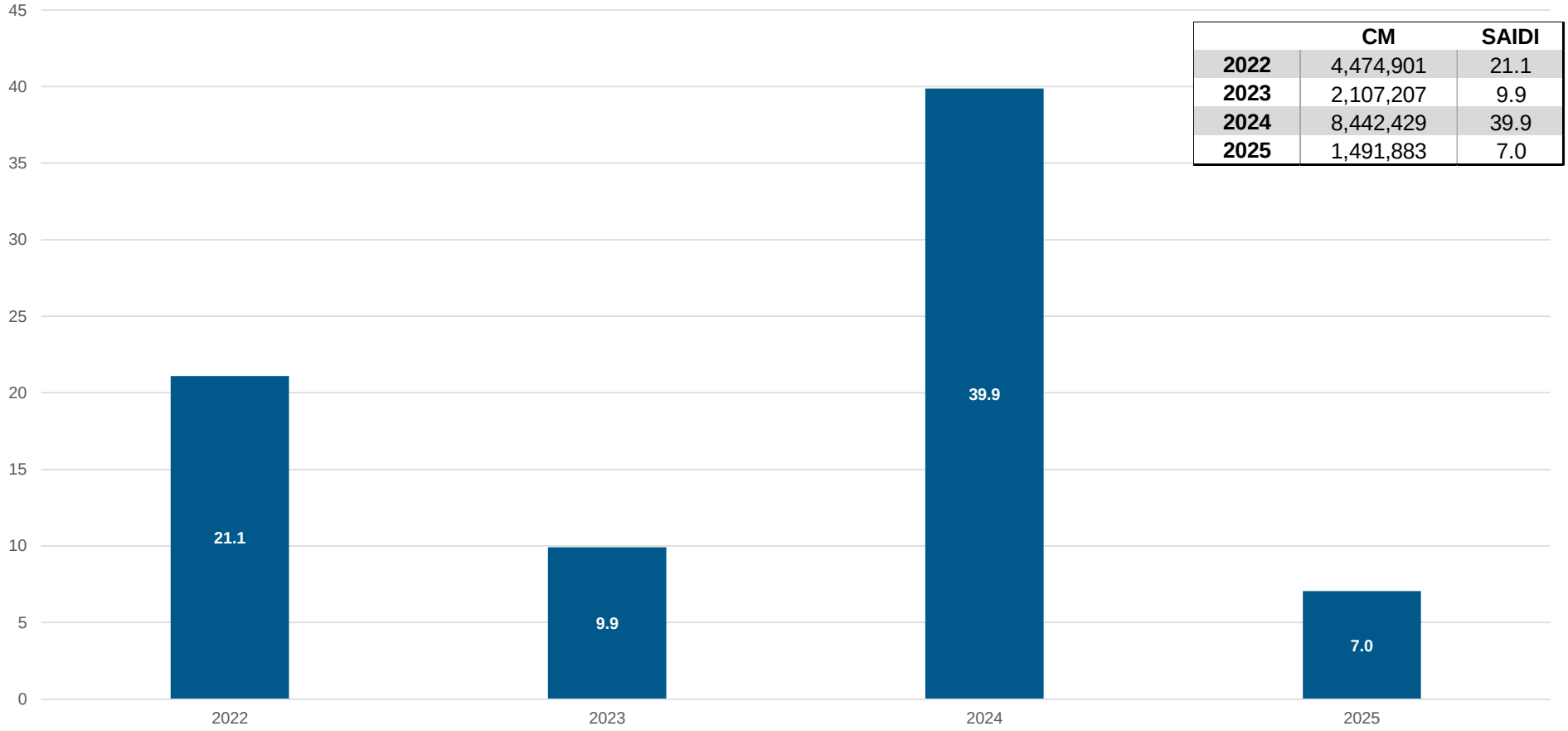
TRANSMISSION SAIFI
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons



	CI	SAIFI
2022	45,765	0.22
2023	23,106	0.11
2024	74,720	0.35
2025	22,577	0.11

9 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

TRANSMISSION SAIDI
YTD Third Quarter 2025 with Prior YTD Third Quarter Comparisons



	CM	SAIDI
2022	4,474,901	21.1
2023	2,107,207	9.9
2024	8,442,429	39.9
2025	1,491,883	7.0

10 Note: Outage data is subject to on-going outage review and updates and may vary from previous reports.

CNO Docket UD-17-04

Entergy New Orleans, LLC's Third Quarter Customer Interruptions Report – Outage Data_HSPM

HIGHLY SENSITIVE PROTECTED MATERIAL

ADVISORS ONLY

INTENTIONALLY OMITTED

NOVEMBER 28, 2025

entergy

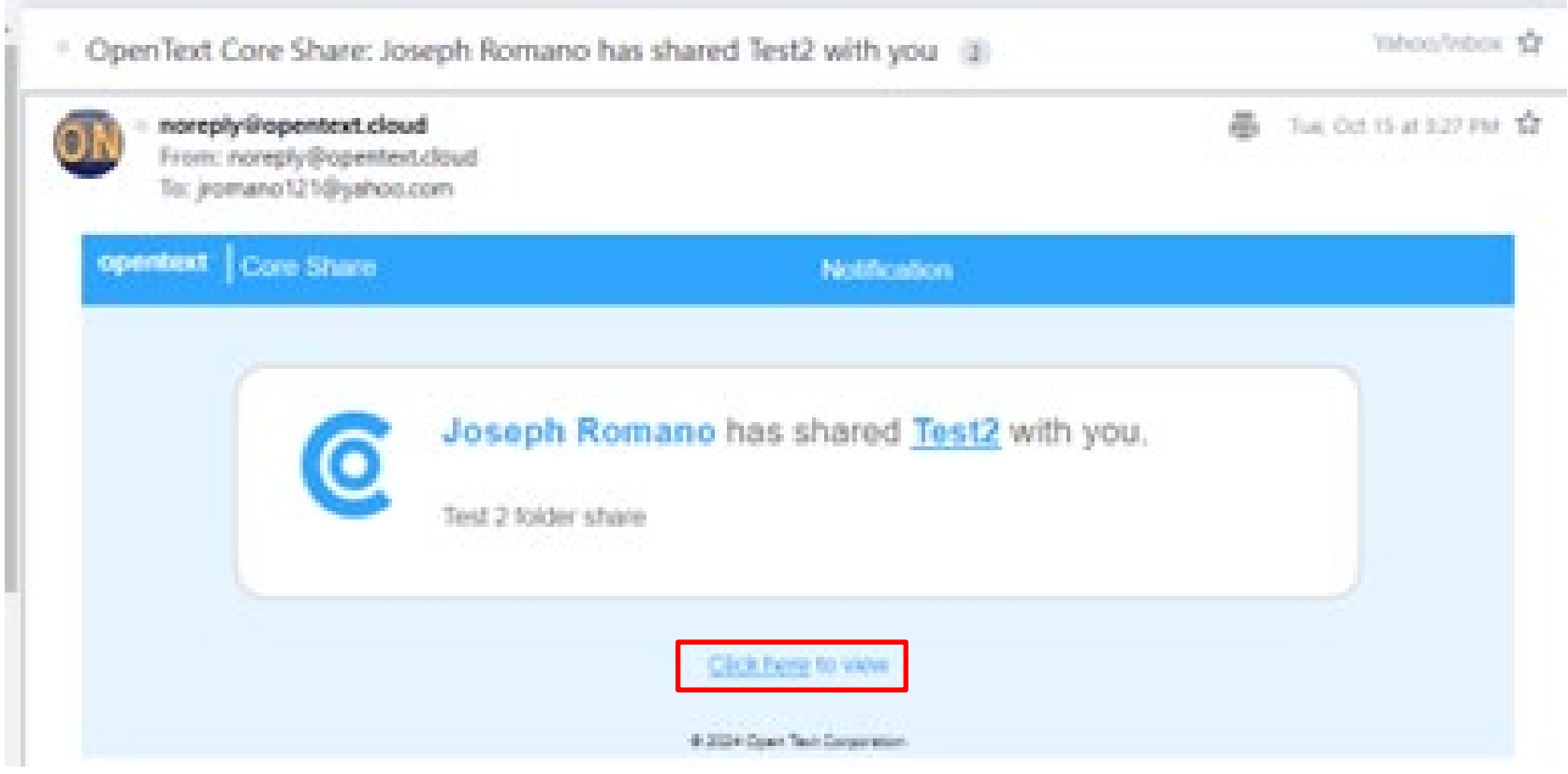
Open Text Core Share Guidelines

Regulatory Litigation Support

External User Experience

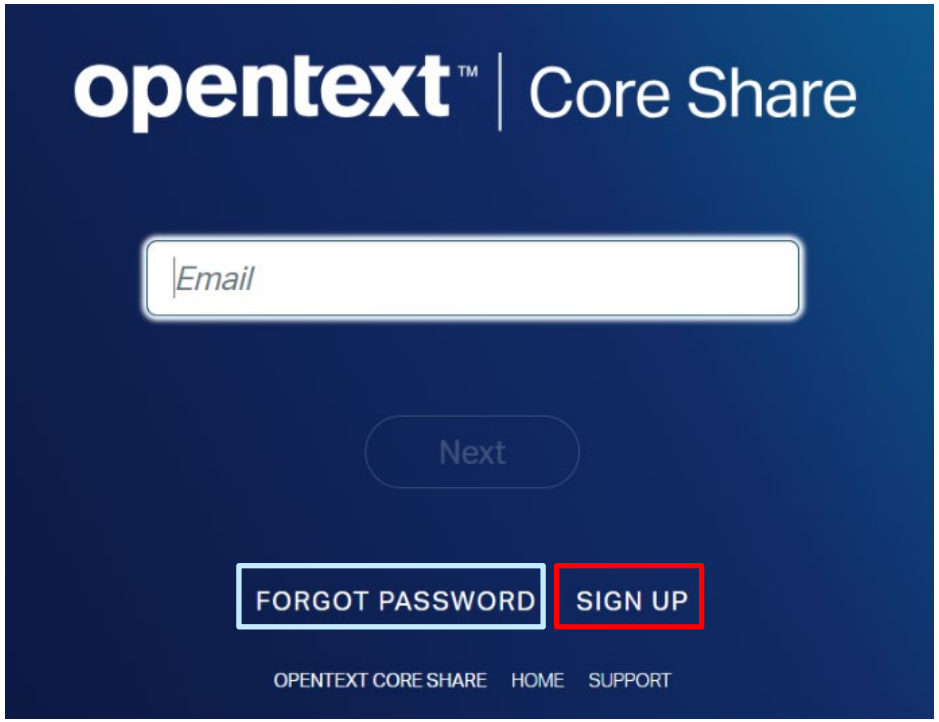
External User Experience

1. An email is sent to the recipient from Opentext Noreply (noreply@opentext.com).
2. The recipient clicks the ‘Click here to view’ at the bottom of the email message.
3. First time users create a username (email address) and password.
4. Existing users login with their email address and password.

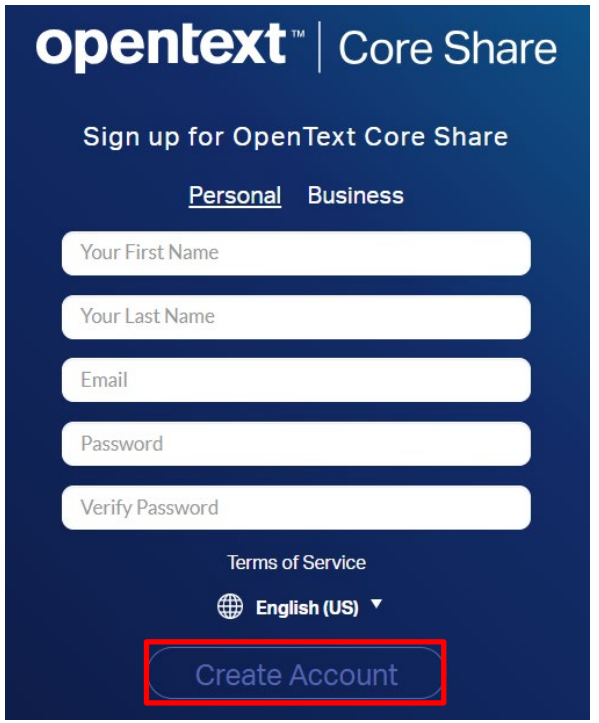


External User Experience

1. First time users click ‘Sign Up’ to create a password.
2. Existing users may sign in with their email address and password.
3. Users may click ‘Forgot Password’ to reset their password.



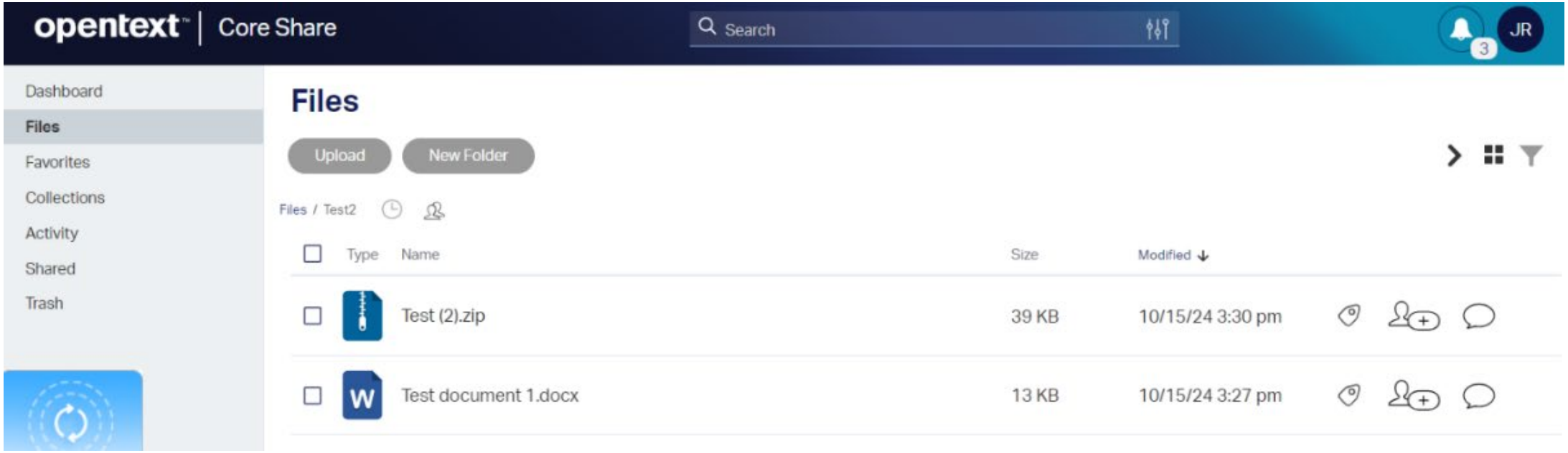
First time users enter their information, create a password, then select ‘Create Account’.



The Password must contain at least one symbol and one uppercase character.

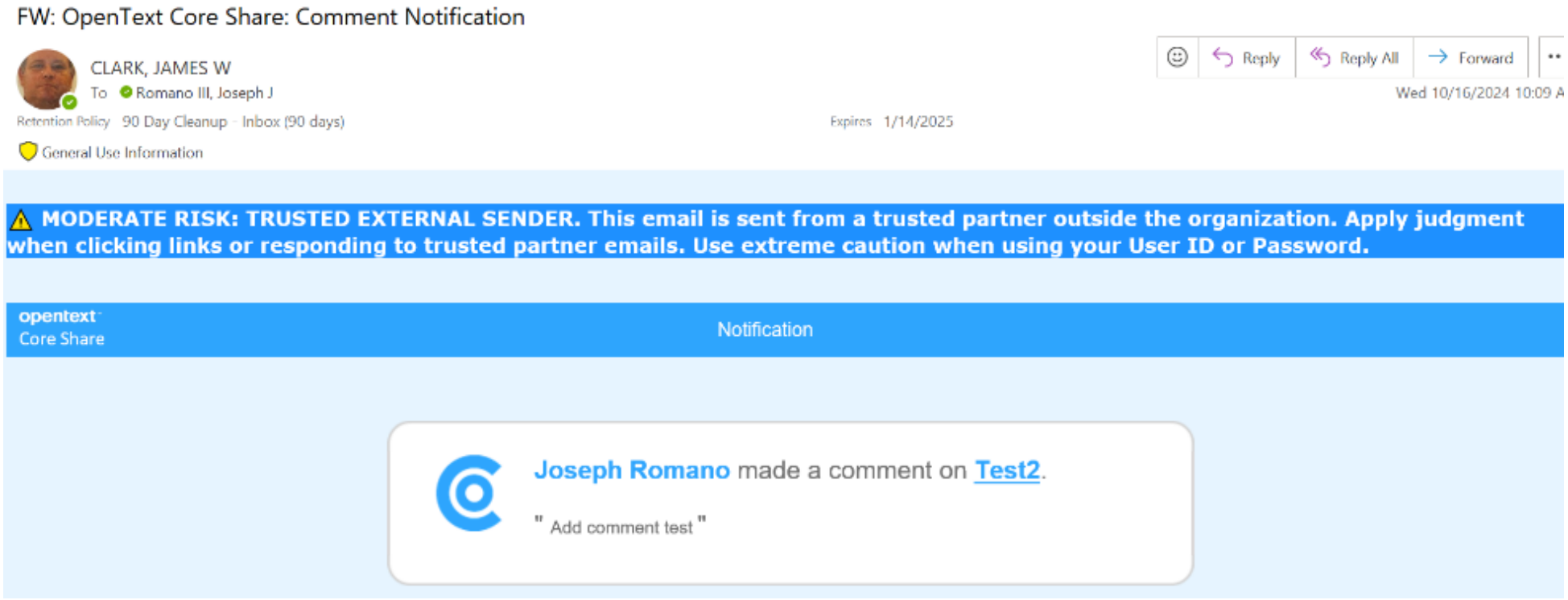
External User Experience

Once logged in, the Collaborator has access to the files or folders that were shared.



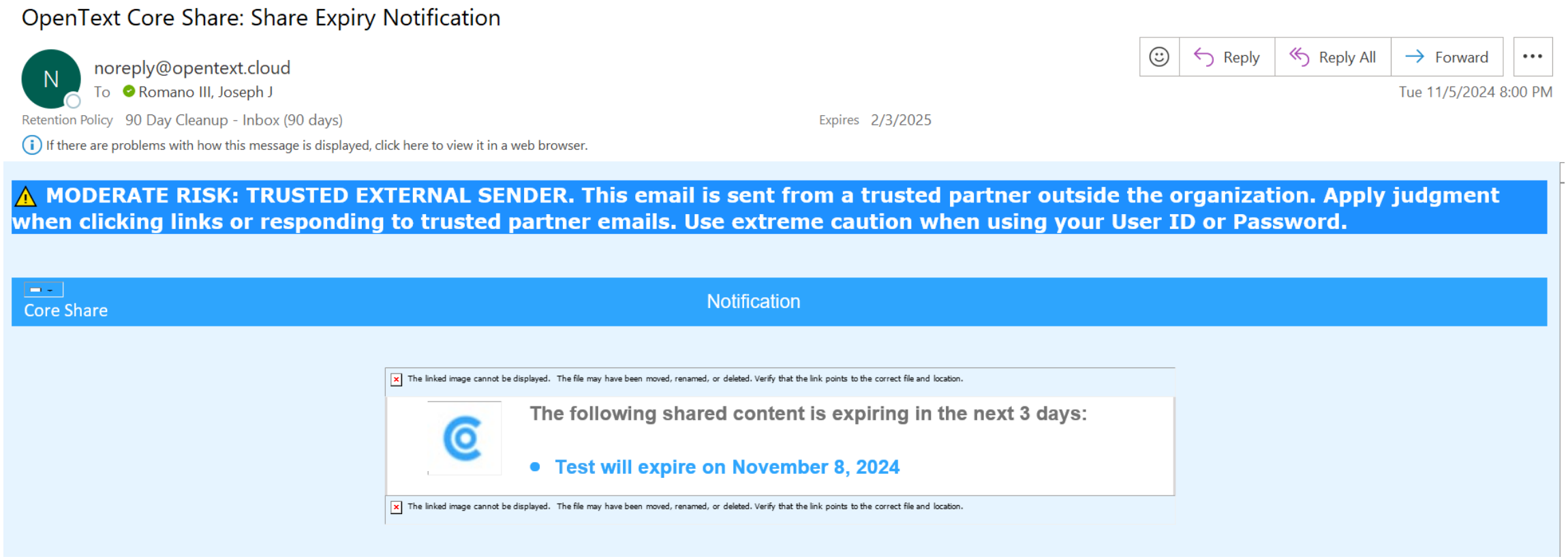
Recipients Notified of a Comment

Collaborators receive an email with a link to the comment and file or folder.



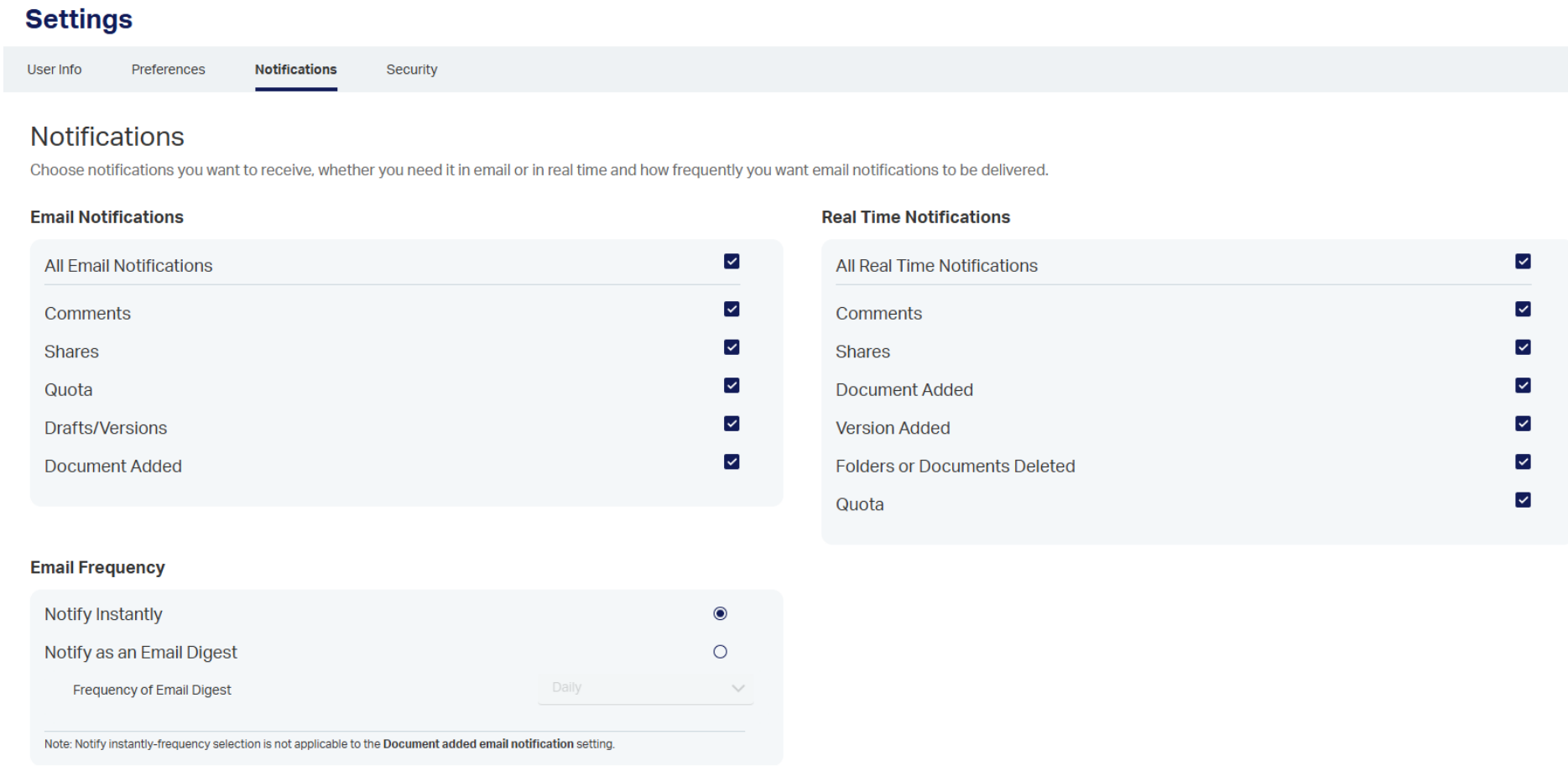
Recipients Notified of Expiration

Recipients receive an email reminder of documents that are expiring soon.



Recipients Notification Settings

Log in to Core Share
Click on your initials on the top right of the Core Share screen
Click Settings, then Notifications to choose your notification type and frequency preference



entergy

Kevin T. Boleware
Manager – Regulatory Affairs
Entergy New Orleans, LLC
504-670-3673 | kbolewa@entergy.com
1600 Perdido Street, New Orleans, LA 70112

November 28, 2025

VIA ELECTRONIC DELIVERY
Clerk of Council
Council of the City of New Orleans
Room 1E09, City Hall
1300 Perdido Street
New Orleans, Louisiana 70112

Re: ***CNO Docket No. UD-17-04 - Resolution Directing Entergy New Orleans, Inc. to Investigate and Remediate Electric Service Disruptions and Complaints and to Establish Minimum Electric Reliability Performance Standards and Financial Penalty Mechanisms***

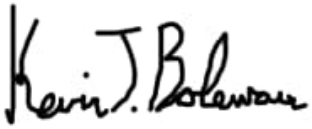
Dear Clerk of Council:

Attached please find Entergy New Orleans, LLC's ("ENO") Third Quarter 2025 Reliability Plan Project Status Report for January 1, 2025 through September 30, 2025 which is being submitted for filing in the above-referenced docket pursuant to Council Resolution R-18-98.

ENO submits this filing electronically and requests that you file this submission in accordance with Council regulations.

If you have any questions, please do not hesitate to call me. Thank you for your courtesy and assistance with this matter.

Sincerely,



Kevin T. Boleware

Enclosure
cc: Official Service List UD-17-04 (via electronic mail)

ENTERGY NEW ORLEANS, LLC'S RELIABILITY PROJECT STATUS REPORT FOR THE PERIOD OF JANUARY 1, 2025, THROUGH SEPTEMBER 30, 2025

Entergy New Orleans, LLC ("ENO" or the "Company"), respectfully submits its third quarter Reliability Project Status Report. This report summarizes the ongoing reliability and transmission projects that are in progress through September 30, 2025.

Strategic Reliability

ENO continues to make significant progress on its 100% Lateral Program. For 2025, ENO has planned work on forty-six (46) feeders, including two (2) that carried over from 2024, and an additional thirty-two (32) feeders that were originally planned for 2026. Of the forty-six (46) feeders, twenty-six (26) are complete and twenty (20) are in construction.

Pole Program

As part of the 2025 cyclical pole inspection, ENO has inspected approximately 8,900 poles on seventeen (17) feeders, completing the inspections for the service area. Poles deemed deficient in the inspections are either restored, or if restoration is not feasible, flagged for replacement.[1]

Sectionalization Program

The Sectionalization Program continues to connect existing reclosers to the growing communications network. Currently, 62% of the reclosers are on the automated network, allowing for remote resolution of some transient faults. Installation of fourteen (14) trip savers were completed in the third quarter of 2025.

CBD Mesh Network

The Central Business District (CBD) Mesh Network Action Plan was developed in mid-2021. There are eleven (11) transformers planned for work in 2025. Of the eleven (11) transformers, during this quarter one (1) has been completed. During Q3, the transformer

manufacturer alerted ENO that four (4) units will not arrive until 2026; the Company will continue to work with that vendor along with others to mitigate the delay (if possible).

Transmission

The Transmission team has made significant progress, replacing sixty-six (66) arrestors in the third quarter. This work is crucial for maintaining the reliability and resilience of the transmission system.

In the below-referenced table, ENO provides a status update of projected Transmission reliability projects to be worked in 2025, with costs incurred through September 30, 2025.

The Company is committed to providing reliable and resilient power to its customers. ENO is available to discuss this report and reliability efforts in further detail, if desired.

With respect to poles selected for restoration, a steel member (a "C-Truss") is installed adjacent to the pole and then attached to the base of the pole in a manner to regain, at a minimum, the original strength of the pole, or the pole is treated based on its condition.

Table 1:

Projected Capital and Operation and Maintenance Expenditures for Achieving Distribution System Reliability

Category ($ millions)	**Sum of YTD Actuals**	**Sum of YTD Budget**	**Sum of YTD Variance**
Routine Reliability Programs (Capital)			
Equipment Inspection	0.14	0.00	0.14
FOCUS	0.29	0.26	0.04
Internal	1.94	1.83	0.12
Pole	2.49	1.76	0.74
Sectionalization	0.73	0.01	0.72
Strategic Reliability	7.15	9.62	-2.47
URD/Cable	0.36	2.90	-2.54
Subtotal Capital	**13.11**	**16.37**	**-3.26**
Reliability (O&M)	1.77	2.70	-0.94
Vegetation Management (O&M)	2.65	2.77	-0.12
Subtotal O&M	**4.42**	**5.47**	**-1.05**
Total (Capital and O&M)	**17.53**	**21.84**	**-4.31**

Note: Amounts may not tie due to rounding and the YTD budget may vary from the YTD Actuals pending the number of projects completed per calendar year, which may result in a variance to the YTD sum.

2025 Transmission Reliability Project Status Updates

PP WO	Substation	Project Statu	Project Description	Construction	Estimated ISD	Actual ISD	Financial Estimat	Sept YTD Actuals
F1PPU75835	SHERWOOD FOREST	Complete	Sherwood Forest 115kV - Add Breakers	9/26/2023	2/14/2025	1/23/2025	$ 972,125	$ 406,336
C6MS400107	CLAIBORNE	Complete	Add Five (5) HR Cameras for Superbowl Driven Secu	10/28/2024	1/31/2025	1/31/2025	$ 202,100	$ 196,694
C6MS400102	MARKET STREET 115KV	Complete	Add (5) HR Cameras for Superbowl Driven Security a	11/1/2024	1/31/2025	1/31/2025	$ 151,634	$ 165,680
C6MS400109	MARKET STREET 230	Complete	Add (3) HR Cameras for Superbowl Driven Security a	11/1/2024	1/31/2025	1/31/2025	$ 249,746	$ 211,578
C6MS400105	MIDTOWN	Complete	Add (5) HR Cameras for Superbowl Driven Security a	11/25/2024	1/31/2025	1/31/2025	$ 218,609	$ 163,149
C6MS400129	PAUGER	Complete	Add UFLS to Feeder 1712-2	2/17/2025	2/20/2025	2/20/2025	$ 35,250	$ 12,456
C6MS400071	DELTA	Complete	Replace 13.8 kV OCB 245-2 and Ohio Brass Arreste	3/10/2025	3/28/2025	3/26/2025	$ 370,125	$ 156,694
C6PPGR0095	PONTCHARTRAIN PARK	Complete	Add Standard Animal Mitigation	6/2/2025	6/30/2025	4/1/2025	$ 84,600	$ 76,917
C6MS400189	PATERSON	Complete	Add UFLS Protection to Feeder 1001-2	3/31/2025	4/2/2025	4/4/2025	$ 35,250	$ 14,849
C6MS400191	SHERWOOD FOREST	Complete	Add UFLS Protection to Feeder 1607	4/2/2025	4/4/2025	4/4/2025	$ 35,250	$ 13,265
C6MS400190	NAPOLEON	Complete	Add UFLS Protection to Feeder 1913-2	4/7/2025	4/8/2025	4/8/2025	$ 35,250	$ 12,297
C6MS400192	JOLIET	Complete	Add UFLS Protection to Feeder 2024	4/9/2025	4/11/2025	4/10/2025	$ 35,250	$ 12,374
C6MS400175	PAUGER	Complete	Replace Underrated Ohio Brass Arresters on Breake	4/22/2025	5/6/2026	4/11/2025	$ 48,175	$ 12,008
C6MS400073	CLAIBORNE	Complete	Replace 13.8kV OCB 183-2 and Ohio Brass Arreste	3/31/2025	4/18/2025	4/14/2025	$ 411,250	$ 217,428
C6PPGR0302	TRICOU	Complete	Transformer Life Extension T4	2/17/2025	4/18/2025	4/18/2025	$ 622,750	$ 924,308
C6MS400188	DERBIGNY	Complete	Install Cable Trough	3/24/2025	5/9/2025	4/30/2025	$ 446,500	$ 330,515
C6PPGG2252	TRICOU	Complete	T4 Install Animal Mitigation	2/17/2025	5/2/2025	5/1/2025	$ 65,800	$ 1,217
C6MS400033	ALMONASTER	Complete	Replace 24kV Underrated Arresters on Breaker Bay	3/10/2025	5/7/2025	5/2/2025	$ 75,200	$ 23,411
C6MS400120	CLAIBORNE	Complete	Replace 13.8kV OCB 180-2	4/21/2025	5/8/2025	5/5/2025	$ 230,300	$ 235,248
C6MS400147	DELTA	Complete	Replace 13.8kV OCB 264-2 and Ohio Brass Arreste	5/12/2025	6/6/2025	5/30/2025	$ 370,125	$ 121,774
C6MS400136	CLAIBORNE	Complete	Replace 13.8 kV OCB 182-2 and Ohio Brass Arreste	5/12/2025	6/5/2025	6/4/2025	$ 370,125	$ 271,890
C6MS400038	TRICOU	Complete	Replace 24kV Bay Arresters (24kV Underrated)	5/29/2025	6/17/2025	6/17/2025	$ 64,038	$ 16,928
C6MS400115	DELTA	Complete	Replace 13.8kV OCB 281-2 and Ohio Brass Arreste	6/2/2025	6/20/2025	6/20/2025	$ 370,125	$ 16,928
C6MS400139	DELTA	Complete	Replace 13.8kV OCB 260-2 and Ohio Brass Arreste	6/2/2025	6/20/2025	6/20/2025	$ 370,125	$ 716,067
C6MS400138	CLAIBORNE	Complete	Replace 13.8kV OCB 188-2 and Ohio Brass Arreste	6/9/2025	6/23/2025	6/23/2025	$ 306,088	$ 288,580
C6MS400036	JOLIET	Complete	Replace 24kV Bay Arresters	5/7/2025	6/25/2025	6/25/2025	$ 52,875	$ 9,752
C6PPGR0157	CURRAN	Complete	T1 Life Extension	5/5/2025	6/27/2025	7/2/2025	$ 622,750	$ 1,165,892
C6MS400137	CLAIBORNE	Complete	Replace 13.8kV OCB 189-2 and Ohio Brass Arreste	6/23/2025	7/11/2025	7/11/2025	$ 411,250	$ 283,069
C6MS400031	DERBIGNY	Complete	Replace 24kV Underrated Bay Arresters on Breaker	3/14/2025	7/30/2025	7/30/2025	$ 79,430	$ 90,744
C6MS400035	MARKET STREET 230	Complete	Replace Underrated Ohio Brass Arresters in Breake	5/9/2025	7/31/2025	7/30/2025	$ 16,920	$ 24,479
C6MS400072	DELTA	Complete	Replace 13.8 kV OCB 255-2 and Ohio Brass Arreste	7/14/2025	8/1/2025	8/1/2025	$ 370,125	$ 197,519
C6MS400143	DELTA	Complete	Replace 13.8kV OCB 261-2 and Ohio Brass Arreste	8/4/2025	8/22/2025	8/21/2025	$ 370,125	$ 58,564
C6MS400123	MIDTOWN	Complete	Replace SCADA RTU	9/1/2025	9/30/2025	8/21/2025	$ 177,425	$ 62,983

2025 Transmission Reliability Project Status Updates (continued)

PP WO	Substation	Project Statu	Project Description	Construction	Estimated ISD	Actual ISD	Financial Estimat	Sept YTD Actuals
C6MS400184	CLAIBORNE	Complete	Add 13.8kV Bus #2 PTs	7/21/2025	11/30/2025	8/22/2025	$ 86,950	$ 50,719
C6MS400183	CLAIBORNE	Complete	Add 13.8kV Bus #4 PTs	7/21/2025	11/30/2025	8/22/2025	$ 86,950	$ 61,271
C6MS400146	DELTA	Complete	Replace 13.8kV OCB 282-2 and Ohio Brass Arreste	8/4/2025	8/22/2025	8/22/2025	$ 370,125	$ 204,375
C6MS400149	DELTA	Complete	Replace 13.8kV OCB 265-2 and Ohio Brass Arreste	8/25/2025	9/12/2025	9/12/2025	$ 370,125	$ 82,563
C6MS400179	MARKET STREET 230	Complete	Replace Ohio Brass Arrester Replacements on Brea	10/17/2025	7/10/2026	9/12/2025	$ 10,575	$ 14,608
C6MS400187	NOTRE DAME	Complete	Install Cable Trough	6/16/2025	10/31/2025	9/15/2025	$ 799,000	$ 286,857
C6MS400117	DELTA	Complete	Replace 13.8kV OCB 259-2 and Ohio Brass Arreste	9/15/2025	10/3/2025	10/3/2025	$ 370,125	$ 47,375
C6MS400111	NOTRE DAME	Complete	Replace 13.8kV OCB 1841-2 and Ohio Brass Arrest	9/15/2025	10/3/2025	10/3/2025	$ 370,125	$ 104,695
C6MS400112	NOTRE DAME	Complete	Replace 13.8kV OCB 1842-2 and Ohio Brass Arrest	8/25/2025	10/3/2025	10/11/2025	$ 275,538	$ 250,915
C6MS400144	DELTA	In Construction	Replace 13.8kV OCB 263-2 and Ohio Brass Arreste	10/13/2025	10/24/2025		$ 370,125	$ 13,999
C6MT400022	MARKET STREET 115KV	In Construction	Replace RTU	8/18/2025	10/31/2025		$ 136,300	$ 108,765
C6MT400034	NOTRE DAME	In Construction	Replace Ctrl Hse A/C	3/10/2025	10/31/2025		$ 47,000	$ 58,727
C6MS400148	DELTA	In Progress	Replace 13.8kV OCB 268-2 and Ohio Brass Arreste	10/27/2025	11/14/2025		$ 370,125	$ 16,432
C6MS400019	NAPOLEON	In Progress	Standard Animal Mitigation Gaps	11/24/2025	11/27/2025		$ 35,250	$ 30,474
C6MS400176	DERBIGNY	In Progress	Replace Ohio Brass Arresters on Breaker Bays 1511	10/7/2025	11/26/2026		$ 14,100	$ 13,398

Jay Beatmann
jay.beatmann@dentons.com
D +1 504-524-5446

Dentons US LLP
650 Poydras Street
Suite 2850
New Orleans, LA 70130-6132

November 21, 2025

BY E-MAIL

Clerk of Council
Council of the City of New Orleans
City Hall, Room IE09
1300 Perdido Street
New Orleans, LA 70112

In Re: *Establishing a Docket and Opening a Rulemaking Proceeding to Establish a Renewable Portfolio Standard*, CNO Docket UD-19-01

Dear Clerk:

Please find attached the *Advisors' Report on Renewable and Clean Portfolio Standard Compliance Plan for the 2026-2028 Compliance Years* in the above-referenced matter, for filing into the record along with this letter. The Advisors submit this filing electronically and will submit the original and requisite copies as you direct.

Sincerely,

Jay Beatmann

JAB:dpm
Attachment
cc: Official Service List for UD-19-01

Zaanouni Law Firm & Associates ► LuatViet ► Fernanda Lopes & Associados ► Guevara & Gutierrez ► Paz Horowitz Abogados ► Sirote ► Adepetun Caxton-Martins Agbor & Segun ► Davis Brown ► East African Law Chambers ► For more information on the firms that have come together to form Dentons, go to dentons.com/legacyfirms

BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS

Establishing a Docket and Opening a Rulemaking Proceeding to Establish a Renewable Portfolio Standard	**)** **)** **)**	**Docket No. UD-19-01**

ADVISORS' REPORT ON RENEWABLE AND CLEAN PORTFOLIO STANDARD COMPLIANCE PLAN FOR THE 2026-2028 COMPLIANCE YEARS

EXECUTIVE SUMMARY

ENO filed its Renewable and Clean Portfolio Standard ("RCPS") Compliance Plan for the 2026-2028 compliance years on August 14, 2025 ("Compliance Plan" or "Plan"). In the Compliance Plan, ENO proposes to buy additional unbundled Renewable Energy Credits ("RECs"), as needed, to ensure that it has a sufficient level of Clean Energy Credits ("CECs") to meet its RCPS requirements. Additionally, ENO has proposed four additional sources of CECs for Council consideration: 1) Large Event Electrification as a Qualified Measure, 2) Sewerage and Water Board of New Orleans electrification as a Qualified Measure, 3) Community Solar, and 4) Net Metered Solar. The Advisors have reviewed the Compliance Plan, the Alliance for Affordable Energy ("AAE") Comments, and ENO's Reply Comments. The Advisors conclude that the Compliance Plan has met the technical compliance requirements under the RCPS, and that compliance should be able to be achieved through the purchase of RECs without exceeding the amount of RECs allowed by the RCPS at a cost below the RCPS Customer Protection Cost Cap.

The Advisors recommend that the Council:

1. Approve ENO's proposal to purchase unbundled Renewable Energy Credits ("RECS") as needed to achieve compliance with the RCPS;
2. Approve ENO's request to establish the Alternative Compliance Payment ("ACP") for the 2026-2028 plan years at $6.04/MWh; and
3. Decline to decide whether the four additional proposed sources qualify for CECs at this time. Rather, the Advisors recommend that the Council require ENO to make an additional filing before the Council requesting approval of the proposed four additional sources of CECs addressing the issues and deficiencies that the Advisors have identified in this report.

INTRODUCTION AND BACKGROUND

Section 4.e of the RCPS rules, adopted in Resolution No. R-21-182, states in part that "Upon the Utility's submission of its final Integrated Resource Plan ('IRP') Report for each triennial IRP cycle, the utility shall develop a three-year prospective RCPS Compliance Plan, including a three-year Banking and Compliance Reserve provision for RECs, and the Utility's calculation of the

ACP [Alternative Compliance Payment]." On August 19, 2022, ENO submitted its first three-year RCPS Compliance Plan covering the 2023-2025 compliance years, which was modified and approved by the Council in Resolution R-22-525. Having filed its final 2024 IRP Report on December 13, 2024 in Council Docket UD-23-01, ENO filed its RCPS Compliance Plan for 2026-2028 on August 14, 2025, and in Resolution R-25-484, a procedural schedule was adopted to consider Comments, as well as an Advisors Report, on the 2026-2028 RCPS Compliance Plan.

EVALUATION OF PROJECTED COMPLIANCE POSITION

ENO's projected compliance position is expressed as a percentage, measured by dividing RCPS Compliance Credits[1] (MWh) by Retail Compliance Load[2] (MWh). RCPS Compliance credits are accumulated from the CECs through the RCPS Tier structure, which incentivizes higher priority resources through a Tier receiving a CEC multiplier for RCPS Compliance Credits.[3] The RCPS compliance percentage requirements are 72% for 2026; 74% for 2027; and 76% for 2028. Specifically, ENO must meet these specific percentages of Retail Compliance Load which may require additional compliance actions, including not more than 24%, 23%, and 22%, respectively, of RCPS Compliance through RECs purchased without the associated energy.

The Advisors reviewed the RCPS Multipliers and CECs for the 2026-2028 plan years from ENO's existing and expected portfolio resources and concluded that the projections appeared reasonable, including CECs projected from electric vehicle charging infrastructure ("EVCI"). The EVCI CEC calculations were consistent with those approved for the previous RCPS Compliance Plan (2022-2025); the EV Charging CECs per MWh electrified were determined using the same twelve steps and the same references for data approved in Resolution R-22-525. In its Comments, the AAE noted that the vast majority of ENO's projected compliance continues to be from existing nuclear power generating facilities and from purchased renewable energy certificates ("RECs"), and that the Council should amend the RCPS to encourage the development of locally-generated renewable energy.[4] The Advisors note that the RCPS already encourages the development of locally-generated renewable energy by classifying renewable resources directly connected to ENO's system as Tier 1 resources, for which ENO receives a tier multiplier of 1.25, making those resources and RECs purchased from those resources more valuable.[5]

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[1] RCPS Compliance Credits are Renewable Energy Credits (RECs) + Clean Energy Credits (CECs). One Clean Energy Credit results from (1) each MWh of electricity produced by a Zero Carbon Emissions Resource, (2) each MWh reduction in consumption resulting from DSM installed after January I, 2021, (3) or each MWh associated with a Tier 3 Resource.

[2] Retail Compliance Load is the reported annual MWh sales for each compliance year, increased by the cumulative MWh savings of DSM programs installed after January 1, 2021. ENO's Retail Compliance load was projected as 5,815,052 MWh for 2026, 5,858,268 MWh for 2027, and 5,921,318 MWh for 2028, which is consistent with BP24 sales projections and projected energy efficiency.

[3] Tier 1 is designated for resources directly connected to the Utility's transmission or distribution system and RECs or CECs produced receive a 1.25 multiplier until 2040. Tier 2 is designated for any Renewable Energy Resource or Zero Carbon Emissions Resource not eligible for Tier 1 and RECs or CECs produced receive a multiplier of 1.0. Tier 3 is designated for any Qualified Measure or electric vehicle charging infrastructure directly connected to the Utility's transmission or distribution system, and the CECs received will be determined by the Council with a multiplier of 1.0.

[4] AAE Comments, October 10, 2025, p. 2.

[5] RCPS Rules at Section 2 and Section 3.b.

Energy Efficiency CECs - the cumulative MWh savings of energy efficiency measures in DSM programs installed after January 1, 2021 are included as Tier 1 CECs with an RCPS multiplier of 1.25. Energy efficiency measures installed in 2025-2028 are tied to the levels modeled in Strategy 1 / Scenario 1 of the 2024 IRP, which represents a conservative amount.

Based on the electric system modeling performed for the 2024 IRP, ENO projects the following CECs for each plan year of 2026-2028 from ENO's existing and expected portfolio resources: 4,035,092 CECs in 2026; 4,193,672 CECs in 2027; and 4,167,887 CECs in 2028 (see Exhibit A).

No RECs or CECs associated with ENO's Green Select[6] program were included in the RCPS Compliance Credits projected for plan years 2026-2028. ENO intends to separately purchase RECs that will be used for the Green Select program that allows customers to match some or all of their monthly electricity usage with RECs. The AAE commented that the Council should require clarity from ENO as to why it has implemented this change.[7] In its Reply Comments, ENO explains that it is separately purchasing RECs needed to offset MWh for Green Select participants, using revenues collected through ENO's Green Power Option ("GPO") rider. ENO indicated that approximately 3,500 RECs are expected to be required to offset Green Select participation in 2025.[8]

ENO's Projected Compliance Position for 2026 through 2028 was calculated by dividing the RCPS Compliance Credits (MWh) by the Retail Compliance Load (MWh) in each year. As the below table indicates, considering ENO's projected Retail Compliance Load, RCPS % Requirements, and projected RCPS Compliance Credits (CECs), there is a projected CEC deficit/shortfall each year before accounting for additional compliance actions.

	2026	**2027**	**2028**
Retail Compliance Load	5,815,052	5,858,268	5,921,318
RCPS Requirement (%)	72%	74%	76%
RCPS Requirement (CECs)	4,186,837	4,335,118	4,500,202
Projected CECs from Existing Portfolio	4,035,092	4,193,672	4,167,887
Projected CEC Deficit	(151,745)	(141,446)	(332,314)

The Banking and Compliance Reserve Provision described in Section 4.h of the RCPS rules allows ENO to bank any excess Green-e certified RECs it procures and utilize those RECs within the next two compliance years. In its Compliance Plan, ENO stated that if any RECs remain in the Compliance Reserve after demonstrating compliance with the RCPS in 2025, these RECs will be used to offset any CEC deficit in 2026 or 2027. In addition, unbundled REC purchases will also be used for the CEC shortfall to maintain RCPS compliance.

[6] Green Select is the successor to ENO's Green Power Option.
[7] AAE Comments, October 10, 2025, p. 4.
[8] ENO Reply Comments, October 24, 2025, p. 5.

COMPLIANCE PLAN

In its Compliance Plan, ENO requests that the Council approve ENO's proposal to purchase unbundled RECs as needed to achieve compliance with the RCPS. ENO stated that it will monitor projected retail sales, clean resource output, EE implementation, EVCI usage, and other factors, and will adjust its REC procurement target as its projected needs change to enable compliance at the end of each year. Considering the 2026-2028 Retail Compliance Load and the RCPS requirements that not more than 24%, 23%, and 22%, respectively, of compliance be through purchased RECs, ENO would be permitted to use up to approximately 1 million unbundled RECs, well above the projected CEC deficits for 2026-2028 listed in the above table.

ENO decided against the procurement of additional solar or wind resources to augment its RCPS compliance position in advance of a capacity or energy need, mainly because the 2024 IRP indicated that ENO is expected to remain a net seller in MISO's energy markets for the next decade. ENO contends that ratepayers would be exposed to risk that such an approach could increase customer costs if future energy market conditions vary from modeling assumptions and the additional resources do not produce enough energy revenue to cover their costs.

Since the inception of the RCPS, ENO has been able to achieve compliance through the purchase of RECs to meet its projected CEC deficit. The use of this compliance strategy will become more difficult over time as the use of RECs is gradually phased out in the RCPS. ENO will need to look to other sources of CECs and other clean energy resources to keep its portfolio of resources in compliance with the RCPS.

PROPOSED ADDITIONAL RCPS RESOURCES

Beneficial Electrification and the Treatment of Projects as Qualified Measures Tier 3 Resources

In adopting the RCPS Regulations in Resolution R-21-182, the Council stated that it "…will not include Beneficial Electrification in the RCPS as a Tier 1 resource as proposed by the Advisors, and will not accept the proposed changes to Section 4(d), but finds that discussions about the relative merits or inclusion of beneficial electrification should continue without an integration into the RCPS rules at this time".[9] Beneficial electrification as a Tier 1 resource was excluded from the definition of CECs when the RCPS Regulations were adopted, but the CEC definition specifically incorporates MWhs associated with a Tier 3 Resource, which includes Qualified Measures. The adopted RCPS Regulations also state: "In particular, this RCPS does not prevent parties from proposing and the Council from considering and approving projects consistent with the intent of this RCPS that do not conform precisely to the interim goals, Customer Protection Cost Cap, or other requirements set forth herein if the party(ies) proposing the project are able to successfully demonstrate to the Council that the project is nevertheless consistent with the intent of the RCPS, would benefit the Utility's customers, and meets any other Council standards or requirements applicable to that project. . . ."[10] The intent of the RCPS appears to include projects that conform to the definition of Qualified Measure and that are also supported by CEC credit calculations that are accepted by the Council. Of note, the Tier 3 Resource definition also includes electric vehicles

[9] Resolution R-21-182, p. 35.
[10] RCPS Rules Section 1.a.

charging infrastructure, requiring calculations demonstrating the net reduction in carbon emissions or measured emissions reductions and an annual amount of CECs in MWh associated with the proposed Tier 3 Resource. The EV Charging CECs per MWh electrified and calculations determining CEC credit rate were approved in Resolution R-22-525.

Large Event Electrification as a Qualified Measure

ENO had previously proposed to treat the electrification of large events as a Tier 3 resource Qualified Measure in Appendix B to its 2024 RCPS Compliance Demonstration Report. While the Council stated in Resolution R-25-483 that ENO's proposal for the treatment of large event electrification was beyond the scope of an RCPS Compliance Demonstration Report, there is merit in ENO's proposal to install points of grid connections that will allow the large events within Orleans Parish to discontinue the use of diesel generators, thereby improving local air quality and driving a net reduction in carbon dioxide emissions. This electrification proposal also delivers significant benefits from the reduction of surface-level air pollutants like particulate matter, sulfur dioxide, and nitrous oxides. In its Comments, the AAE noted that ENO would be creating new load by electrifying large events with no regard to the generation resources supplying that new load, which is contrary to the "primary purpose" of the RCPS, reducing dependence on carbon-emitting resources in its own generation portfolio.[11] In its Reply Comments, ENO responded that since beneficial electrification projects in New Orleans follow the intent of the RCPS by directly reducing local carbon emissions that have a negative impact on citizens, the Council allows them to support compliance.[12] However, to be considered as a Qualified Measure under the RCPS,[13] ENO must also demonstrate the cost-effectiveness of installing these points of grid connections from the utility perspective, which would show a net-benefit to ratepayers. That demonstration of cost-effectiveness was not included in the 2024 RCPS Compliance Demonstration Report or the RCPS Compliance Plan for the 2026-2028 compliance years. Additionally, other than two examples of where they could install points of grid connection for large event electrification (Woldenberg Park and the Fairgrounds), ENO did not explain how many points of grid connection were anticipated, the anticipated cost of the points of grid connection, the expected total annual reduction in emissions resulting from large event electrification, and the annual expected amount of CECs that would be provided by large event electrification. This information as well as showing that the large event electrification proposal is cost-effective from the utility perspective is necessary for the Council to consider approval of ENO's proposal for large event electrification as a qualified measure.

ENO did provide a calculation of the CEC credit rate (CECs per MWh electrified) for its proposed large event electrification. A review of the proposed CEC credit rate calculation confirmed that the structure of the calculation, including industry references and metrics, is consistent with that used by ENO for crediting Electric Vehicle Charging Infrastructure as a Tier 3 resource, approved by the Council in Resolution R-22-525, and with that proposed in ENO's RCPS 2024 Compliance Demonstration Report. Based on that large event CEC credit rate calculation, ENO would receive 1.22-1.26 CECs for every megawatt-hour of electrified demand during large events in place of

[11] AAE Comments, October 10, 2025, p. 2.
[12] ENO Reply Comments, October 24, 2025, p. 3.
[13] RCPS, Section 2: "Qualified Measure" means a project, program or measure which produces a measurable net reduction in carbon emissions in Orleans Parish, is cost-effective from the utility perspective, and is approved by the Council for purposes of RCPS compliance.

diesel generation. The Advisors recommend that the Council not accept ENO's request to treat Large Event Electrification as a Qualified Measure and Tier 3 Resource at this time. Rather, the Advisors recommend that ENO make an additional filing before the Council which addresses the issues and deficiencies that the Advisors have identified in this report.

Sewerage and Water Board of New Orleans ("SWBNO") Electrification as Qualified Measure

In Resolution R-22-258, the Council approved ENO's construction and ownership of the new Sullivan substation to serve power to SWBNO and replace the SWBNO's legacy gas generators. In Resolution R-22-525, the Council deferred action on ENO's SWBNO proposal included in ENO's 2023-2025 Compliance Plan, noting that it would be premature to approve the SWBNO Substation Electrification as a Qualified Measure at that time. In its Comments, the AAE commented that electrification is a prudent step for SWBNO; but for ENO, it simply represents a massive new retail load to serve, regardless of the generation resource, and ENO should not receive compliance credit for a project that SWBNO undertook for its own purposes.[14] In its Reply Comments, ENO responded that converting the SWBNO service away from self-generation to the much cleaner ENO generation portfolio will have an obvious and positive effect on local carbon emissions, which is a primary consideration of the Rules.[15]

Since the substation is expected to provide power to SWBNO for the entire 3-year period encompassed in this Compliance Plan, ENO proposes that the SWBNO Electrification be considered as a Tier 3 Qualified Measure. Citing ten years of publicly available SWBNO data,[16] including Mcf of gas and gallons of oil consumed annually, ENO notes that the emission rate of grid power replacing this SWBNO self-generation is approximately 80% lower, resulting in CO2 emissions reductions in Orleans Parish of over 80,000 tons annually.

The Advisors have reviewed the calculation of the CEC credit rate that ENO provided for SWBNO Electrification based on the net CO2 emissions reduction of each electrified MWh, including data references from SWBNO Comprehensive Annual Financial Reports and the U.S. Energy Information Agency. Recognizing the RCPS % requirements for each year, and using a credit rate methodology consistent with the large event electrification proposal, this CEC credit rate is calculated as 4.62, 4.64, and 4.66 CECs per MWh electrified for 2026, 2027, and 2028 respectively. Should the Council accept ENO's proposal, the table below shows the estimated impact on the RCPS Compliance Position (Projected CEC Surplus /(Deficit)) with SWBNO CECs included.

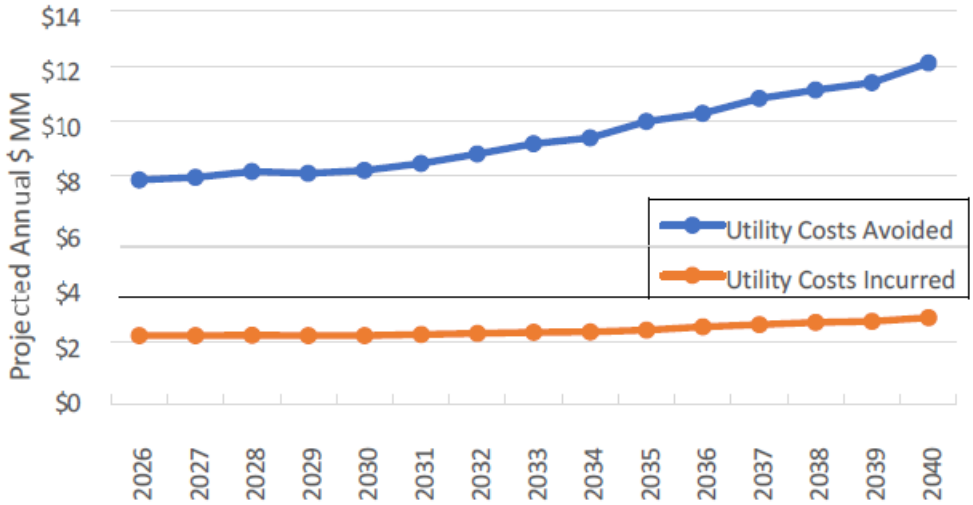
	Projected RCPS Compliance Position Including Projected SWBNO CECs			
		2026	2027	2028
1	SWBNO Ave Annual Self-Generation MWh	35,570	35,570	35,570
2	SWBNO CECs per MWh Electrified	4.62	4.64	4.66
3	SWBNO CECS Projected (line 1 x line 2)	164,333	165,045	165,756
4	Projected CEC Deficit	(151,745)	(141,446)	(332,314)
5	Projected CEC Surplus /(Deficit) w/SWBNO	12,588	23,599	(166,558)

[14] AAE Comments, October 10, 2025, p. 3.
[15] ENO Reply Comments, October 24, 2025, p. 4.
[16] SWBNO Comprehensive Annual Financial Report for the years ended December 31, 2020 and 2019, p.IV-6.

It appears that ENO did develop an analysis to demonstrate that its SWBNO Electrification as Qualified Measure proposal was cost effective, providing the following description and figure 5 in its Compliance Plan.

"SWB electrification is cost-effective from the utility perspective: From the utility's perspective, the incremental costs incurred to serve new SWB demand are equal to the sum of the infrastructure costs incurred and the cost of energy and capacity needed to serve the incremental electric demand. Because of the $30 million Contribution in Aid of Construction ("CIAC") from SWB, the incremental infrastructure costs will be greatly reduced. The costs to serve the demand are based on the energy and capacity cost forecasts developed in the latest IRP. The projected cost of incremental infrastructure and cost to serve SWB demand are shown as the "Utility Costs Incurred" in Figure 5 below. From the utility's perspective, the costs avoided are equal to the decrease in natural gas supply costs that ENO's gas distribution utility would otherwise incur to deliver gas at SWB to support self-generation. These costs, based on the Henry Hub natural gas price forecast used in the IRP, are shown as "Utility Costs Avoided" in Figure 5 below."

Figure 5: SWB Electrification is Cost-Effective from the Utility Perspective



ENO did not provide any additional information to support their Figure 5, to allow for the Advisors or the Council to verify their statement that SWBNO electrification is cost-effective from the utility perspective. Showing that the SWBNO electrification as a qualified measure proposal is cost-effective from the utility perspective is necessary for the Council to consider approval of ENO's proposal for SWBNO electrification as a qualified measure. That showing should include supporting calculations and, unless revised, should explain why utilizing avoided costs relating to the gas distribution system is appropriate through 2040 as ENO has shown in their Compliance Plan. The Advisors recommend that the Council not accept ENO's request to treat SWBNO Electrification as a Qualified Measure and Tier 3 Resource at this time. Rather, the Advisors recommend that ENO make an additional filing before the Council which addresses the issues and deficiencies that the Advisors have identified in this report.

Community Solar

ENO proposes to treat community solar resources as RCPS-eligible and to assign CECs to its generation as a Tier 1 resource. In both the RCPS Compliance Filing and its Reply Comments, ENO claims that ratepayers pay twice for the clean energy: (i) the credits paid to Subscribers based on the retail rate, and (ii) the cost of a like amount of unbundled RECs or clean energy procured by ENO to help achieve RCPS compliance.[17] However, ENO's proposal does not address the concern of preventing the value of RECs from being double-counted. The Community Solar Rules state that the subscriber owns the RECs, and the Subscriber Organization may enter into an agreement with Subscribers to transfer ownership of RECs from the Subscriber to the Subscriber Organization.[18] Any such agreement to transfer ownership of the RECs must be included in the subscription agreement.[19] It is entirely possible, and even likely, that at least some Subscriber Organizations will acquire the RECs from the Subscribers to be sold into a REC market. The Community Solar Rules negate the presumption that community solar RECs, owned by subscribers, can be included as CECs in RCPS compliance unless ENO can demonstrate that it has acquired properly certified RECs from the subscriber or the Subscriber Organization and can demonstrate that the REC has not also been sold to anyone else. In its Comments, the AAE also noted that if ENO would like to retire RECs generated using Community Solar, they have the right to contract with either project Subscribers or the Subscriber Organizations who may aggregate transferred RECs.[20] Until and unless this concern regarding double counting of community solar RECs is addressed for further clarification, the Advisors do not recommend that the Council accept this proposal.

Net Energy Metered ("NEM") Solar

The ownership of Renewable Energy Credits is not addressed in the NEM Rules, the NEM tariff NM4, or any other related ENO policy documents, including the NEM interconnection agreement. The lack of information related to ownership of NEM RECs is confirmed by the Database of State Incentives for Renewables & Efficiency, operated by the N.C. Clean Energy Technology Center at N.C. State University. ENO proposes to treat net metered solar energy provided to the ENO grid, as metered through Channel 2, as RCPS-eligible and to assign CECs to this generation, considering such MWhs as a Tier 1 resource because the solar facilities are located within Orleans Parish. With this proposal, ENO estimates that if metered Channel 2 generation is again at 2024 levels, net metered solar would mitigate the need to procure 26,620 RECs or CECs. In its Compliance Filing and related to its Community Solar proposal, ENO stated that it is not aware of any market for residential or smaller commercial customers to trade, sell, or retire the limited

[17] Compliance Plan, August 14, 2025 p. 6, and ENO Reply Comments p. 5.
[18] Community Solar Rules, Sections XII.B and C.
[19] Community Solar Rules, Section XII.C. See also Section XIII.I.(1)(a)(xii),contract disclosures, including a statement regarding the disposition of all Renewable Energy Credits generated by the Subscriber's portion of the project, and if the Subscriber transfers the RECs back to the Subscriber Organization or sells them to a third party.
[20] AAE Comments, October 10, 2025, p. 3.

number of RECs they are entitled to receive.[21] Nevertheless, some concerns remain related to preventing the value of NEM RECs from being double-counted. It is relatively common for rooftop solar providers to specify in their contracts with their customers whether the provider or the customer owns the REC, or to provide that the solar provider will sell the RECs into a REC market either for themselves or on behalf of the customer. Therefore, it may be the case that allowing ENO to also claim such RECs would result in double-counting of the RECs. To address this issue and the ownership of NEM RECs, the NEM Rules could be revised similar to the REC ownership provisions of the Community Solar Rules to better accommodate ENO's NEM proposal. Until such revisions could be considered to the NEM Rules, the Advisors recommend that the Council not approve ENO's NEM proposal.

ADDITIONAL RCPS PROVISIONS

Alternative Compliance Payment (ACP)

ENO examined the publicly available quoted REC pricing data of five REC products applicable to resources in MISO or ERCOT from June 2022-May 2025 to determine the highest value over this period, which was $5.25/MWh.[22] Based on this survey, ENO recommends that the ACP be set at $6.04/MWh (equal to 1.15 times the highest REC value)[23] for the 2026-2028 period. The Advisors concur with this ACP value and recommend that the Council approve ENO's ACP request.

Projected Contribution Towards RCPS Customer Protection Cost Cap

Calculated as one percent (1%) of plan years 2026-2028 total projected utility retail sales revenues per RCPS Rules, the Customer Protection Cost Cap would be set at approximately $6.7 to $7.4 million. ENO's projected CEC deficit is 151,745 CECs, 141,446 CECs, and 332,314 CECs for 2026, 2027, and 2028 respectively. If ENO purchased the maximum projected CEC deficit (2026-2028) of 332,314 CECs at the proposed ACP price of $6.04/MWh, that would result in a cost of approximately $2.0 million – well below the Customer Protection Cost Cap set at approximately $6.7 to $7.4 million. This cost may be further reduced if the Council, after a subsequent filing by ENO, approves the proposed additional RCPS resources. The Advisors concur that the 2026-2028 RCPS Compliance Plan is not projected to approach the Customer Protection Cost Cap.

Limitation on Use of Unbundled RECs

In 2026, 2027, and 2028, RCPS compliance shall be through not more than 24%, 23%, and 22%, respectively, of RECs purchased without the associated energy.[24] Based on the Retail Compliance Load projections, the RCPS would permit ENO to use approximately 1 million unbundled RECs, far more than the estimated CECs needed for RCPS compliance.

[21] Compliance Plan, August 14, 2025 p. 7. Note that the significant CECs referenced by ENO are derived from the NEM capacity limits of 300 kW for commercial and agricultural, and 25 kW for residential NEM participants, together with the growth of NEM participants.
[22] Compliance Plan, August 14, 2025, p. 8.
[23] RCPS Rules, Section 5.a.2.
[24] In accordance with Section 3.a.5 – 3.a.7 of the RCPS Rules.

CONCLUSIONS AND RECOMMENDATIONS

The Advisors conclude that the Compliance Plan has met the technical compliance requirements under the RCPS, and that compliance should be able to be achieved through the purchase of RECs without exceeding the amount of RECs allowed by the RCPS at a cost below the RCPS Customer Protection Cost Cap.

The Advisors also recommend that the Council:

1. Approve ENO's proposal to purchase unbundled Renewable Energy Credits ("RECS") as needed to achieve compliance with the RCPS.
2. Approve ENO's request to establish the Alternative Compliance Payment ("ACP") for the 2026-2028 plan years at $6.04/MWh.
3. Decline to decide whether the four proposed additional sources qualify for CECs at this time. Rather, the Advisors recommend that the Council require ENO to make an additional filing before the Council requesting approval of the proposed four additional sources of CECs addressing the issues and deficiencies that the Advisors have identified in this report.

Exhibit A

ENO Report Table 1: Projected 2026-2028 CECs from Existing ENO Portfolio

Resource Name	Type	RCPS Multiplier	2026 Expected CECs	2027 Expected CECs	2028 Expected CECs
Grand Gulf	Nuclear	1.00	1,941,224	2,090,222	1,924,987
River Bend	Nuclear	1.00	834,853	773,070	837,141
Energy Efficiency (implemented after 1/2021)	EE	1.25	419,000	492,490	563,268
ANO Unit 2	Nuclear	1.00	217,057	217,209	234,491
ANO Unit 1	Nuclear	1.00	198,570	184,371	184,867
Waterford Unit 3	Nuclear	1.00	170,344	183,427	170,862
Iris Solar	Solar	1.00	123,220	122,596	122,166
St James Solar	Solar	1.00	52,034	51,774	51,626
New Orleans Solar Station	Solar	1.25	50,779	50,518	50,442
Vidalia	Hydro	1.00	16,793	16,793	16,849
Commercial Rooftop Solar	Solar	1.25	6,606	6,573	6,540
Paterson Solar	Solar	1.25	1,801	1,792	1,783
EV Charging	EVCI	2.13-2.17	2,812	2,838	2,864
Total:			**4,035,092**	**4,193,672**	**4,167,887**

Footnotes omitted. Values do not sum to the presented Total, consistent with rounding errors, but they nonetheless reflect those provided by ENO.

RULEMAKING PROCEEDING TO ESTABLISH

RENEWABLE PORTFOLIO STANDARDS

DOCKET NO. UD-19-01

CERTIFICATE OF SERVICE

I hereby certify that a copy of the *Advisors' Report on Renewable and Clean Portfolio Standard Compliance Plan for the 2026-2028 Compliance Years* has been served up on the following parties of record in Docket No. UD-19-01 by electronic mail on this 21st day of November 2025.

DENTONS US, LLP

JERRY A. BEATMANN, JR. (#26189)
650 Poydras Street, Suite 2850
New Orleans, Louisiana 70130
jay.beatmann@dentons.com
Telephone: (504) 524-5446
Fax: 504-568-0331

clerkofcouncil@nola.gov
Clerk of Council
City Hall - Room 1E09
1300 Perdido Street
New Orleans, LA 70112
(504) 658-1085 - office
(504) 658-1140 - fax

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
(504) 658-1110 - office
(504) 658-1117 – fax

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

Sayde Finkel, CM Moreno Chief-of-Staff, sayde.finkel@nola.gov
1300 Perdido St. Rm. 2W40
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
(504) 658-9800 - office
(504) 658-9869 - fax
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
(504) 658-1502- office
(504) 658-1705 – fax

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
(410) 627-5357

NEW ORLEANS 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
1900 K Street NW
Washington, DC 20006
(202) 408-6400 - office
(202) 408-6399 – fax

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
(303) 843-0351 - office
(303) 843-0529 – fax

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

INTERVENORS

ALLIANCE FOR AFFORDABLE ENERGY

Logan Atkinson Burke, logan@all4energy.org
Sophie Zaken, regulatory@all4energy.org
Jesse George, jesse@all4energy.org
4505 S. Claiborne Ave.
New Orleans, LA. 70125
Office: (504) 208-9761

350 NEW ORLEANS

Andy Kowalczyk, a.kowalczyk350no@gmail.com
1115 Congress St.
New Orleans, LA 70117

Benjamin Quimby, 978-505-7649, ben@350neworleans.org
1621 S. Rampart St.
New Orleans, LA 70113

Marion Freistadt, 504-352-2142, marionfreistadt@yahoo.com
1539 Adams St.
New Orleans, LA 70118

CENTER FOR CLIMATE AND ENERGY SOLUTIONS

Marty Niland, Press@c2es.org
Bob Perciasepe, 703-516-4146
3100 Clarendon Blvd, Suite 800
Arlington, VA 22201

GULF STATES RENEWABLE ENERGY INDUSTRIES ASSOCIATION

Stephen Wright, 318-663-3810, swright@gsreia.org
522 Marilyn Dr.
Mandeville, LA 70448

Jeff Cantin, 877-785-2664, jcantin@gsreia.org
2803 St. Philip St.
New Orleans, LA 70119

NATIONAL AUDUBON SOCIETY

Karen J. Profita, 225-768-0820, kprofita@audubon.org
5615 Corporate Blvd., Suite 600B
Baton Rouge, La. 70808

SOUTHERN RENEWABLE ENERGY ASSOCIATION

Simon Mahan, 337-303-3723, simon@southernwind.org
5120 Chessie Circle
Haltom City, Texas 76137

AIR PRODUCTS AND CHEMICALS, INC.

Katherine W. King, Katherine.king@keanmiller.ocm
Randy Young, randy.young@kean miller.com
400 Convention St. Suite 700
Baton Rouge, LA. 70802
Or
P.O. Box 3513
Baton Rouge, LA 70821-3513

Carrie R. Tournillon, carrie.tournillon@keanmiller.com
900 Poydras St., Suite 3600
New Orleans, LA 70112

Maurice Brubaker, mbrubaker@consultbai.com
16690 Swigly Ridge Rd., Suite 140
Chesterfield, MO 63017
Or
P.O. Box 412000
Chesterfield, MO. 63141-2000

NEW ORLEANS CHAMBER

Sandra Lindquist, (504) 799-4260, sandra@neworleanschamber.org
1515 Poydras Street, Suite 1010
New Orleans, La. 70112

SIERRA CLUB

Dave Stets, 804-222-4420, Davidmstets@gmail.com
2101 Selma St.
New Orleans, LA 70122
Joshua Smith, joshua.smith@sierraclub.org
2101 Webster Street, Suite 1300
Oakland, California 94612-3011
(415) 977-5660

POSIGEN SOLAR

Ruthie Dewit, 510-910-6512, rdewit@posigen.com
Kyle Wallace, 208-608-6179, kwallace@posigen.com
145 James Drive East, Suite 300
St. Rose, La. 70087

VOTE SOLAR

Lindsey Hallock (lindsey@votesolar.org)
1911 Ephesus Church Road
Chapel Hill, North Carolina 27517

DEEP SOUTH

Monique Harden, 504-510-2943, moniqueh@dscej.org
3157 Gentilly Boulevard, #145
New Orleans, La. 70122

Outlook

FW: Emailing: Permit 25-34630-DEMO (DEMO-RSF2) Documents

From Clerk of Council <clerkofcouncil@nola.gov>
Date Thu 11/20/2025 9:15 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>

1 attachment (5 MB)
Permit 25-34630-DEMO (DEMO-RSF2) Documents.zip;

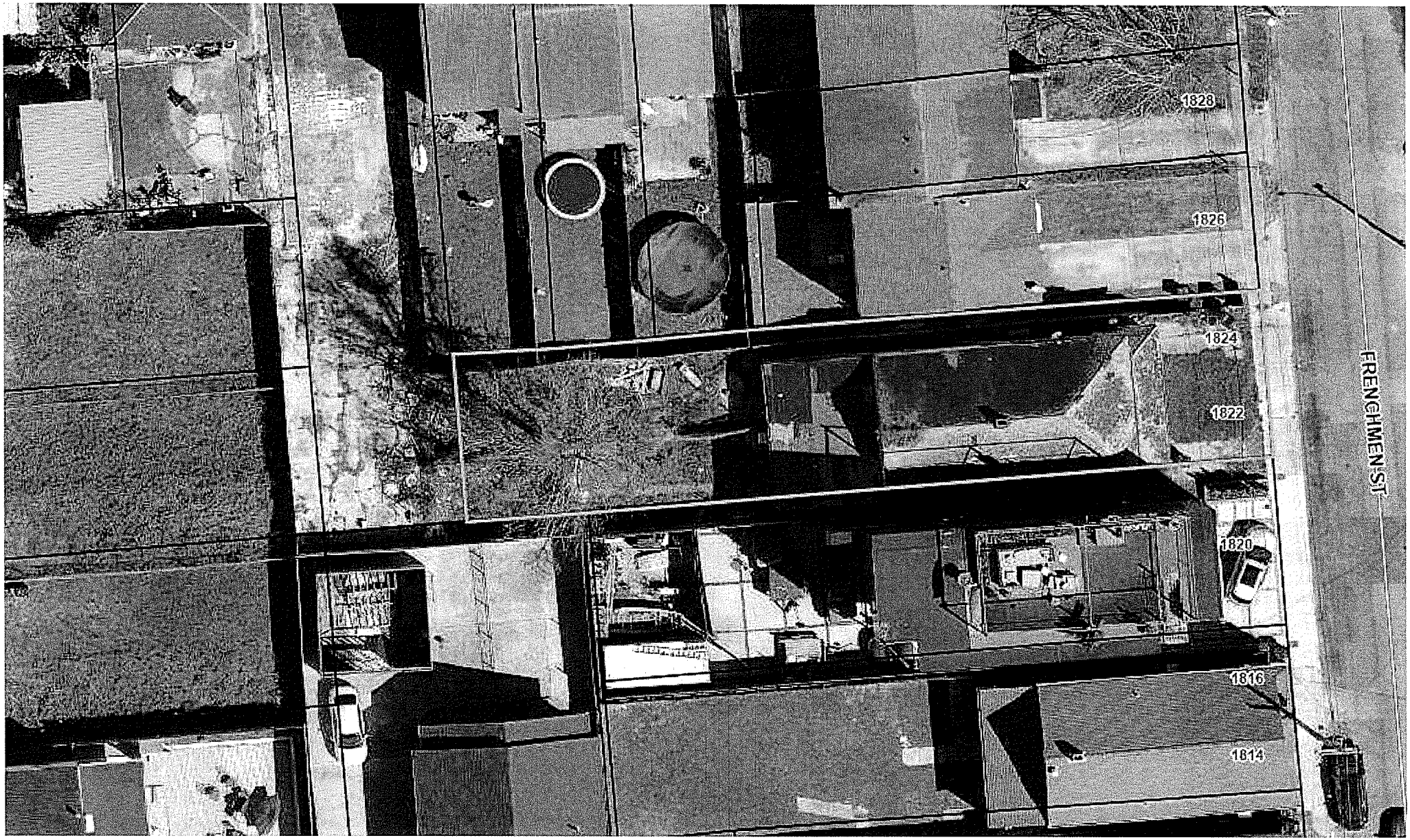
-----Original Message-----
From: Cynthia Davis <ccross@nola.gov>
Sent: Thursday, November 20, 2025 9:13 AM
To: Clerk of Council <clerkofcouncil@nola.gov>
Cc: Adam J. Swensek <adam.swensek@nola.gov>; Anita B. Curran <abcurran@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Aisha R. Collier <arcollier@nola.gov>; Permit Info <permitinfo@nola.gov>
Subject: Emailing: Permit 25-34630-DEMO (DEMO-RSF2) Documents

The Department of Safety and 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.

Your message is ready to be sent with the following file or link attachments:

Permit 25-34630-DEMO (DEMO-RSF2) 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.


1828
1826
1824
1822
1820
1816
1814
FRENCHMEN ST

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Application Date: 11/5/2025
Permit Number: 25-34630-DEMO

DEMOLITION REQUIREMENTS

Property Address: **1822-1824 Frenchmen St**

Council District: **D,D**

Applicant Identity: **No** Owner | **No** Lessee | **Yes** Contractor | **No** Architect | **No** Engineer
Other identity:

Applicant Name **Eddrin Williams** Applicant Contact Number **(985) 210-2343**

Applicant Email: edwill4178@gmail.com

Applicant Address:: 1326 Elysian Fields Avenue, **New Orleans, LA 70117**

Owner Name: **Mick's Propertytwo LLC** Approximate Time Owned: **4 years**

Reason for Demolition: **The building is not safe to live in and the cost to repair is more than the value of the property.**

Number of Residential Units to be Demolished (if applicable): **2**

Cost of Demolition: **$14,500.00**

Redevelopment Plan for Lot: **No**

If redevelopment is planned, estimated time to complete:

Proposed use:

If no immediate redevelopment is planned, estimated time to remain vacant:

Proposed redevelopment meets zoning requirements:

Property is in a National Register Historic District: **No**

Property is in a Historic District and Landmarks Commission District: **No**

Property is in the Vieux Carré: **No**

Plan for maintaining lot: **A landscaping company will be hired to maintain the property.**

If lot is to be vacant, type of fence: **Chain link fence**

Plan for keeping lot free of trash and weeds: **A landscaping company will be hired to keep the lot free of trash and weeds.**

REQUIRED ATTACHMENTS

- ☐ Application fee for properties requiring City Council approval paid
- ☐ Signed demolition permit application
- ☐ Signed building permit application
- ☐ If applicant is not owner, proof of authorization for an agent to sign on behalf of the owner
- ☐ Four color photos labeled as follows, providing a full view of:

- Front of structure to be demolished (with the municipal address listed on the photo)
- Left of the structure to be demolished (with the municipal address listed on the photo)
- Rear of structure to be demolished (with the municipal address listed on the photo)
- Right of structure to be demolished (with the municipal address listed on the photo)

☐ Copy of the Assessor's Aerial Map, with the subject property indicated

☐

☐ If re-development is planned, redevelopment site and exterior elevation plan (can be hand drawn)

☐ Cost estimate from a licensed contractor

☐ A photo indicating the posting of notice for the demolition application on or near the property

☐ A photo of the notice itself, indicating:

- The municipal address on the property to demolished
- Contact information for the district City Council office

☐ If City-initiated, a copy of the notice the City mailed to the owner providing that the City intends to request demolition of their property

CITY OF NEW ORLEANS

RECEIPT

City of New Orleans
Safety and Permits
1340 Perdido St., Suite 800
New Orleans, LA 70112

Receipt Number:	25-44944
Associated Location:	1822-1824 Frenchmen St
Payment Date:	11/20/2025
Payment Amount:	$250.00
Payment Method:	Check #15455
Payer Name:	Eddrin Williams
Payer Address:	1326 Elysian Fields Avenue, New Orleans, LA 70117
Cashier Name:	Kendra Gorum

Check provided by The Carson Company INC of New Orleans Rental Trust Account

TYPE	DESCRIPTION	REVENUE CODE	AMOUNT
Permit 25-34630-DEMO (DEMO-RSF2)	NCDC Demolition	100026061910	$250.00
(A 2.99% convenience is applied to online Credit Card Transactions.)		Total Amount	$250.00
		Total Amount Paid	**$250.00**

This is a receipt. This is NOT a permit.

WillStand, Inc

Estimate

1326 Elysian Fields Avenue New Orleans, LA 70117
(985) 210-2343
edwill4178@gmail.com

Estimate # 1102
Date: 10/18//25

Expiration Date:

To: Steve Carson

2553 Orleans Avenue
New Orleans, La 70119

Salesperson	Job	Payment terms	Due date
Eddrin Williams	1822 -24 Frenchmen St	Due on receipt	TBD

Demolition		
(Includes demo and removal of structure and concrete. Also, backfill with sand.)		$14,500
	Subtotal	$14,500
	Sales Tax	0.00
	Total	$14,500

Notice of Demolition Permit Application

1822-24 Frenchmen St
New Orleans, LA 70116

This notice serves as notification of a demolition permit application being filed for the demolition of the two family dwelling at the above noted address.
This property is located in City Council District B. For additional information or concerns, please contact the following Council Member: Lesli Harris

City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1020
Fax: (504) 658-1025
Lesli.Harris@nola.gov

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Construction/Development Related Permit

Date _____
Tracking Number _____

BUILDING PERMIT APPLICATION — MASTER APPLICATION

Property Address: 1822-24 Frenchman St New Orleans, LA 70116 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 Eddrin Williams

Address 1326 Elysian Fields Avenue City New Orleans State LA Zip 70117

Phone 985-210-2343 Email edwill4178@gmail.com

SCOPE OF WORK/PROPOSAL

Description of proposed work (Please include thorough details or provide attachments.)

Demolition of the structure at 1822-24 Frenchmen St New Orleans, LA 70116

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/Construction 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 $ 14,500 *Attach quote, contract, or other documentation of estimate.*

Area of existing structure 1700 ft² Area affected 1700 ft² New Area added 0 ft² Number of Floors 0

Foundation Type: ○ Slab ◉ Pier Sprinklers: ○ Yes ○ No Building Condition: ○ Good ○ Average ◉ N/A

Existing Use rental Proposed Use none

BUILDING INFORMATION

ICC Construction Type:
◉ Not Applicable
○ Site Built
○ Modular
○ Manufactured

	Number of Existing Meters	Number of New Meters
Electrical Meters	2	0
Gas Meters	2	0

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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 1700 ft² Garage Area 0 ft² Number of Bedrooms 4 Number of Bathrooms 2 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 Craig Mickleberry Company Mick's Property Two LLC

Address 2323 Decidente St City New Braunfels State TX Zip 78132

Phone 346-435-3145 Email cmm5119@gmail.com

CONTRACTOR INFORMATION ☐ SAME AS APPLICANT

Name Eddrin Williams Company WillStand, Inc

Address 1326 Elysian Fields Avenue City New Orleans State LA Zip 70117

Phone 9852102343 Email edwill4178@gmail.com State Lic. # 885931 Exp 10-25-26

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 10-03-25

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CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

ConstructionDevelopment
Related Permit

Date _____
Tracking Number _____

LEAD-BASED PAINT REMOVAL FORM — SUPPLEMENT G

PROPERTY INFORMATION

Location 1822-24 Frenchmen St New Orleans LA 70116

Property Type (check all that apply). ☑ Residential ○ Non-residential ○ Owner occupied ○ Rental Property

Method of Paint Removal ○ Sanding ○ Grinding ○ Heat Gun ○ Scraping ○ Hydro-blasting ○ Sandblasting

Scope of Work Demolition of the two unit property

The approximate age of the building: 100

The anticipated job start and completion dates set for work 12-01-25 and 12-12-25

The date by which the responsible party (owner or contractor) has or will fulfill any tenant notification requirements. (three (3) day notice required) Property has no tenants

RESPONSIBLE PARTY INFORMATION (Person who will perform specified work)

If your project includes full lead abatement, state law requires this to be performed by a licensed Lead-Based Paint Abatement and Removal Contractor.

Contractor Name WillStand, Inc

Address 1326 Elysian Fields Avenue New Orleans, LA 70117

Phone Number 985-210-2343

Approved methods and tools for paint disturbance and/or removal:

PLEASE BE ADVISED

Approved methods and tools for paint disturbance and/or removal:

- When removing exterior paint from a structure by sanding, grinding, sandblasting, hydro-blasting, or high-pressure wash, a proper containment barrier shall be provided around all work areas.
- If sanding, grinding, or abrasive-blasting, an approved HEPA vacuum system may be used instead of providing containment barriers. (See reverse for notice requirements.)
- Heat guns (or other devices for heat removal) must generate a temperature equal to or greater than 1,100 degrees Fahrenheit. Removal of exterior paint by propane or acetylene burning is prohibited.
- Manual scraping via hand tools that predominantly create paint chips rather than dust is permitted (it is recommended that the surface be kept wet).
- Exterior paint may be removed chemically with an approved paint stripper, used in compliance with CPSC, OSHA, LDEQ, and/or EPA guidelines.
- Regardless of the method of paint removal, ground cover shall be provided under all work areas. If hydro-blasting or high-pressure washing, porous ground cover designed to collect paint chips shall be used.

ANY PERSON PERFORMING WORK SHALL MAKE ALL REASONABLE EFFORTS TO PREVENT MIGRATION OF LEAD PAINT CONTAMINANTS BEYOND CONTAINMENT BARRIERS

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CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Construction/Development Related Permit

Date _____
Tracking Number _____

LEAD-BASED PAINT REMOVAL FORM

SUPPLEMENT G

SIGN REQUIREMENTS FOR SANDING OR GRINDING

NOTE: Sanding or grinding is only allowable when used in conjunction with a HEPA vacuum system.

If sanding or grinding, the following must be posted and clearly visible to adjacent properties on a sign not less than 24 square inches in large, boldface capital letters no less than one half inch in size:

LEAD WORK IN PROGRESS

PUBLIC ACCESS TO WORK AREA PROHIBITED

POSTED IN ACCORDANCE WITH CHAPTER 82, ARTICLE VIII

OF THE MUNICIPAL CODE ORDINANCE 20,345 MCS

RESPONSIBLE PARTY INFORMATION (Person who will perform specified work)

Chapter 82, Article VIII of the City Code requires notification to tenants/occupants of the structure where work will occur. The required notification includes:

- A sign, letter or memorandum to all tenants, including the following language:

  "Work is scheduled to be performed beginning [date] on this property that may disturb or remove leadbased paint. The persons performing this work are required to follow federal, state, and local laws regulating work with lead-based paint. You may obtain information regarding these laws, or report any suspected violation of these laws by calling the Department of Safety & Permits at 658-7100."

- All tenants/occupancy must be provided with a copy of the U.S. Environmental Protection Agency's pamphlet Protect your Family from Lead in your Home. This may be obtained online at www.epa.gov/lead or by calling 1-800-424-LEAD(5323).

- All notification must be completed at least three (3) days before work is scheduled to begin.

ADDITIONAL RESOURCES ON WORKING WITH LEAD-BASED PAINT

There are numerous sources of information on how to best address the presence of lead in homes and educational materials about the dangers of lead contamination. Below are several useful websites where you can learn about lead:

- U.S. Environmental Protection Agency (www.epa.gov/lead) has many publications available as well as a list of Lead-Safe certified contractors.
- Louisiana Department of Environmental Quality (www.deq.louisiana.gov) has information on how to safely work with lead-based paints and how to safely dispose of the debris.
- For information on worker safety and standards for working with lead-based paint, visit the Occupational Safety and Health Administration at www.osha.gov.
- For information regarding interior work practices or for information related to childhood lead poisoning, please contact the City's Health Department at 504-658-2565.
- Information on becoming a Louisiana licensed Lead Paint Abatement and Removal Contractor, see the Licensing Board's website at www.lslbc.louisiana.gov.
- To obtain copies of forms or documents from the Department of Safety and Permits, visit www.nola.gov/permits.

ACKNOWLEDGMENTS

I understand the requirements for lead-based paint removal and agree to comply with all rules and regulations.

Contractor Signature _____ Date 11-03-25

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Outlook

FW: Emailing: Permit 25-34040-DEMO (DEMO-RSF2) Documents

From Aisha R. Collier <arcollier@nola.gov>
Date Mon 12/1/2025 9:11 AM
To Cecil C. Hartzog <cchartzog@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Denise Mills <dmills@nola.gov>

1 attachment (616 KB)
Permit 25-34040-DEMO (DEMO-RSF2) Documents.zip;

-----Original Message-----
From: Cynthia Davis <ccross@nola.gov>
Sent: Wednesday, November 26, 2025 1:22 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 25-34040-DEMO (DEMO-RSF2) Documents

The Department of Safety and Permits has received all the required documents which are submitted in the attached zip file. Therefore, I am requesting that this property be placed on the next available City Council's agenda. Also, please email me a copy of the City Council Electronic Signed Motion. If you have additional questions, please feel free to contact me.

Your message is ready to be sent with the following file or link attachments:

Permit 25-34040-DEMO (DEMO-RSF2) 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

Application Date: 10/30/2025
Permit Number: 25-34040-DEMO

DEMOLITION REQUIREMENTS

Property Address: **1709 Marais St**

Council District: **C,C**

Applicant Identity: **No** Owner | **No** Lessee | **Yes** Contractor | **No** Architect | **No** Engineer
Other identity:

Applicant Name **Jones Ambra**

Applicant Contact Number **(504) 239-9199**

Applicant Email: office@jamiedisposal.com

Applicant Address:: 7611 Hickman St, **New Orleans, LA 70127**

Owner Name: **Brittany R Major**

Approximate Time Owned: **7 years**

Reason for Demolition: **The house is in severely deteriorated condition, with significant structural damage and unsafe elements that make it unfit for occupancy.**

Number of Residential Units to be Demolished (if applicable): **2**

Cost of Demolition: **$10,000.00**

Redevelopment Plan for Lot: **Yes**

If redevelopment is planned, estimated time to complete: **30 days**

Proposed use: **Single Family**

If no immediate redevelopment is planned, estimated time to remain vacant: **5 years**

Proposed redevelopment meets zoning requirements:

Property is in a National Register Historic District: **No**

Property is in a Historic District and Landmarks Commission District: **No**

Property is in the Vieux Carré: **No**

Plan for maintaining lot: **cut grass**

If lot is to be vacant, type of fence: **none**

Plan for keeping lot free of trash and weeds: **cut grass**

REQUIRED ATTACHMENTS

- ☐ Application fee for properties requiring City Council approval paid
- ☐ Signed demolition permit application
- ☐ Signed building permit application
- ☐ If applicant is not owner, proof of authorization for an agent to sign on behalf of the owner
- ☐ Four color photos labeled as follows, providing a full view of:

- Front of structure to be demolished (with the municipal address listed on the photo)
- Left of the structure to be demolished (with the municipal address listed on the photo)
- Rear of structure to be demolished (with the municipal address listed on the photo)
- Right of structure to be demolished (with the municipal address listed on the photo)

☐ Copy of the Assessor's Aerial Map, with the subject property indicated

☐

☐ If re-development is planned, redevelopment site and exterior elevation plan (can be hand drawn)

☐ Cost estimate from a licensed contractor

☐ A photo indicating the posting of notice for the demolition application on or near the property

☐ A photo of the notice itself, indicating:

- The municipal address on the property to demolished
- Contact information for the district City Council office

☐ If City-initiated, a copy of the notice the City mailed to the owner providing that the City intends to request demolition of their property

City of New Orleans

RECEIPT

City of New Orleans
Mayors Office
1300 Perdido St.
New Orleans, LA 70112

Receipt Number:	25-45162
Associated Location:	1709-1711 Marais St
Payment Date:	11/21/2025
Payment Amount:	$250.00
Payment Method:	Credit Card #4195446625
Payer Name:	Jones Ambra
Payer Address:	7611 Hickman St, New Orleans, LA 70127
Cashier Name:	City of New Orleans One Stop Shop

Permit #25-34040-DEMO,

Type	Description	Revenue code	Amount
Permit 25-34040-DEMO (DEMO-RSF2)	Permit - Council Demolition - Residential	100026061910	$250.00

(A 2.99% convenience is applied to online Credit Card Transactions.)	Total Amount	$250.00
	Total Amount Paid	**$250.00**

This is a receipt. This is NOT a permit.

Jamie Disposal
7611 Hickman St
New Orleans, LA 70127 US
info@jamiedisposal.com

JAMIE'S
(504)239-9199

ADDRESS
BRITTANY MAJOR

SHIP TO
BRITTANY MAJOR

ESTIMATE # 1168
DATE 02/17/2025

02/17/2025	**Demolition Activity**	Location:1709-11 Marais St, New Orleans, La, 70116 Demolition: Demolish House in its entirety and clear lot of all demolition debris Price includes labor, material, and permit filing/fees $1500 Deposit Half of payment is due during demolition Remaining balance is due upon completion	1	10,000.00	10,000.00

SUBTOTAL	10,000.00
TAX	0.00
TOTAL	**$10,000.00**

Accepted By

DocuSigned by:
Brittany Major
A2BBBCAD8B744C5...
Brittany Major

Accepted Date 2/17/2025

Signed by:
Jamie's Disposal LLC
20E7169FD9D0431...
Jamie's Disposal LLC

2/17/2025

NEW ORLEANS CITY COUNCIL

LESLI HARRIS
COUNCILMEMBER - DISTRICT B

November 25, 2025

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 #20230182, 2400 Napoleon Avenue, 2400 Napoleon Ave 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/

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, October 28, 2025

CONSIDERATION:

RTA RULES: RTA Resolution #R-20-10
RTA APPLICATION #: 20230182 | Initial 5-Year Tax Exemption
APPLICANT: 2400 Napoleon LLC
PROJECT ADDRESS: 2400 Napoleon Avenue
PROJECT: Event Space Project | Commercial

PREPARED BY:

Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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6. HIRE NOLA/LIVING WAGE VALIDATION SHEET
7. PERMITS
8. PHOTOS
9. PROJECT COMPLIANCE REVIEW SUMMARY

RTA REQUEST | EVENT SPACE PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: 2400 Napoleon Avenue LLC
- Principal Owners: Megan Spiehler, Steven L Pettus, Christopher Prasad, Lauren Brennan Brower, Richard J Brennan Jr, Douglas Cloninger
- Applicant Representative(s): Nicole Webre and Lisa Picone, Webre Consulting

II. PROJECT DESCRIPTION

Adaptive reuse and renovation of the Our Lady of Lourdes Church into an event space. The church, which was constructed in 1925, is a contributing structure in the Uptown Historic District and maintains its historic integrity. This venue has remained vacant since it was shuttered in the aftermath of Hurricane Katrina and will finally be put back into commerce. The extensive renovation will create multiple jobs for architects/engineers, carpenters, craftspeople and construction workers. In addition, the event space will create several full-time positions in management and administration as well as jobs for event staff.

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: June 6, 2023
Application Filed: December 18, 2023
Project Dates: August 23, 2024~June 30, 2025

Projected effective date of the tax exemption: July 31, 2025
Projected 5-year period: August 1, 2025 ~ July 31, 2030

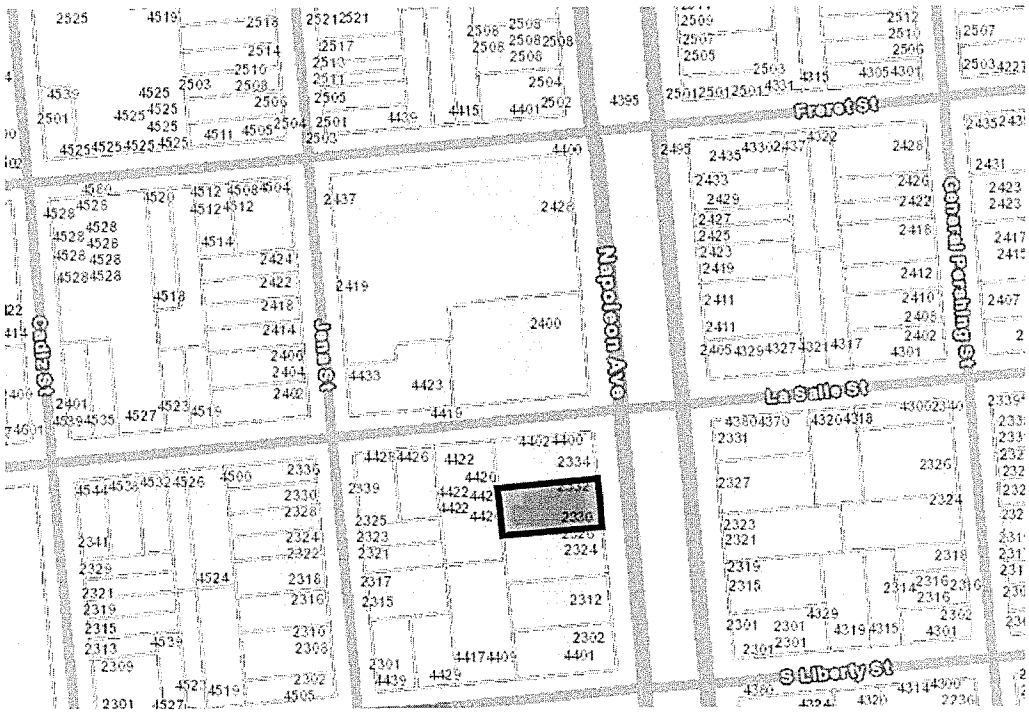
IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = $1,810,000
- Post-improvement appraisal projection = $5,500,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 2400 Napoleon Avenue, between Lasalle and S Liberty Streets
- LEGAL DESCRIPTION: 1. SQ 584 NAPOLEON AVE AND LA SALLE ST, 2. LOT 1A-3 128.4.4/83.11.7-41.4-3.0.5X170.7.2/135.2.4-, 3. 30.6.1-4.10.5
- COUNCIL DISTRICT: District B, Lesli Harris

- DISTRICT LOCATION: Uptown Historic District (local – HDLC and national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Historic Urban Neighborhood Mixed-Use District | Mixed-Use Low Density
- PERMITTED AND CONDITIONAL USES: listed in Table 12-1
  actual intended use is a *"live entertainment space"* which is *permitted* within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 2400 Napoleon Avenue is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = $709,300
- Estimated equipment purchased = $76,000
- Estimated labor = $712,700
- Estimated engineering = $1,498,000
- The estimated grand total of the entire project = *$1,508,000*

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure ($532,800 *25%=$133,200) = Yes

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = $1,498,000

(materials, machinery/equipment, and labor are reported at $1,498,000 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- Historic Tax Credit

IX. VALUE OF TAX ABATEMENT (see exhibits 3 and 4)

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 = $79,920
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation ($146,690) of the building for 5 years
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: $19,615
- The projected total post-renovation assessed value is estimated at $365,105 which reflects a significantly large increase in property value (estimating roughly $48,191 [$298,635 - post building assessment] in post-renovated taxes)
- 273% increase in assessed building value forecasted resulting from project improvements (increasing from $79,920 to $298,635)
- Property Taxes Paid 1st Year Post Incentive: $117,311 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: $854,608

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at $1,093,575
- 5-year estimated recipient tax benefit is valued at $160,548; 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 40
- The estimated number of *permanent jobs* created is 33

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 2400 Napoleon Avenue, the following assessment was determined:

DBE Commitment to 35% Goal: 100% DBE Utilization

Verified DBE Subcontracting Contract Value: $1,498,000
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 1.1x (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 5-0 based upon its compliance with all local council criteria.

5 Approve 0 Disapprove 0 Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

MEMORANDUM

RESTORATION TAX ABATEMENT PROFORMA ANALYSIS

DATE: October, 20, 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 #20230182 and 2400 Napoleon Avenue

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Proforma Analysis Form for the above-referenced project, a summary is presented below.

Project Summary:

- Reported Property Use: Event Space
- Location: Uptown Historic District (Local Historic District | National Register of Historic Places), Council District B, CM Lesli Harris
- Land Use: Mixed-Use Low Density
- Owner: 2400 Napoleon LLC
- Project Manager: Megan Fuselier
- Number of Construction Jobs: 40
- Number of New Permanent Hires: 33 *(as reported on EC Form)*
- Investment Total: $1,508,000
- True Reported Permit Value To Date: $1,498,000
- Taxes Paid prior to construction (2024):$19,614
- Assessor's Office Info: 5 Year Tax Savings (Incentive Value) ~ $160,548

The former Lady of Lourdes Church property was determined to sustain significant damage in the levee failures during Hurricane Katrina by the Archdiocese and placed for sale. The property has remained shuttered and vacant since 2005 for almost two decades. The site has been cited by multiple times for property maintenance violations, but all have been abated with the renovation. The applicant has submitted a 5-year Pro Forma (Y1-Y5) for analysis of the requested 5-year abatement. Based on the projected NOI and debt service, the project's DSCR starts at 1.25 in Y1 and after a dip in the second year to 1.20 increases to 3.31 in Y5, indicating a very strong financial position. The project summary shows the number of permanent hires to be 33 but does not indicate the projected salaries or whether these will be full time positions with benefits. The owner should provide more detailed information on the quality of jobs.

The renovation of the long-vacant historic property has enhanced the value of the property while improving the streetscape along a major corridor. This improvement eliminates blight and helps deter neighborhood decline. This project is providing a public benefit and jobs offsetting the cost of the abatement over the five-year period. Once the abatement period has expired, the City will continue to benefit from this project.

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

Est Constr Period Start	Est Constr Period End	Pre-Constr Millage
6/9/2025	11/9/2026	0.14681

PRE Constr Year	PRE Constr Value Land Apr	PRE Constr Value Bldg Apr	PRE Constr Value Total Apr	PRE Constr Value Land Assmt	PRE Constr Value Bldg Assmt	PRE Constr Value Total Assmt
2024	664,700	532,800	1,197,500	66,470	79,920	146,390

POST Constr Value Land Apr	POST Constr Value Bldg Apr	POST Constr Value Total Apr	POST Constr Value Land Assmt	POST Constr Value Bldg Assmt	POST Constr Value Total Assmt
664,700	1,990,900	2,655,600	66,470	298,635	365,105

RTA Local Incentive Value (tax savings)	Est Imp Taxes/Yr	Cumulative 5-Yr Deferred Bldg Assmt
160,548	32,110	1,093,575

Compiled by: Devin Johnson, Orleans Parish Assessor's Office

LED Formula *TJB:*
Project Amount X Asmt X Milage Rate X 5 =
$1,508,000 x .10 x 0.13399 x 5 = **$101,028**

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

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	$647,700	$664,700	$664,700
+ Building Value	$532,800	$532,800	$532,800
= Total Value	$1,180,500	$1,197,500	$1,197,500
Assessed Land Value	$64,770	$66,470	$66,470
+ Assessed Building Value	$79,920	$79,920	$79,920
= Total Assessed Value	$144,690	$146,390	$146,390
- Total Exemption Value	$0	$0	$0
= Taxable Assessment	$144,690	$146,390	$146,390
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

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
614399719

LAND ASSESSMENT
66,470

DELINQUENT DATE
03/01/2024

IMPROVEMENT ASSESSMENT
79,920

PROPERTY LOCATION
2400 NAPOLEON AV

HOMESTEAD EXEMPTION
0

LEGAL DESCRIPTION
SQ 584 NAPOLEON AVE AND LA SALLE ST
LOT 1A-1 133.37/84.24-36.83-12.55X170.62/135.22-30.51-4.88

2400 NAPOLEON AVENUE LLC
2842 MAGAZINE STREET
NEW ORLEANS LA 70115

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 504-754-6811 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	19,614.80	0.00	0.00	0.00	0.00	19,614.80

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 1-888-387-6027.
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 504-754-6811. 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.: 614399719
Location: 2400 NAPOLEON AV
Owner: 2400 NAPOLEON AVENUE LLC
2842 MAGAZINE STREET
NEW ORLEANS LA 70115

TOTAL DUE BY. 02/29/2024	PAYMENT AMOUNT ENCLOSED
$19,614.80	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600

9**********2400-NAPOLEONAV0001961480202401650258

Your 2024 Tax Payment at Work

Tax Bill No: 614399719

Property Location:2400 NAPOLEON AV

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.71	250.33
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	16.50	2,415.44
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.54	79.05
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	4.39	642.65
FIRE PROTECTION	FIRE PROTECTION	6.84	1,001.31
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.05	153.71
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	12.23	1,790.35
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.46	360.12
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	10.79	1,579.55
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.32	632.40
NEW ORLEANS DEPT, OF PARKS & PARKWA	NEW ORLEANS DEPT, OF PARKS & PARKWAYS	1.59	232.76
NEW ORLEANS RECREATION DEVELOPMEN	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.71	250.33
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	3.75	548.96
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	1.87	273.75
POLICE PROTECTION	POLICE PROTECTION	4.67	683.64
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	6,632.93
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	3.92	573.85
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.14	606.05
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	6.20	907.62
	TOTAL		**19,614.80**

Bill No: 614399719 Wednesday January 31 2024 6:13 AM User: jfrank

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2024	REAL ESTATE	03/31/2025	19,614.80	0.00	0.00	0.00	0.00	19,614.80

Treasury notes that there have been no payments made under protest as reflected in the payment history. Construction was completed on June 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: October 28, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20230182 Address: 2400 Napoleon Avenue Applicant: 2400 Napoleon 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: $1,508,000.00 ($1,498,000.00 job value reported to Safety & Permits)**
- **Restoration Tax Abatement Incentive Value: $160,548.00**
- **DBE Goal: 35%**
- **DBE Utilization Percentage: 100%**
- **DBE Subcontracting Contract Value: $1,498,000.00**

DBE's on the project:

- Perle Construction

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

OCOTBER 17, 2025

RTA# 20230182; ADDRESS: 2400 NAPOLEON AVENUE

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 **1.1x**. 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 **$117,311** in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project[2]	$172,380	$28,730
B. General Fund Net Impact[2]	$13,132	$2,189
C. Direct Property Tax Paid to City of New Orleans[3]	$105,364	$21,073
D. Total Direct Sales Tax Generated[2]	$331,736	$55,289
E. Total Local Incentive Value[3]	$163,658	$32,732

[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#20230182		Project:2400 Napoleon Avenue	
Date: 09/29/2025		Department: Economic Development	
Contract Value: $1,498,000		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	$1,498,000	33

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

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

EVENT SPACE -Complete renovation of an existing historic church building for use as an event venue. The building has been vacant since 2005 and will require complete replacement of the interior first floor slab with a new pile-supported concrete slab. The renovation will include all new mechanical, electrical, and fire protection systems, addition of a two stop hydraulic elevator and a new exit stair. Exterior work includes repair and repainting of all plaster surfaces, complete replacement of the the existing barrel tile roof, and repair/replacement of all exterior windows. Site work includes the addition of paved courtyards, masonry and metal fencing, a new terrazzo entrance plaza, and a new paved service court.

NOTE: TREE PROTECTION REQUIRED

USE TYPE: Reception Facility
IMPROVEMENT TYPE: Renovation (Structural)
ZONING: HU-MU

FLOOD ZONE: X
ELEVATION REQUIREMENT: +0.78 NAVD
VALUE OF APPROVED WORK: $1,498,000.00

23-14953-RNVS 8/23/2024
2400 Napoleon Ave
Applicant: Robert Boyd

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

SAFETY & PERMITS

BUILDING PERMIT

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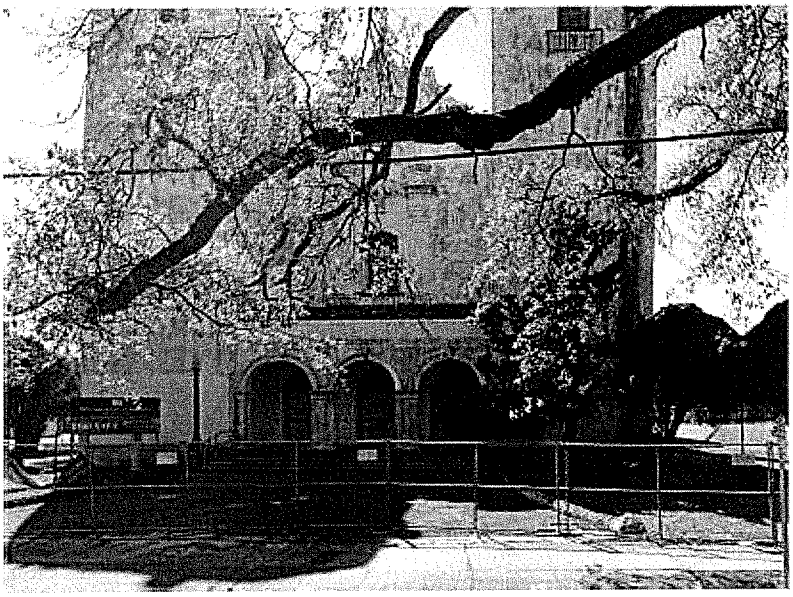
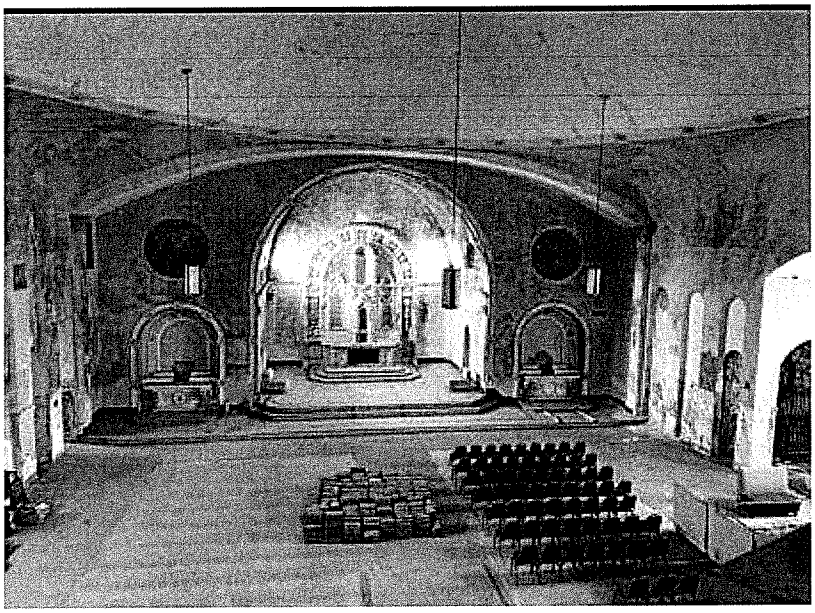
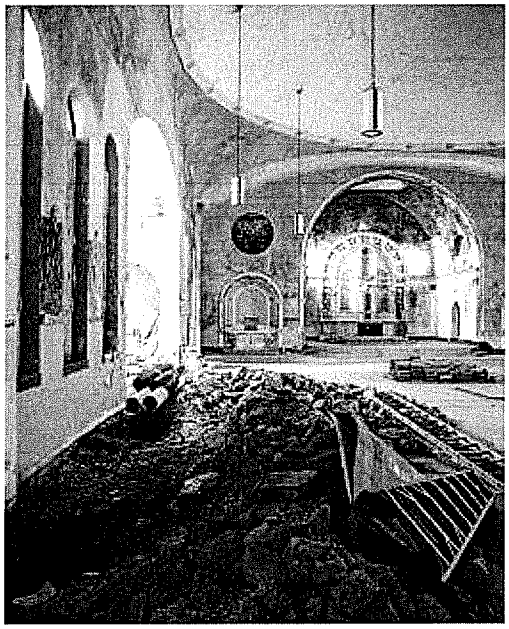
SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Exhibit 8: PHOTOS

BEFORE







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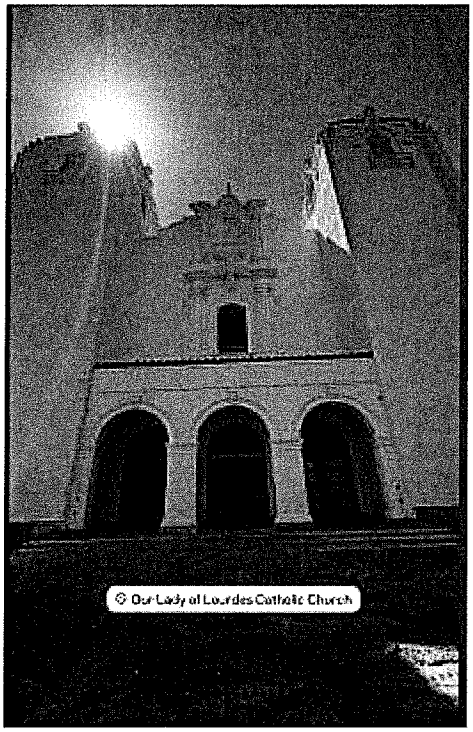

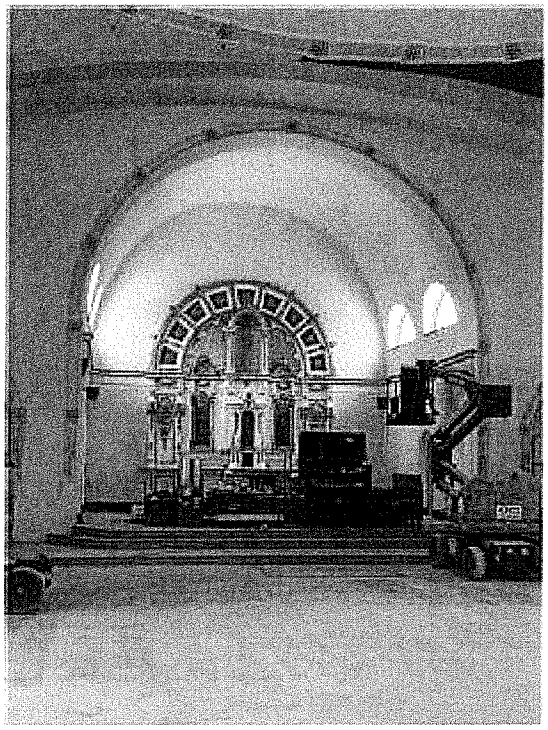

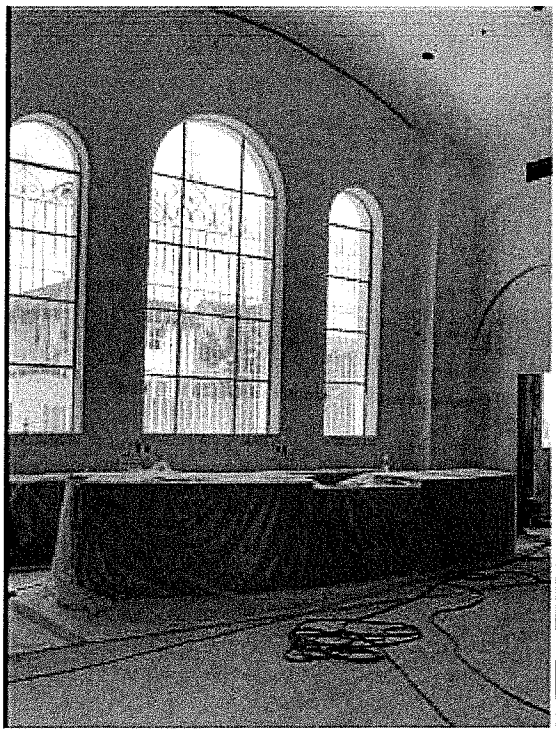

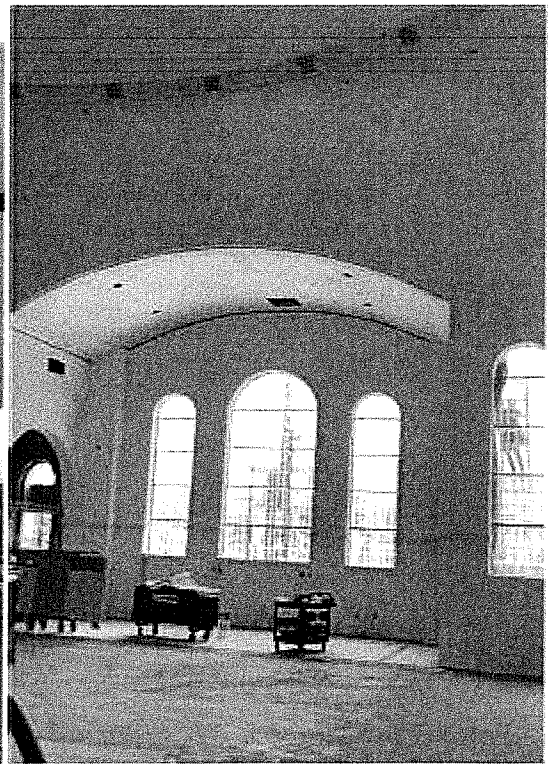

Exhibit 9: RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. *R-20-10.*
RTA#:20230182 Address: 2400 Napoleon Avenue Type: Event Space 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

CITY OF NEW ORLEANS
DEPARTMENT OF SANITATION
1300 PERDIDO STREET
SUITE 1W30
NEW ORLEANS, LA 70112

LaToya Cantrell
Mayor

Matt Torri
Director

November 17, 2025

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

Re: Proposed Professional Services Agreement with IV Waste, LLC

Dear Clerk of Council:

Pursuant to Rule 57, please find attached a proposed agreement between the City of New Orleans and IV Waste, LLC, and a completed contract summary form.

Respectfully submitted,

Matt Torri
mrtorri@nola.gov
Department of Sanitation

Attachments: Contract, contract summary form

cc: Justyn Hawkins, Council Chief of Staff
Adam Swensek, Council Executive Counsel
Elizabeth Brussseau, Director for City Council Relations

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

Requesting Department or Agency: Sanitation

Name of Contact Person: Matt Torri

Telephone Number: 504-658-7646

Email Address: mrtorri@nola.gov

Initials of Sponsoring Councilmember(s):

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. **The purpose and need for the contract:** Sanitation services in Area 5.

2. **The parties involved:** City of New Orleans and IV Waste, LLC.

3. **The obligations, expectations, and deliverables of the parties involved:** Sanitation services in Area 5.

4. **The duration of the contract:** Six (6) months.

5. **The cost and any fiscal implications of the contract for the City:** The maximum aggregate amount payable by the City under this Agreement is $3,443,303.00.

6. **Describe disadvantaged business enterprise (DBE) participation:** 35% participation via Louisiana Demolition Inc.

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

PROFESSIONAL SERVICES AGREEMENT

BY AND BETWEEN

THE CITY OF NEW ORLEANS

AND

IV WASTE, LLC

RFP No. 4564 | Service Area 5 French Quarter and Downtown Development District (DDD) Sanitation Services

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 IV Waste, LLC, represented by Sidney D. Torres, IV, President (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 December 23, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on October 10, 2025, the City issued Request for Proposals No. 4564, followed by Addendum No. 1 on October 20, 2025, Addendum No. 2 on October 20, 2025, and Addendum No. 3 on October 21, 2025 seeking proposals from qualified contractors to provide sanitation services in Service Area 5 (collectively, the "**RFP**"), which is attached separately and fully incorporated herein as **Exhibit "A"**;

WHEREAS, the Contractor submitted a technical proposal dated October 24, 2025 ("**Technical Proposal**"), and a price proposal dated October 24, 2025 ("**Price Proposal**"), both of which are attached separately and fully incorporated herein as **Exhibit "B"** and **Exhibit "C"** respectively; and

WHEREAS, the City selected the Contractor to provide sanitation services in Service Area 5 pursuant to the RFP.

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 the following documents that are attached separately and incorporated fully into this Agreement:

a. RFP;

b. Technical Proposal; and

c. Price Proposal (except as otherwise set forth hereinunder).

2. 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;

3. Promptly correct any errors or omissions and any work deemed unsatisfactory or unacceptable by the City, all at no additional compensation;

4. Monitor, supervise, and otherwise control and be solely responsible for all persons performing work on its behalf;

5. 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

6. 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 any and all applicable professional standards.

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. *Invoices*.

1. The Contractor, and any person performing work on its behalf, will comply with Section 9.10 of RFP – *Direct Deposit Electronic Payment Program*, Section 17 of Attachment "A" to the RFP – *Invoicing.*

2. 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.*, Sanitation);

f. Description of the Services completed; and

g. FEMA or HUD Project Number (*i.e.*, PW#), if applicable.

3. Invoices will be processed in accordance with Article III Section B of the Agreement.

4. 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.

5. The City may require changes to the form of the invoice and may require additional supporting documentation to be submitted with invoices.

E. *Records and Reporting*.

1. The Contractor shall submit all reports and maintain and manage all records as provided for in Section 18 of Attachment "A" to the RFP – *Reporting* and Section 19 of Attachment "A" to the RFP – *Records Management*, respectively.

2. 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 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, and the Contractor shall implement an orderly return of the City's data in a CSV or another mutually agreeable format at a time agreed to the by the Parties.

3. The Contractor will identify any reporting requirements, including the frequency, methods, and contents.

4. 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.

F. *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.

G. *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. <u>Minimum Requirements</u>:

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 coverage or be registered as a "Self- Insured" entity with 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 $1,000,000 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned and hired vehicles.

iv. Contractors Pollution Liability - Contractor shall maintain Contractors' Pollution Liability Insurance (or equivalent coverage) applicable to the work being performed with limits of not less than $2,000,000 per occurrence or claim / $2,000,000 policy aggregate, covering losses caused by pollution conditions that arise from the handling, transporting, disposal and related Contractor activities/operations.

v. Coverage shall include but not be limited to Fines, Penalties, Punitive Damages and Clean-up Cost.

vi. Important: The obligations for the Contractor to procure and maintain insurance shall not be constructed to waive or restrict other obligations.

vii. It is understood that neither failure to comply nor full compliance with the foregoing insurance requirements shall limit or relieve the Contractor from any liability incurred as a result of their activities/operations in conjunction with the Contractor's obligations and/or Scope of Work.

b. <u>Other Insurance Provisions</u>: 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 in the form of an endorsement to the Contractors insurance (at least as broad as ISO Form CG 20 10 11 85 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 or e-mail to (Department of Sanitation, 1300 Perdido Street, 1W30 – City Hall, 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 and Property.

ii. Primary Coverage: For any claims related to this Agreement, the Contractor's 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. Each insurance policy required above, except for Professional Liability, 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. 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.: CEA) 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 Contractor 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; and

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.

H. *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, conduct, misconduct, or omission, or the operations of the Contractor, its agents, subcontractors, employees, or independent contractors, 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 any costs incurred in the defense of any and all claims that actually or potentially fall 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, If the City chooses to represent its own interests in any such action, its representation must not prejudice the Contractor's right to control the defense of the claim and negotiate its settlement or compromise), and the City must reasonably cooperate with the Contractor to facilitate the settlement or defense of the claim.

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.

I. *Performance and Payment Bonds and Certificates*.

1. At the Contractor's expense, the Contractor shall maintain payment and performance bonds acceptable to the City during the Agreement.

2. Pursuant to Section 6-308(6) of the Home Rule Charter of the City of New Orleans, the Contractor shall purchase, furnish, and maintain an annual payment and performance bond, each in the amount of one hundred percent (100%) of the Agreement price to secure the faithful performance of all Contractor's obligations strictly according to the specifications of this Agreement and any Purchase Orders (if applicable) confirmed hereunder. All bonds shall be executed by qualified sureties and provided in a form and manner acceptable by the City, except as provided otherwise by applicable laws or regulations.

3. If the Surety on any bond furnished by the Contractor is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project or the services are located, or if the Surety on any bond furnished by the Contractor ceases to meet the requirements of Section K(4) and/or Section K(5) below, the Contractor shall within twenty (20) days thereafter substitute another bond or Surety, both of which shall comply the provisions of Section J(2).

4. The Contractor's failure to provide and maintain such bonds in force as required above shall constitute a material breach of the Agreement and, at the City's option, occasion an immediate termination thereof, including all applicable costs incurred as a result of immediate termination.

5. If circumstances do not warrant an opportunity to cure, or in the event the Contractor fails to timely cure a default after Notice, the City will give Notice to the Contractor, with a copy to the Contractor's Surety, of the Department's determination that the Contractor is in default for any cause specified in the RFP and/or the Agreement and/or direct the Surety to complete the Service/Work. Such Notice removes the Contractor's right to proceed with the Service/Work and suspends payments to the Contractor. Within thirty (30) days of receipt of such Notification, the Surety shall present to the City either a plan to assume performance of the Agreement and procure completion of the Service/Work or provide the City in writing with a reasonable response for the Contractor's default. A response that fails to procure completion of the Service/Work shall not release the Surety of its obligations under the performance bond as provided in the following paragraph.

6. If no completion plan is timely presented by the Surety, or at any time if immediate action must be taken in the public interest or to protect the safety of the public or workers, the City will take prosecution of the Service/Work out of the hands of the Contractor or Surety, may appropriate or use the materials and/or vehicles and/or equipment to complete the Services/Work, or may enter into an agreement for completion of the Agreement or use other methods as required for completion of the Agreement in an acceptable manner. The Surety shall then be responsible for payment to the City of the cost of completion of the Service/Work and liquidated damages assessed by the City up to the total amount of the bond. If the Surety has not timely completed the Service/Work and a court of competent jurisdiction has determined that the Surety has unreasonably refused to take over the Service/Work set forth in the Agreement, the Surety shall be responsible for the payment of any liquidated damages for any delay in completion of the Service/Work as specified in the Agreement and any reasonable attorney's fees and court costs incurred by the City in collection of payments.

J. *Surety*.

1. Philadelphia Indemnity Insurance Company (the "**Surety**") intervenes in this Agreement and binds itself as surety for:

a. The faithful performance of all work required of the Contractor by this Agreement in the full sum of **$3,130,275.00** for the first six months of this Agreement**,** provided, however that the Parties acknowledge and agree that the sum of the annual performance bond required by this Agreement may increase in accordance with the terms and conditions set forth herein and the Contractor agrees to provide the City with an updated performance bond no later than the anniversary of the Effective Date of this Agreement; and

b. The full payment by the Contractor of all payments to be made by the Contractor under this Agreement in the full sum of **$3,130,275.00** for the first six months of this Agreement**,** provided, however that the Parties acknowledge and agree that the sum of the annual payment bond required by this Agreement may increase in accordance with the terms and conditions set forth herein and the Contractor agrees to provide the City with an updated payment bond no later than the anniversary of the Effective Date of this Agreement.

Each of these bonds is to be considered separate and distinct, and no payment made by the Surety under either bond shall in any way reduce the obligations of the Surety under the other.

2. ***Acknowledgement of the Agreement*****.** The Surety represents and warrants that it has fully read and understands the terms of this Agreement, including all incorporated documents.

3. ***Survival and Validity of Bonds*****.** The Surety's bonds shall remain in full force and effect, and shall survive the termination of this Agreement, but shall be become null and void if the Contractor:

a. Well and faithfully performs all and singular the obligations assumed by the Contractor in this Agreement;

b. Promptly pays all wages of laborers, workmen, and mechanics to be employed by the Contractor for all work done or labor performed by the Contractor or by any subcontractors; or furnished to subcontractors, and used in the construction, erection, alteration, performance, or repairs of the work required by the Agreement;

c. Promptly pays for all materials or supplies furnished to the Contractor, or by any subcontractor, or to any subcontractor, and used in, or for use in machines used in, the construction, erection, alteration, performance, or repair of the work required by the Agreement;

d. Fully secures and protects the City, its legal successors and representatives, from all loss or expense of any kind, including premises, including all costs of Court and attorneys' fees, made necessary or arising from the failure, refusal, or neglect of the Contractor to comply with all of the obligations assumed by it; and

e. Promptly delivers all the work required by the Agreement to the City, free from any and all claims, liens, and expenses. The obligations of the Surety will not

be affected in any way by any modifications, omissions, or additions in or to the terms of this Agreement, the plans or specifications, or in the manner and mode of payment.

4. The Contractor's Surety shall obligate itself to all terms and covenants of the Agreement covering the services to be performed thereunder. The City reserves the right to order additional services or to make changes by altering, adding to, or deducting from the services requested under the conditions and in the manner herein described without notice to the Contractor's Surety and without in any manner affecting the liability of the bondsman or releasing it from any of its obligations thereunder.

5. The Surety of the Contractor shall be and does hereby declare and acknowledge itself by acceptance to be bound to the City as guarantor jointly and in solido with the Contractor for fulfillment of the foregoing, including but not limited to any provisions for actual or liquidated damages.

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. The Contractor has read and fully understands this Agreement, and is executing this Agreement willingly and voluntarily; and

8. 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 three 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 an 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 such the requested affidavit or violates any provision of this paragraph.

E. The Contractor acknowledges that the City is relying on these representations and warranties and Contractor's 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*****.** In addition to the obligations outlined in the RFP, the City will:

1. Administer this Agreement through the City's Department of Sanitation (the "**Department**");

2. Provide the Contractor any documents mutually identified as reasonable and necessary for the Contractor's performance of any work required under this Agreement; and

3. Provide reasonable access to Department personnel to discuss the required services during normal working hours, as requested by the Contractor.

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. 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.

7. Unless otherwise agreed by the City, payment terms are NET 30 days upon providing the 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.

ARTICLE IV - COMPENSATION

A. *Rate of Compensation*.

1. The City will pay the Contractor in accordance with the "Cost(s)" set forth in the Contractor's Price Proposal dated October 24, 2025, except as otherwise provided for in this Article and subject to the terms, adjustments, and limitations contained in Section 16 – *Liquidated Damages* of Attachment "A" to the RFP, Section 20 – *Eligible Locations/Service Locations* of Attachment "A" to the RFP, and Section 22 – *Service Fees* of Attachment "A" to the RFP.

Line Item	Service	Zone	RFP Scope	Monthly Cost
1	Curbside Solid Waste Collection Services (Solid Waste, Bulky Waste, White Goods, E-Waste, Waste Tires, Dead Animals, Christmas Trees)	FQ-Residential FQ-Commercial DDD	Section 2	**$ 57,258.82**
2	Curbside Recyclable	FQ-Residential FQ-Commercial	Section 3	**$ 4,309.80**

	Materials Collection Services	DDD		
3	Public Trash Receptacle Services	FQ-Residential FQ-Commercial	Section 4	**$ 17,125.70**
4		DDD	Section 4	**$ 24,950.35**
5	Pressure Washing Services	FQ-Residential FQ-Commercial	Section 5	**$ 141,669.79**
6	Mechanical Street Sweeping and Flushing Services	FQ-Residential FQ-Commercial	Section 6	**$ 58,168.09**
7		DDD	Section 6	**$ 65,342.51**
8	Manual Litter Collection Services	FQ-Residential FQ-Commercial	Section 7	**$ 89,237.99**
9	Orphan Bag Removal Services	FQ-Residential FQ-Commercial	Section 8	**$ 7,392.94**
10	Organic Waste Removal Services	FQ-Residential FQ-Commercial	Section 9	**$ 1,848.00**
11	Graffiti and Sticker Removal Services	FQ-Residential FQ-Commercial	Section 10	**$ 3,696.01**

Line Item	**Special Event Services**	**RFP Scope**	**Lump Sum Cost**
12	New Year's Day	Section 11	**$ 4,275.00**
13	Post New Year's Day		**$ 4,275.00**
14	Mardi Gras Parades Canal Street Route		**$ 160,750.00**
15	Mardi Gras French Quarter		**$ 95,100.00**
16	St Patrick's Day		**$ 2,200.00**
17	St. Joseph's Day		**$ 2,200.00**
18	Easter		**$ 4,275.00**
19	French Quarter Festival		**$ 11,950.00**
20	Jazz and Heritage Festival		**$ 19,250.00**
21	Essence Festival		**$ 32,100.00**

22	Satchmo Festival		**$**	**8,150.00**
23	Red Dress Run		**$**	**4,275.00**
24	Decadence Festival		**$**	**10,700.00**
25	Halloween		**$**	**2,200.00**
26	Bayou Classic		**$**	**12,890.00**

Line Item	**Supplemental Vehicles and Equipment**	**RFP Scope**	**Cost Per Hour**	
27	Garbage Truck	Section 21	**$**	**300.00**
28	Boom Truck		**$**	**275.00**
29	Stake Body Truck		**$**	**275.00**
30	Dump Truck		**$**	**275.00**
31	Pressure Washer		**$**	**200.00**
32	Mechanical Street Sweeper		**$**	**325.00**
33	Flusher Truck		**$**	**325.00**
34	Front End Loader		**$**	**275.00**
35	Skid Steer		**$**	**275.00**
36	Roll Off Truck		**$**	**275.00**
37	Pickup Truck		**$**	**200.00**
38	Transport Van		**$**	**200.00**
39	Passenger Bus		**$**	**100.00**
40	Backpack Blower		**$**	**75.00**

Line Item	**Supplemental Vehicles and Equipment**	**RFP Scope**	**Monthly Rental Cost**	
41	Roll Off Container (30 Cubic Yards)	Section 21	**$**	**250.00**

Line Item	Supplemental Vehicles and Equipment	RFP Scope	Cost Per Haul
42	Roll Off Container (30 Cubic Yards)	Section 21	**$ 600.00**
Line Item	**Supplemental Vehicles and Equipment**	**RFP Scope**	**Disposal Cost Per Ton**
43	Roll Off Container (30 Cubic Yards)	Section 21	**$ 40.00**

Line Item	Supplemental Personnel	RFP Scope	Cost Per Hour
44	Laborer	Section 21	**$ 60.00**
45	Supervisor		**$ 100.00**

Line Item	Emergency Services	RFP Scope	Cost Per Ton
46	Emergency Collection	Section 23	**$ 275.00**

2. 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.

3. 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.

4. During the term of this Agreement, there will be no adjustment in the service fees due to increases or decreases in service locations, disposal quantities, recycling quantities, labor rates, fuel costs, transportation costs, changes in laws, rules, regulations, or ordinances or for any other reason except as provided by the Consumer Price Index ("CPI") adjusted annually by the City. Service fees submitted with the Contractor's Price Proposal shall be adjusted annually to reflect changes in the cost of doing business, as measured by fluctuation in the Consumer Price Index for All Urban Consumers ("CPI-U"), South Region, as published by the U. S. Department of Labor, Bureau of Labor Statistics. The first adjustment shall become effective in the first full month following the anniversary date of the Effective Date of this Agreement, using the CPI-U figures provided for the preceding year, and thereafter on an annual basis. For each adjustment, the service fees of Contractor shall be increased by a percentage amount equal to the net percentage change in the CPI-U. In no instance shall the service fees of the Contractor be decreased. Subsequent years of this Agreement shall be adjusted annually based upon the net percentage change for the preceding year. Contractor shall submit its annual price change in writing to the Director of

Sanitation within thirty (30) days of this Agreement anniversary date. Contractor shall provide fully calculated adjustments for service fees available through this sub-section, including any updated cost table in the same form as the table in this sub-section. Proof of the validity of the request for service fee adjustment shall be the responsibility of the Contractor to, at a minimum, provide certified documentation including the CPI-U report for the correct period.

B. ***Maximum Amount*****.** The maximum aggregate amount payable by the City under this Agreement is **$3,443,303.00**.

C. ***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."

ARTICLE V - DURATION AND TERMINATION

A. ***Duration/Term*****.** The services to be provided under the terms of this Contract shall begin upon execution of Contract and shall end no later than six (6) months after. It is understood and acknowledged by all signers to this Contract that work described under these terms is to be accomplished during the time period specified herein.

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 three (3) additional six-month terms.

C. ***Termination for Convenience*****.** The City may terminate this Agreement at any time during the term of the Contract by giving the Contractor written notice of the City's intention to terminate at least thirty (30) days before the date of 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 or 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 § 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 thirty (30) days from the date of the original written notice of termination for cause was sent to the challenging party; no further notice will be required.

F. ***Suspension*****.** The City may suspend this Agreement at any time and for any reason by giving two (2) business day's written notice to the Contractor. The Contractor will resume work upon five (5) business day's written notice from the City.

ARTICLE VI – DECLARED DISASTER

A. *Declaration*. During the declaration of an emergency by federal, state, and/or local government, the Contractor shall provide support to the City on an as-needed and task-order-driven basis. Because of the uncertainty of the scale and/or type of emergency, the services to be provided by the Contractor will vary and may need to be adjusted as needs are identified. The Contractor may be requested to provide a range of services. Said services may need to be rendered on a continual basis (24 hours per day/7 days per week) during the declaration of an emergency.

B. *Task Order. Notification and Personnel*. Prior to or during the declaration of an emergency, the City will notify the Contractor via task order if the City requires the Contractor's support. Upon activation by task order, the Contractor will provide the City with contact information of personnel assigned to the task order; and coordinate with the City to identify any personnel available to meet the City's needs.

C. *Purchase Order*. Once services are identified, the City will issue a purchase order to the Contractor. The City will issue a subsequent purchase order in case of additional need for services, or may issue a modified purchase order if changes are made to the initial purchase order.

D. *Timely Documentation*. The Contractor will ensure that the City is provided with timely and accurate reports and other documentation, as requested.

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. *Current Living Wage*. In accordance with the Living Wage Ordinance, the current Living Wage per the Consumer Price Index is equal to $16.01 per hour. The Contractor shall be responsible for confirming the Current Living Wage by visiting https://www.nola.gov/economic-development/workforce-development/.

D. *Adjusted Living Wage*. In accordance with Section 70-806(2) of the City Code, the Contractor acknowledges and agrees that the Living Wage may be increased during the term of the Agreement. Any City contract or City financial assistance agreement (a) extending from one calendar year into the next or (b) with a term of longer than one year, inclusive of any renewal terms or extensions, shall require the Covered Employer to pay the Covered Employee an Adjusted Living Wage, accounting for the annual Consumer Price Index adjustment. The indexing adjustment shall occur each year on July 1st using the Consumer Price Index figures provided for the calendar year ended December 31st of 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.

e. 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(7), 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 for Cause, effective on notice to the Contractor and without any further compensation due, provided, however that nothing contained in this Section shall limit the City's ability to Terminate for Convenience or Cause, or limit any other rights or obligations belonging to the Parties, including, but not limited to those set forth above in Article V Section (C) and Article V Section (E).

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:

Matt Torri, Director, Department of Sanitation
City of New Orleans
1300 Perdido Street, Suite 1W30
New Orleans, LA 70112

&

City Attorney
City of New Orleans
1300 Perdido Street, Suite 5E03
New Orleans, LA 70112

2. To the Contractor:

Sidney D. Torres, IV, President
IV Waste, LLC
730 South Pierce 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 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 Agreement shall not be modified except by written amendment executed by duly authorized representatives of the parties.

B. *Assignability*. The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same without prior written consent of the City.

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, 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 throughout 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 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 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 the 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. *Conflict of Interest*. In the interest of ensuring that efforts of the Contractor do not conflict with the interests of the City, and in recognition of the Contractor's responsibility to the City, the Contractor agrees to decline any offer of employment if its independent work on behalf of the City is likely to be adversely affected by the acceptance of such employment. The initial determination of such a possibility rests with the Contractor. It is incumbent upon the Contractor to notify the City and provide full disclosure of the possible effects of such employment on the Contractor's independent work in behalf of the City. Final decision on any disputed offers of other employment for the Contractor shall rest with the City.

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. *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. *Exhibits*. The following exhibits will be attached separately and are fully incorporated into this Agreement:

1. RFP – Exhibit "A"
2. Technical Proposal – Exhibit "B"
3. Price Proposal – Exhibit "C"
4. Surety – Power of Attorney – Exhibit "D"

I. *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.

J. *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.

K. *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.

L. *Non-Exclusivity*. This Agreement is non-exclusive, and the Contractor may provide services to other clients, subject to the Contractor's representation and warranty of no conflicting interests with the performance of this Agreement as set forth in Section E above 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.

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 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.

N. *Order of Documents*. In the event of any conflict between the provisions of this Agreement any incorporated documents, the terms and conditions of the documents will apply in this order: the Agreement; the RFP - Exhibit "A"; Technical Proposal - Exhibit "B"; Price Proposal - Exhibit "C"; and Surety - Power of Attorney – Exhibit "D".

O. *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 thirty (30) days' written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payments until such the required affidavits are submitted.

P. ***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.

Q. ***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.

R. ***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.

S. ***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.

T. ***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.

U. *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 thirty (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.

V. *Survival of Certain Provisions*. All representations and warranties and all obligations concerning record retention, inspections, audits, ownership, indemnification, payment, remedies, jurisdiction, and choice of law shall survive the expiration, suspension, or termination of this Agreement and continue in full force and effect.

W. *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 (including documents attached separately) 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]

[EXHIBITS ATTACHED SEPARATELY BECAUSE THE EXHIBITS ARE TOO VOLUMINOUS. EXHIBITS SHALL HAVE THE SAME EFFECT AS IF THEY WERE ATTACHED HERETO]

[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: _____

CITY OF NEW ORLEANS, CITY COUNCIL

BY: _____
CITY COUNCIL PRESIDENT

IV WASTE, LLC

BY: _____
SIDNEY D. TORRES, IV, PRESIDENT

_____
FEDERAL TAX I.D.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

[EXHIBIT(S) "A-D" ATTACHED SEPARATELY]

Summary – Budget to Actuals and Projections

This sheet will automatically populate with the information you enter in the monthly tabs. As you
in the corresponding monthly column. The sheet will also calculate your Year-to-Date (YTD) rev

A helper column provides a linear estimate of expected revenue and expenses for the year. Ad
"Projected Fixed Exp_Revenue" tab, which will be factored into the Expected YTD Expenditures

Finally, the Over/Under column automatically calculates the difference between your actual YTD

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00
TOTAL REVENUE	**$7,967,862.00**

Budget of Expenditures for FY2025

Personal Services	**Adopted Budget**
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
	$6,188,770.00

Other Operating (Judicial Expense Fund)	**Adopted Budget**
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00

Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00
Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
TOTAL EXPENDITURES	**$1,200,932.00**

Other Operating Expenditure (B&M Fund)	**Adopted Budget**
Building and Maintenance	$25,000.00
TOTAL EXPENDITURES	**$25,000.00**

Grant Fund Expenditure	**Adopted Budget**
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00
TOTAL EXPENDITURES	**$241,722.00**

	Adopted Budget
TOTAL REVENUE	**$7,967,862.00**
TOTAL EXPENDITURES	**$7,656,424.00**
Difference	**$311,438.00**

ı input data in a monthly tab, it will be reflected
/enue and expenses.

ditionally, you can enter large expenses in the
s—see the tab for details.

Ɔ values and the expected YTD projection.

Expected YTD	YTD Revenue	Over/Under	January	February
$0.00	$0.00	$0.00		
$0.00	$0.00	$0.00		
$0.00	$0.00	$0.00		
$201,435.00	$205,862.83	$4,427.83	$18,182.69	$18,391.43
$5,157,308.33	$4,933,460.24	$223,848.09	$432,425.92	$444,749.18
$790,391.67	$711,352.50	$79,039.17		$0.00
$0.00	$0.00	$0.00		
$0.00	$0.00	$0.00		
$424,083.33	$536,850.48	$112,767.15	$45,668.66	$47,925.10
$36,666.67	$48,113.26	$11,446.59	$4,925.00	$4,079.50
$30,000.00	$45,425.88	$15,425.88	$4,744.50	$3,873.00
$0.00	$145,134.69	$145,134.69		
$0.00	$0.00	$0.00		
$0.00	$0.00	$0.00		
$6,639,885.00	**$6,626,199.88**	**$13,685.12**	**$505,946.77**	**$519,018.21**

Expected YTD	YTD Revenue	Over/Under	January	February
$800,395.83	$831,669.19	$31,273.36	$72,160.65	$73,152.58
$4,356,912.50	$4,101,791.05	$255,121.45	$360,265.27	$371,596.60
$5,157,308.33	**$4,933,460.24**	**$223,848.09**	$432,425.92	$444,749.18

Expected YTD	YTD Revenue	Over/Under	January	February
$87,500.00	$59,129.96	$28,370.04	$4,772.88	$2,129.00
$12,358.33	$16,107.00	$3,748.67	$4,380.00	$3,300.00
$20,833.33	$33,221.96	$12,388.63	$17,606.66	$3,024.92
$3,733.33	$11,537.63	$7,804.30	$310.49	$5,955.31
$16,666.67	$9,390.42	$7,276.25		$0.00
$6,576.67	$6,995.69	$419.02	$1,840.33	$590.00

$5,483.33	$1,385.55	$4,097.78		$275.00
$4,166.67	$6,479.78	$2,313.11	$1,291.84	$149.62
$700,833.33	$695,837.30	$4,996.03	$2,990.71	$32,158.80
$416.67	$313.24	$103.43		$0.00
$4,583.33	$5,233.89	$650.56	$477.73	$521.74
$11,250.00	$9,639.73	$1,610.27		$989.05
$166.67	$155.93	$10.74	$75.00	
$5,833.33	$2,937.62	$2,895.71	$227.24	$120.38
$375.00	$68,943.50	$69,318.50		
$5,000.00	$4,297.92	$702.08	$552.34	$195.00
$3,000.00	$2,350.86	$649.14	$293.98	$293.98
$1,666.67	$2,148.85	$482.18		$0.00
$36,000.00	$43,522.87	$7,522.87	$3,800.00	$7,600.00
$33,333.33	$34,339.86	$1,006.52	$2,480.38	$5,890.64
$18,666.67	$17,398.23	$1,268.44	$1,897.50	$1,606.40
$20,833.33	$34,588.28	$13,754.95	$9,241.50	$18,909.01
$2,250.00	$2,061.98	$18,771.35	$310.49	$194.61
$998,526.67	**$1,068,018.05**	**$48,658.05**	**$917,400.91**	**$973,401.82**

Expected YTD	YTD Revenue	Over/Under	January	February
$20,833.33	$796.00	$20,037.33	$146.00	$0.00
$20,833.33	**$796.00**	**$20,037.33**	$146.00	$0.00

Expected YTD	YTD Revenue	Over/Under	January	February
$192,586.67	$205,862.83	$13,276.16	$18,182.69	$18,391.43
$8,848.33	$0.00	$8,848.33		$0.00
$201,435.00	**$205,862.83**	**$4,427.83**	$18,182.69	$18,391.43

Expected YTD	YTD	Over/Under
$6,639,885.00	**$6,626,199.88**	**$13,685.12**
$6,378,103.33	**$6,208,137.12**	**$190,799.55**
$261,781.67	**$418,062.77**	**$177,114.43**

March	April	May	June	July
$0.00				
$0.00				
$0.00				
$27,587.15	$18,391.45	$18,391.45	$21,081.15	$18,630.60
$652,644.40	$436,621.94	$440,839.04	$454,433.23	$537,563.97
$0.00			$474,235.00	$237,117.50
$0.00				
$0.00				
$55,872.11	$48,727.88	$64,368.55	$54,069.44	$51,967.48
$5,002.50	$4,214.00	$4,986.76	$4,656.00	$4,868.00
$4,611.50	$3,991.00	$4,697.00	$4,392.50	$4,696.88
$74.27		$20,998.00	$24,402.70	$25,258.24
$0.00				
$0.00				
$745,791.93	**$511,946.27**	**$554,280.80**	**$1,037,270.02**	**$880,102.67**

March	April	May	June	July
$109,255.96	$75,747.73	$72,183.74	$77,051.07	$70,880.41
$543,388.44	$360,874.21	$368,655.30	$377,382.16	$466,683.56
$652,644.40	$436,621.94	$440,839.04	$454,433.23	$537,563.97

March	April	May	June	July
$5,644.54	$9,472.61	$12,631.00	$6,638.12	$9,017.00
$1,208.00	$350.00	$1,050.00		$5,819.00
$0.00		$3,270.27		
$1,256.37	$523.35	$368.03	$459.19	$469.00
$335.96		$4,769.93	$2,369.56	$1,828.00
$385.00	$685.00	$535.00	$854.00	$830.68

$0.00	$36.05	$470.00		$450.00
$1,025.22	$587.41	$541.64	$663.46	$670.00
$152,736.88	$168,181.69	$54,802.12	$136,130.65	$66,632.00
$0.00		$313.24		
$493.20	$688.59	$511.04	$574.61	$464.00
$989.05	$1,061.08	$989.05	$989.05	$1,111.00
$0.00				
$243.86		$649.92	$280.72	$620.71
$82.00	$13.50	$6,688.00	$12,320.00	$39,872.00
$690.20	$305.00		$500.00	
$293.98	$440.92	$257.00	$257.00	$257.00
$0.00	$258.33	$319.52		$306.00
$0.00	$8,099.32	$4,023.55	$4,000.00	$4,000.00
$3,286.70	$800.11	$3,326.07	$4,482.16	$2,766.00
$1,098.90	$915.50	$1,741.84	$1,961.00	$1,005.47
$2,088.94	$22.27	$3,569.00	$327.71	
$194.61	$194.61	$194.61	$194.61	$194.61
$1,477,342.21	**$1,065,879.22**	**$982,698.91**	**$1,081,212.88**	**$1,211,440.41**

March	April	May	June	July
$306.00			$344.00	
$306.00	$0.00	$0.00	$344.00	$0.00

March	April	May	June	July
$27,587.15	$18,391.45	$18,391.45	$21,081.15	$18,630.60
$0.00				
$27,587.15	$18,391.45	$18,391.45	$21,081.15	$18,630.60

August	September	October	November	December
$27,945.91	$18,630.50	$18,630.50		
$648,568.41	$447,361.29	$438,252.86		
$54,517.67	$53,636.91	$60,096.68		
$4,704.50	$4,867.00	$5,810.00		
$4,487.00	$4,615.50	$5,317.00		
$25,351.62	$24,358.02	$24,691.84		
$765,575.11	**$553,469.22**	**$552,798.88**	**$0.00**	**$0.00**

August	September	October	November	December
$114,195.41	$87,920.17	$79,121.47		
$534,373.00	$359,441.12	$359,131.39		
$648,568.41	$447,361.29	$438,252.86	$0.00	$0.00

August	September	October	November	December
$5,087.97	$1,890.31	$1,846.53		
$0.00				
		$9,320.11		
$468.40	$428.72	$1,298.77		
$86.97				
$556.68	$719.00			

	$154.50			
$518.97	$515.77	$515.85		
$8,344.65	$9,399.65	$64,460.15		
$568.75	$425.52	$508.71		
$1,128.76	$1,128.76	$1,253.93		
	$80.93			
$390.06		$404.73		
$9,968.00				
	$1,555.38	$500.00		
$257.00				
	$1,265.00			
$4,000.00	$4,000.00	$4,000.00		
$4,379.04	$3,607.55	$3,321.21		
$2,993.46	$2,152.64	$2,025.52		
	$1,085.27			
	$389.22	$194.61		
$1,335,885.53	**$923,520.80**	**$966,155.84**	**$0.00**	**$0.00**

August	September	October	November	December
		$0.00		
$0.00	$0.00	$0.00	$0.00	$0.00

August	September	October	November	December
$27,945.91	$18,630.50	$18,630.50		
$27,945.91	$18,630.50	$18,630.50	$0.00	$0.00

Optional – Update Budget Projections

This sheet gives you the optional ability to refine your Year-to-Date (YTD) expected revenue and e
events. This is useful when a simple linear projection does not provide enough nuance for accura

Example: Suppose you have a $170,000 maintenance budget for the year. However, in May, you
spreading the full $170,000 evenly across the year, the projection will:

Remove the $50,000 expense from the linear projection.
Distribute the remaining $120,000 evenly over 12 months ($10,000 per month).
Add the $50,000 expense to May, ensuring a more accurate projection that accounts for large, irr
To use this feature, enter the category in Column A, the month the cost will be realized in Column
D. If a large expense is paid out over multiple months, you can divide it into multiple entries acros

Use this feature only when needed to improve projection accuracy. Otherwise, the default linear a

Category	Month	Cost

expenses by entering anticipated one-time revenue or expense
te forecasting.

anticipate a $50,000 HVAC system upgrade. Instead of

egular costs.
B, the cost of the bill in Column C, and a description in Column
s different months for more accurate tracking.

pproach will suffice.

Description

C0061 - Office Assistant III	*3*
C0132 - Office Assistant IV	6
C0246 - Admin Support Supervisor II	1
C0253 - Finance Operations Manager	1
C0295 - Social Worker II	1
C0361 - Management Dev Analyst I	1
C0420 - Junior Accountant	1
C6058 - Social Service Supervisor	1
C6076 - Senior Court Probation Officer	5
C6078 - Court Probation Coordinator	1
C7518 - Clerk of Court Assistant	1
U0942 - Judicial Administrator	1
U0948 - Asst Judicial Administrator	1
U0953 - Management Services Supervisor	3
U0963 - Administrative Support Specialist	2
U0967 - Court Clerk I	15
U0968 - Court Clerk II	9
U0969 - Court Clerk Supervisor	7
U0971 - Court Reporter	5
U0977 - Senior Office Assistant	6
U0979 - Clerk I	1
U0981 - Office Assistant	4.5
U0983 - Attorney I	0.5
U0988 - Accountant	1
U0995 - Clerk of Court	1
Z0020 - Judge	7
Z0021 - Judge Ad Hoc	25

January – Budget to Actuals and Projections

Budget of Revenues for FY2025	Adopted Budget	Monthly Revenue	Projected Full Year Total	Notes/Methodology
State Revenue	$0.00			
State Grants	$0.00			
Federal Revenue	$0.00			
Federal Grants	$241,722.00	$18,182.69	$241,722.00	
City Revenue				
On behalf city payroll support	$6,188,770.00	$432,425.92	$6,682,620.00	
Operating Judicial Expense Fund support	$948,470.00		$1,200,932.00	
City Grants	$0.00			
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00			
Self-Generated -Judicial Expense Fund	$508,900.00	$45,668.66	$508,100.00	
Self-Generated - Probation Fund	$44,000.00	$4,925.00	$36,000.00	
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00	$4,744.50	$44,000.00	
Interest	$800.00		$800.00	
Donations	$0.00			
Other (specify)	$0.00			

Budget of Expenditures for FY2025				
Personal Services		**Monthly Expenditures**	**Projected Full Year Total**	**Notes/Methodology**
Salaries & Fringes-Judges	$960,475.00	$72,160.65	$1,125,000.00	
Salaries & Fringes- Employees	$5,228,295.00	$360,265.27	$5,557,620.00	
Other Operating (Judicial Expense Fund)				
Travel and support expenses				
Judge travel	$105,000.00	$4,772.88	$105,000.00	
Judge Dues and Subscriptions	$14,830.00	$4,380.00	$14,380.00	
Judge Liability insurance	$25,000.00	$17,606.66	$25,000.00	
Judge cellphone	$4,480.00	$310.49	$4,480.00	
Employee travel	$20,000.00		$20,000.00	
Employee Dues and Subscriptions	$7,892.00	$1,840.33	$7,892.00	
Employee Seminar & Training	$6,580.00		$6,580.00	
Employee cellphone	$5,000.00	$1,291.84	$5,000.00	
Professional services	$841,000.00	$2,990.71		
Operating expenses and services				
Advertising	$500.00		$500.00	
Bank Service Charge	$5,500.00	$477.73	$5,500.00	
Copier equipment rental	$13,500.00		$13,500.00	
Credit card fees	$200.00	$75.00	$200.00	
Internal meeting expenses	$7,000.00	$227.24	$7,000.00	
Miscellaneous	$450.00		$450.00	
Postage	$6,000.00	$552.34	$6,000.00	
Postage Meters Lease	$3,600.00	$293.98	$3,600.00	
Printing	$2,000.00		$2,000.00	
Parking	$43,200.00	$3,800.00	$43,200.00	
Storage	$40,000.00	$2,480.38	$40,000.00	
Office supplies	$22,400.00	$1,897.50	$22,400.00	
Office equipment & Furniture	$25,000.00	$9,241.50	$25,000.00	
Facilities/building expenses-Cable	$2,700.00	$310.49	$2,700.00	
Other Operating Expenditure (B&M Fund)				
Building and Maintenance	$25,000.00	$146.00	$25,000.00	
Grant Fund Expenditure				
Federal Grants covered Expenses				
Personnel Services	$231,104.00	$18,182.69	$231,104.00	
Subawards	$10,618.00		$10,618.00	

February – Budget to Actuals and Projections

Budget of Revenues for FY2025	Adopted Budget	Monthly Revenue	Projected Full Year Total	Notes/Methodology
State Revenue	$0.00		$0.00	
State Grants	$0.00		$0.00	
Federal Revenue	$0.00		$0.00	
Federal Grants	$241,722.00	$18,391.43	$241,722.00	
City Revenue				
On behalf city payroll support	$6,188,770.00	$444,749.18	$6,353,295.00	
Operating Judicial Expense Fund support	$948,470.00	$0.00	$948,470.00	
City Grants	$0.00		$0.00	
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00		$0.00	
Self-Generated -Judicial Expense Fund	$508,900.00	$47,925.10	$508,900.00	
Self-Generated - Probation Fund	$44,000.00	$4,079.50	$44,000.00	
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00	$3,873.00	$36,000.00	
Interest	$0.00		$0.00	
Donations	$0.00		$0.00	
Other (specify)	$0.00		$0.00	

Budget of Expenditures for FY2025				
Personal Services		**Monthly Expenditures**	**Projected Full Year Total**	**Notes/Methodology**
Salaries & Fringes-Judges	$960,475.00	$73,152.58	$1,125,000.00	
Salaries & Fringes- Employees	$5,228,295.00	$371,596.60	$5,228,295.00	
Other Operating (Judicial Expense Fund)				
Travel and support expenses				
Judge travel	$105,000.00	$2,129.00	$105,000.00	
Judge Dues and Subscriptions	$14,830.00	$3,300.00	$14,830.00	
Judge Liability insurance	$25,000.00	$3,024.92	$25,000.00	
Judge cellphone	$4,480.00	$5,955.31	$4,480.00	
Employee travel	$20,000.00	$0.00	$20,000.00	
Employee Dues and Subscriptions	$7,892.00	$590.00	$7,892.00	
Employee Seminar & Training	$6,580.00	$275.00	$6,580.00	
Employee cellphone	$5,000.00	$149.62	$5,000.00	
Professional services	$841,000.00	$32,158.80	$841,000.00	
Operating expenses and services				
Advertising	$500.00	$0.00	$500.00	
Bank Service Charge	$5,500.00	$521.74	$5,500.00	
Copier equipment rental	$13,500.00	$989.05	$13,500.00	
Credit card fees	$200.00		$200.00	
Internal meeting expenses	$7,000.00	$120.38	$7,000.00	
Miscellaneous	$450.00		$450.00	
Postage	$6,000.00	$195.00	$6,000.00	
Postage Meters Lease	$3,600.00	$293.98	$3,600.00	
Printing	$2,000.00	$0.00	$2,000.00	
Parking	$43,200.00	$7,600.00	$43,200.00	
Storage	$40,000.00	$5,890.64	$40,000.00	
Office supplies	$22,400.00	$1,606.40	$22,400.00	
Office equipment & Furniture	$25,000.00	$18,909.01	$25,000.00	
Facilities/building expenses-Cable	$2,700.00	$194.61	$2,700.00	
Other Operating Expenditure (B&M Fund)				
Building and Maintenance	$25,000.00	$0.00	$25,000.00	
Grant Fund Expenditure				
Federal Grants covered Expenses				
Personnel Services	$231,104.00	$18,391.43	$231,104.00	
Subawards	$10,618.00	$0.00	$10,618.00	

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports du
cover revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual ba
the full year projected total revenue and expenditures for each category. Column F should be used to provide
information, including an explanation of projection methodologies. **A narrative explanation of the methodol
personnel expenditures is required**.

Agencies that use the City's payroll and/or financial systems can contact Brandye DeLarge at badelarge@nol
accessing budget reports.

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

ıe on February 29 should
ɜsis). Fill in column E with
any supplemental
ogy used to project

ɜ.gov for assistance

Monthly Revenue	Projected Full Year Total
$0.00	$0.00
$0.00	$0.00
$0.00	$0.00
$27,587.15	$241,722.00
$652,644.40	$6,353,295.00
$0.00	$948,470.00
$0.00	$0.00
$0.00	$0.00
$55,872.11	$508,900.00
$5,002.50	$44,000.00
$4,611.50	$36,000.00
$74.27	$0.00
$0.00	$0.00
$0.00	$0.00

Monthly Expenditures	Projected Full Year Total
$109,255.96	$1,125,000.00
$543,388.44	$5,228,295.00

$5,644.54	$105,000.00
$1,208.00	$14,830.00
$0.00	$25,000.00
$1,256.37	$4,480.00
$335.96	$20,000.00
$385.00	$7,892.00
$0.00	$6,580.00
$1,025.22	$5,000.00
$152,736.88	$841,000.00
$0.00	$500.00

$493.20	$5,500.00
$989.05	$13,500.00
$0.00	$200.00
$243.86	$7,000.00
$82.00	$450.00
$690.20	$6,000.00
$293.98	$3,600.00
$0.00	$2,000.00
$0.00	$43,200.00
$3,286.70	$40,000.00
$1,098.90	$22,400.00
$2,088.94	$25,000.00
$194.61	$2,700.00

$306.00	$25,000.00

$27,587.15	$231,104.00
$0.00	$10,618.00

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports cover revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrua the full year projected total revenue and expenditures for each category. Column F should be used to provi information, including an explanation of projection methodologies. **A narrative explanation of the metho personnel expenditures is required**.

Agencies that use the City's payroll and/or financial systems can contact Brandye DeLarge at badelarge@ accessing budget reports.

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

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l basis). Fill in column E with
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dology used to project

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Monthly Revenue	Projected Full Year Total
$18,391.45	
$436,621.94	
$48,727.88	
$4,214.00	
$3,991.00	

Monthly Expenditures	Projected Full Year Total
$75,747.73	
$360,874.21	

$9,472.61	
$350.00	
$523.35	
$685.00	
$36.05	
$587.41	
$168,181.69	

$688.59	
$1,061.08	
$13.50	
$305.00	
$440.92	
$258.33	
$8,099.32	
$800.11	
$915.50	
$22.27	
$194.61	

$18,391.45	

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., repor
should cover revenue and expenditures through January 31). Reporting should be on a cash basis (not a
column E with the full year projected total revenue and expenditures for each category. Column F should
supplemental information, including an explanation of projection methodologies. **A narrative explanatior
to project personnel expenditures is required**.

Agencies that use the City's payroll and/or financial systems can contact Brandye DeLarge at badelarge@
accessing budget reports.

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services

Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00

Other Operating (Judicial Expense Fund)

Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00

Other Operating Expenditure (B&M Fund)

Building and Maintenance	$25,000.00

Grant Fund Expenditure

Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

OCR Fund Expenditure

Outside Contract Services	

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Monthly Revenue	Projected Full Year Total
$18,391.45	
$440,839.04	
$64,368.55	
$4,986.76	
$4,697.00	
$20,998.00	

Monthly Expenditures	Projected Full Year Total
$72,183.74	
$368,655.30	

$12,631.00	
$1,050.00	
$3,270.27	
$368.03	
$4,769.93	
$535.00	
$470.00	
$541.64	
$54,802.12	
$313.24	

$511.04	
$989.05	
$649.92	
$6,688.00	
$257.00	
$319.52	
$4,023.55	
$3,326.07	
$1,741.84	
$3,569.00	
$194.61	

$18,391.45	

$94,000.00	

Notes/Methodology

Notes/Methodology

$ 9947.92 in May report . The additional expenditure was updated when prepare July report

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports cover revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual the full year projected total revenue and expenditures for each category. Column F should be used to provi information, including an explanation of projection methodologies. **A narrative explanation of the method personnel expenditures is required**.

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Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

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Monthly Revenue	Projected Full Year Total
	$0.00
	$0.00
	$0.00
$21,081.15	$241,722.00
$454,433.23	$6,188,770.00
$474,235.00	$948,470.00
	$0.00
	$0.00
$54,069.44	$508,900.00
$4,656.00	$44,000.00
$4,392.50	$36,000.00
$24,402.70	$0.00
	$0.00
	$0.00

Monthly Expenditures	Projected Full Year Total
$77,051.07	$960,475.00
$377,382.16	$5,228,295.00

$6,638.12	$105,000.00
	$14,830.00
	$25,000.00
$459.19	$4,480.00
$2,369.56	$20,000.00
$854.00	$7,892.00
	$6,580.00
$663.46	$5,000.00
$136,130.65	$841,000.00
	$500.00

$574.61	$5,500.00
$989.05	$13,500.00
	$200.00
$280.72	$7,000.00
$12,320.00	$450.00
$500.00	$6,000.00
$257.00	$3,600.00
	$2,000.00
$4,000.00	$43,200.00
$4,482.16	$40,000.00
$1,961.00	$22,400.00
$327.71	$25,000.00
$194.61	$2,700.00

$344.00	$25,000.00

$21,081.15	$231,104.00
	$10,618.00

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., repo
should cover revenue and expenditures through January 31). Reporting should be on a cash basis (not a
column E with the full year projected total revenue and expenditures for each category. Column F shoulc
supplemental information, including an explanation of projection methodologies. **A narrative explanatio
used to project personnel expenditures is required**.

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accessing budget reports.

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

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an accrual basis). Fill in
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Monthly Revenue	Projected Full Year Total
	$0.00
	$0.00
	$0.00
$18,630.60	$241,722.00
$537,563.97	$6,188,770.00
$237,117.50	$948,470.00
	$0.00
	$0.00
$51,967.48	$508,900.00
$4,868.00	$44,000.00
$4,696.88	$36,000.00
$25,258.24	$0.00
	$0.00
	$0.00

Monthly Expenditures	Projected Full Year Total
$70,880.41	$960,475.00
$466,683.56	$5,228,295.00

$9,017.00	$105,000.00
$5,819.00	$14,830.00
	$25,000.00
$469.00	$4,480.00
$1,828.00	$20,000.00
$830.68	$7,892.00
$450.00	$6,580.00
$670.00	$5,000.00
$66,632.00	$841,000.00
	$500.00

$464.00	$5,500.00
$1,111.00	$13,500.00
	$200.00
$620.71	$7,000.00
$39,872.00	$450.00
	$6,000.00
$257.00	$3,600.00
$306.00	$2,000.00
$4,000.00	$43,200.00
$2,766.00	$40,000.00
$1,005.47	$22,400.00
	$25,000.00
$194.61	$2,700.00

	$25,000.00

$18,630.60	$231,104.00
	$10,618.00

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports due o revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual basis). Fill i year projected total revenue and expenditures for each category. Column F should be used to provide any supple including an explanation of projection methodologies. **A narrative explanation of the methodology used to pr expenditures is required**.

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Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

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Monthly Revenue	Projected Full Year Total
	$0.00
	$0.00
	$0.00
$27,945.91	$241,722.00
$648,568.41	$6,188,770.00
	$948,470.00
	$0.00
	$0.00
$54,517.67	$508,900.00
$4,704.50	$44,000.00
$4,487.00	$36,000.00
$25,351.62	$0.00
	$0.00
	$0.00

Monthly Expenditures	Projected Full Year Total
$114,195.41	$960,475.00
$534,373.00	$5,228,295.00

$5,087.97	$105,000.00
$0.00	$14,830.00
	$25,000.00
$468.40	$4,480.00
$86.97	$20,000.00
$556.68	$7,892.00
	$6,580.00
$518.97	$5,000.00
$8,344.65	$841,000.00
	$500.00

$568.75	$5,500.00
$1,128.76	$13,500.00
	$200.00
$390.06	$7,000.00
$9,968.00	$450.00
	$6,000.00
$257.00	$3,600.00
	$2,000.00
$4,000.00	$43,200.00
$4,379.04	$40,000.00
$2,993.46	$22,400.00
	$25,000.00
	$2,700.00

	$25,000.00

$27,945.91	$231,104.00
	$10,618.00

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports due on revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual basis). Fill in projected total revenue and expenditures for each category. Column F should be used to provide any supplementa explanation of projection methodologies. **A narrative explanation of the methodology used to project personn required**.

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Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

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ı column E with the full year
al information, including an
ıel expenditures is

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Monthly Revenue	Projected Full Year Total
	$0.00
	$0.00
	$0.00
$18,630.50	$241,722.00
$447,361.29	$6,188,770.00
	$948,470.00
	$0.00
	$0.00
$53,636.91	$508,900.00
$4,867.00	$44,000.00
$4,615.50	$36,000.00
$24,358.02	$0.00
	$0.00
	$0.00

Monthly Expenditures	
$87,920.17	$960,475.00
$359,441.12	$5,228,295.00

$1,890.31	$105,000.00
	$14,830.00
	$25,000.00
$428.72	$4,480.00
	$20,000.00
$719.00	$7,892.00
$154.50	$6,580.00
$515.77	$5,000.00
$9,399.65	$841,000.00
	$500.00

$425.52	$5,500.00
$1,128.76	$13,500.00
$80.93	$200.00
	$7,000.00
	$450.00
$1,555.38	$6,000.00
	$3,600.00
$1,265.00	$2,000.00
$4,000.00	$43,200.00
$3,607.55	$40,000.00
$2,152.64	$22,400.00
$1,085.27	$25,000.00
$389.22	$2,700.00

	$25,000.00

$18,630.50	$231,104.00
	$10,618.00

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports d
cover revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual b
the full year projected total revenue and expenditures for each category. Column F should be used to provid
information, including an explanation of projection methodologies. **A narrative explanation of the methodc
personnel expenditures is required**.

Agencies that use the City's payroll and/or financial systems can contact Brandye DeLarge at badelarge@nc
accessing budget reports.

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
On behalf city payroll support	$6,188,770.00
Operating Judicial Expense Fund support	$948,470.00
City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
Other Operating (Judicial Expense Fund)	
Travel and support expenses	
Judge travel	$105,000.00
Judge Dues and Subscriptions	$14,830.00
Judge Liability insurance	$25,000.00
Judge cellphone	$4,480.00
Employee travel	$20,000.00
Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
Printing	$2,000.00
Parking	$43,200.00
Storage	$40,000.00
Office supplies	$22,400.00
Office equipment & Furniture	$25,000.00
Facilities/building expenses-Cable	$2,700.00
Other Operating Expenditure (B&M Fund)	
Building and Maintenance	$25,000.00
Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00
Other Operating Expenditure (Probation Fund)	
Community Court Professional Services	

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basis). Fill in column E with
e any supplemental
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ola.gov for assistance

Monthly Revenue	Projected Full Year Total
	$0.00
	$0.00
	$0.00
$18,630.50	$241,722.00
$438,252.86	$6,188,770.00
	$948,470.00
	$0.00
	$0.00
$60,096.68	$508,900.00
$5,810.00	$44,000.00
$5,317.00	$36,000.00
$24,691.84	$0.00
	$0.00
	$0.00

Monthly Expenditures	
$79,121.47	$960,475.00
$359,131.39	$5,228,295.00

$1,846.53	$105,000.00
	$14,830.00
$9,320.11	$25,000.00
$1,298.77	$4,480.00
	$20,000.00
	$7,892.00
	$6,580.00
$515.85	$5,000.00
$64,460.15	$841,000.00
	$500.00

$508.71	$5,500.00
$1,253.93	$13,500.00
	$200.00
$404.73	$7,000.00
	$450.00
$500.00	$6,000.00
	$3,600.00
	$2,000.00
$4,000.00	$43,200.00
$3,321.21	$40,000.00
$2,025.52	$22,400.00
	$25,000.00
$194.61	$2,700.00

$0.00	$25,000.00

$18,630.50	$231,104.00
	$10,618.00

$910.00	

Notes/Methodology

Notes/Methodology

a consultant started a one year contract with the community court from the last week of Octorber

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., r
should cover revenue and expenditures through January 31). Reporting should be on a cash basis (
column E with the full year projected total revenue and expenditures for each category. Column F sh
any supplemental information, including an explanation of projection methodologies. **A narrative ex
methodology used to project personnel expenditures is required**.

Agencies that use the City's payroll and/or financial systems can contact Brandye DeLarge at badela
assistance accessing budget reports.

Budget of Revenues for FY2025	**Adopted Budget**
State Revenue	$0.00
State Grants	$0.00
Federal Revenue	$0.00
Federal Grants	$241,722.00
City Revenue	
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City Grants	$0.00
Intergovernmental/Pass-through (if multiple sources, list separately)	$0.00
Self-Generated -Judicial Expense Fund	$508,900.00
Self-Generated - Probation Fund	$44,000.00
Self-Generated -Building & Maintenance Fund -Fees	$36,000.00
Interest	$0.00
Donations	$0.00
Other (specify)	$0.00

Budget of Expenditures for FY2025

Personal Services	
Salaries & Fringes-Judges	$960,475.00
Salaries & Fringes- Employees	$5,228,295.00
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Employee Dues and Subscriptions	$7,892.00
Employee Seminar & Training	$6,580.00
Employee cellphone	$5,000.00
Professional services	$841,000.00
Operating expenses and services	
Advertising	$500.00

Bank Service Charge	$5,500.00
Copier equipment rental	$13,500.00
Credit card fees	$200.00
Internal meeting expenses	$7,000.00
Miscellaneous	$450.00
Postage	$6,000.00
Postage Meters Lease	$3,600.00
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Storage	$40,000.00
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Grant Fund Expenditure	
Federal Grants covered Expenses	
Personnel Services	$231,104.00
Subawards	$10,618.00

reports due on February 29
not an accrual basis). Fill in
hould be used to provide
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arge@nola.gov for

Monthly Revenue	Projected Full Year Total

Monthly Expenditures	Projected Full Year Total

Notes/Methodology

Notes/Methodology

Monthly Template – Budget to Actuals and Projections

Fill in column D with your monthly revenue and expenditures for the previous calendar month (e.g., reports du
cover revenue and expenditures through January 31). Reporting should be on a cash basis (not an accrual ba
the full year projected total revenue and expenditures for each category. Column F should be used to provide
information, including an explanation of projection methodologies. **A narrative explanation of the methodol
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Budget of Expenditures for FY2025

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ɜsis). Fill in column E with
any supplemental
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Monthly Revenue	Projected Full Year Total

Monthly Expenditures	Projected Full Year Total

Notes/Methodology

Notes/Methodology

State of Louisiana

Municipal and Traffic Court of New Orleans

Honorable Robert E. Jones, III
Administrative Judge, Division B

Honorable Paul N. Sens
Judge, Division A

Honorable Charlene C. Larche-Mason
Judge, Division C

Honorable Mark J. Shea
Judge, Division D

Honorable Bobbie C. Smith
Judge, Division E

Honorable Joseph B. Landry
Judge, Division F

Honorable Steven M. Jupiter
Judge, Division G

Monique Boissiere
Judicial Administrator

Christopher P. Sens
Clerk Of Court

November 25, 2025

Clerk of City Council
New Orleans City Council
1300 Perdido Street
New Orleans, LA 70112

Dear Clerk of City Council:

In accordance with Chapter 2, Article III, Section 2-63 of the City Code, please see the attached revenue, expenditure, and staffing report for October 2025 on behalf of the Municipal and Traffic Court. If you have any questions, please contact me at lscrowley@nola.gov.

Sincerely,

Lenée S. Crowley

Lenée S. Crowley
Deputy Judicial Administrator

Encl: Budget to Actual Monthly Report
Staffing Report

CC: Joseph Threat
Joseph Giarrusso
Brandy DeLarge

DEPARTMENT OF FINANCE

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROMY S. SAMUEL
DIRECTOR OF FINANCE

November 26, 2025

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

RE: Monthly Report to Budget, Audit and Board of Review Committee

Attached please find the December report for the Budget, Audit and Board of Review Committee.

Thanks,

Romy S. Samuel
Director of Finance

City Council Budget Committee Meeting

City of New Orleans
Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

Budget Committee Meeting Agenda

1. Revenue Collection Report
2. Personnel Spending Forecast
3. Operating Expenses
4. Staffing Report
5. FTE Report
6. Statement of Revenue and Expenditures by Fund

Budget Committee Meeting:
1. Revenue Collection Report

City of New Orleans
Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

City of New Orleans Revenue Collections
For the Period Ending October 31, 2025 (As Of November 24, 2025)

Source	2024	% of Budget	2025	% of Budget
1A - Property Tax	169,856,611	90%	180,053,823	100%
1A-1 - Real/Current Property - Current	60,026,666	85%	65,719,749	98%
1A-2 - Prior Year Property	204,281	8%	156,622	22%
1A-3 - Police/Fire Dedicated Mills	89,620,524	93%	93,232,309	101%
1A-4 - Nord Dedicated 1.5 Mills	8,432,978	93%	8,781,400	101%
1A-5 - Parkway Dedicated 1.5 Mills	7,829,157	94%	8,177,263	102%
1A-6 - Streets Dedicated 1.9 Mills	12,892	0%	11,638	0%
1A-7 - Interest and Penalties	3,730,113	117%	3,974,842	114%
1B - Other Taxes	228,452,361	69%	236,962,848	71%
1B-1 - Sales Tax	180,485,784	70%	186,348,669	72%
1B-2 - Motor Vehicle Tax	11,526,884	65%	11,811,904	71%
1B-3 - Hotel and Motel Tax	17,769,823	65%	18,582,598	56%
1B-4 - Beer Wine and Liquor Tax	273,457	112%	340,224	96%
1B-5 - Parking Tax	3,980,279	80%	3,778,372	76%
1B-6 - Document Transaction Tax	2,106,299	43%	3,305,844	116%
1B-7 - Chain Store Tax	143,466	87%	158,339	102%
1B-8 - Off Track Betting/Racing Tax	498,694	416%	627,829	81%
1B-9 - Utility Tax	10,764,815	68%	11,004,522	69%
1B-10 - Fairground Slot Machine 4% Tax	902,860	63%	1,004,548	71%
2 - Licenses and Permits	63,636,009	86%	67,843,135	93%
2-1 - Alcoholic Beverage	1,013,958	92%	1,156,241	97%
2-2 - Cable Tv Franchise	2,364,987	50%	1,397,539	60%
2-3 - Entergy Franchise	27,994,849	90%	28,233,323	83%
2-4 - Telephone Franchise	-	0%	-	0%
2-6 - Miscellaneous Franchise	930,372	55%	1,084,564	76%
2-7 - Occupational Licenses	11,252,304	93%	11,463,770	103%
2-8 - Safety Electrical Mechanical	1,477,154	88%	1,470,225	92%
2-9 - Taxi Tourguide Licenses	5,912,128	101%	5,763,028	103%
2-10 - Building Permits	4,237,539	75%	5,457,336	79%
2-11 - Motor Vehicle Permits	980,345	60%	1,001,089	68%
2-12 - Streets and Curbs	429,456	87%	541,504	118%
2-13 - Mayoralty Permits	401,320	95%	459,032	115%
2-14 - Other	6,641,597	89%	9,815,485	162%

City of New Orleans Revenue Collections
For the Period Ending October 31, 2025 (As Of November 24, 2025)

Source	2024	% of Budget	2025	% of Budget
3 - Intergovernmental	27,122,473	83%	23,589,999	121%
3-1 - State Aid - Video Poker	1,651,076	80%	1,712,452	101%
3-2 - State Deptment Of Corrections	-	0%	-	0%
3-3 - State Aid-Medicaid and UPL	6,663,476	61%	-	0%
3-4 - State Revenue Sharing	1,410,989	71%	691,408	41%
3-5 - State Aid Other	2,120,244	1388%	4,781,626	NA
3-6 - Parish Transportation Fund	3,081,187	90%	3,323,997	78%
3-7 - Harrah's Rent	12,195,501	87%	13,080,517	111%
3-8 - GOMESA Oil Payments	-	0%	-	0%
3-9 - Federal Aid	-	0%	-	0%
4 - Service Charges	84,750,837	92%	80,800,385	79%
4-1 - General Government	22,325,728	93%	22,048,471	94%
4-2 - Public Safety	25,876,904	138%	21,770,740	70%
4-3 - Streets Parking Meters	4,340,339	70%	3,297,050	57%
4-4 - Streets Other	1,374,086	119%	1,716,685	99%
4-5 - Sanitation	29,878,597	77%	30,236,713	81%
4-6 - Parks And Parkway	3,975	80%	2,200	53%
4-7 - State Aid Other	24,968	0%	23,840	69%
4-8 - Indirect Costs	926,239	27%	1,704,686	56%
4-9 - Other	-	0%	-	0%
5 - Fines and Forfeits	16,448,739	71%	10,835,676	118%
5-1 - Traffic and Municipal Court	1,073,223	92%	1,453,430	153%
5-2 - Red Signal Light and Camera Enforcement	11,149,477	65%	5,127,858	153%
5-3 - Parking Ticket Collectons	4,105,688	88%	4,202,019	88%
5-4 - Impound and Abandoned Vehicles	66,268	80%	96,580	138%
6 - Miscellaneous	32,260,861	158%	27,453,650	99%
6-1 - Interest - Operating and Capital	24,429,064	244%	13,779,994	92%
6-2 - Rents and Royalties	1,499,102	119%	1,578,808	97%
6-3 - Contributions and Other	682,812	20%	1,022,491	33%
6-5 - Miscellaneous Reimbursement	5,649,883	99%	11,072,357	138%
7 - Other Financing Sources	48,180	80%	-	0%
7-2 - Transfer From Other Funds	48,180	80%	-	0%
7-3 - Fund Balance	-	0%	-	0%
TOTAL	622,576,070	82%	627,539,517	84%

Budget Committee Meeting:
2. Personnel Spending Forecast

City of New Orleans
Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

2025 Personal Services Spending Projection

General Fund

For Period Ending 10/31/25 (As of November 19, 2025)

UNAUDITED, PRELIMINARY PROJECTIONS
Projections do not account for any future savings due to cost reduction strategies currently being implemented (overtime reduction, hiring freeze, etc.) .

	Department Name	Budgeted	Overtime Spending	YTD Spending	Projected Full Year Total			Surplus or Deficit			
					Salaries and Fringes	Overtime	TOTAL	Salaries and Fringes	Overtime	TOTAL	Total (%)
200	City Council	$9,960,385	$5,536	$8,640,033	$10,519,915	$7,236	$10,527,150	($559,530)	($7,236)	($566,765)	-5.69%
210	Mayor's Office	$18,188,848	$235,748	$15,717,625	$18,625,535	$293,292	$18,918,826	($436,687)	($293,292)	($729,978)	-4.01%
220	Chief Administrative Office	$15,014,765	$247,523	$13,142,303	$15,447,519	$256,820	$15,704,339	($432,754)	($256,820)	($689,574)	-4.59%
230	Law Department	$5,612,228	$1,470	$4,946,545	$5,839,156	$1,470	$5,840,625	($226,928)	($1,470)	($228,397)	-4.07%
240	Code Enforcement	0	0	53382.78	$53,383	$0	$53,383	($53,383)	$0	($53,383)	
250	Fire Department	$129,576,689	$6,943,170	$118,449,001	$139,301,463	$9,095,844	$148,397,307	($9,724,774)	($9,095,844)	($18,820,618)	-14.52%
260	Safety and Permits	$5,494,396	$5,465	$5,491,300	$6,171,749	$5,742	$6,177,491	($677,353)	($5,742)	($683,095)	-12.43%
270	Police Department	$136,658,869	$23,977,106	$147,976,618	$145,986,834	$28,722,537	$174,709,371	($9,327,965)	($28,722,537)	($38,050,502)	-27.84%
300	Sanitation Department	$4,815,732	$796,281	$4,765,776	$4,771,324	$922,272	$5,693,596	$44,408	($922,272)	($877,864)	-18.23%
360-A	Health Department (excluding EMS)	$3,410,384	$16,233	$2,933,436	$3,512,725	$25,199	$3,537,924	($102,341)	($25,199)	($127,540)	-3.74%
360-B	Emergency Medical Services (EMS)	$11,722,314	$3,546,298	$12,651,188	$11,028,948	$4,231,113	$15,260,061	$693,366	($4,231,113)	($3,537,747)	-30.18%
380	Juvenile Justice Intervention Center	$4,196,111	$1,027,477	$4,840,054	$4,604,398	$1,285,501	$5,889,899	($408,287)	($1,285,501)	($1,693,788)	-40.37%
400	Finance Department	$9,820,023	$118,720	$8,672,139	$10,293,103	$140,032	$10,433,135	($473,080)	($140,032)	($613,112)	-6.24%
450	Property Management	$6,037,912	$457,015	$5,527,060	$6,139,261	$554,459	$6,693,719	($101,349)	($554,459)	($655,807)	-10.86%
480	Civil Service	$2,518,421	$518	$2,221,789	$2,703,589	$518	$2,704,108	($185,168)	($518)	($185,687)	-7.37%
500	Public Works	$9,396,723	$1,738,005	$11,182,647	$11,470,773	$2,104,649	$13,575,422	($2,074,050)	($2,104,649)	($4,178,699)	-44.47%
620	Parks and Parkways	$8,484,927	$661,860	$8,425,757	$9,297,732	$755,731	$10,053,463	($812,805)	($755,731)	($1,568,536)	-18.49%
700	Miscellaneous	$5,380,040	$3,791	$4,786,783	$5,615,661	$3,805	$5,619,466	($235,621)	($3,805)	($239,426)	-4.45%
700-B	NORDC	$15,368,537	$643,575	$12,370,737	$14,309,462	$754,166	$15,063,628	$1,059,075	($754,166)	$304,909	1.98%
750	Office of Community Development (OCD)	$80,000	$0	$42,145	$0	$0	$0	$80,000	$0	$80,000	100.00%
	Subtotal	$401,737,304	$40,425,793	$392,836,320	$425,692,528	$49,160,386	$474,852,913	($23,955,224)	($49,160,386)	($73,115,609)	-18.20%
	Unattached Boards & Commissions										
640	Historic District Landmark Commission (HDLC)	$1,147,635	$0	$1,139,105	$1,397,603	$0	$1,397,603	($249,968)	$0	($249,968)	-21.78%
650	Vieux Carre Commission (VCC)	$696,521	$0	$426,713	$535,559	$0	$535,559	$160,962	$0	$160,962	23.11%
670	City Planning Commission (CPC)	$2,161,307	$243	$1,980,444	$2,374,255	$243	$2,374,498	($212,948)	($243)	($213,191)	-9.86%
685	Mosquito Control Board	$2,788,596	$91,211	$2,388,585	$2,791,061	$105,276	$2,896,337	($2,465)	($105,276)	($107,741)	-3.86%
710	Office of the Inspector General (OIG)	$3,573,542	$551	$2,678,858	$3,256,998	$768	$3,257,766	$316,544	($768)	$315,777	8.84%
720	Ethics Review Board	$191,241	$0	$163,117	$199,292	$0	$199,292	($8,051)	$0	($8,051)	-4.21%
730	Office of Independent Police Monitor	$905,785	$829	$669,718	$828,819	$1,309	$830,128	$76,966	($1,309)	$75,657	8.35%
Subtotal		$11,464,627	$92,834	$9,446,539	$11,383,587	$107,596	$11,491,183	$81,040	($107,596)	($26,556)	-0.23%
	Judicial & Parochial										
820	Coroner	$3,442,567	$703,550	$2,690,804	$2,431,329	$749,372	$3,180,701	$1,011,238	($749,372)	$261,866	7.61%
830	Juvenile Court	$2,199,179	$384	$1,842,114	$2,228,410	$384	$2,228,795	($29,231)	($384)	($29,616)	-1.35%
835	Municipal and Traffic Court	$6,188,770	$6,364	$5,012,724	$6,096,856	$8,979	$6,105,835	$91,914	($8,979)	$82,935	1.34%
860	Clerk of Criminal District Court	$4,518,778	$10,249	$4,461,071	$5,447,523	$14,600	$5,462,123	($928,745)	($14,600)	($943,345)	-20.88%
880	Judicial Retirement	$364,000	$0	$258,528	$364,000	$0	$364,000	$0	$0	$0	0.00%
Subtotal		$16,713,294	$720,547	$14,265,241	$16,568,119	$773,335	$17,341,454	$145,175	($773,335)	($628,160)	-3.76%
Citywide Total		**$429,915,225**	**$41,239,173**	**$416,548,100**	**$453,644,234**	**$50,041,317**	**$503,685,551**	**($23,729,009)**	**($50,041,317)**	**($73,770,325)**	**-17.16%**

Notes:
- Payroll data as of November 19, 2025. Latest Admin pay period ends October 25, 2025. Latest Police/Fire pay period ends October 18, 2025.
- Projections remain stable and consistently within 1% of prior months' estimates. The current projection is 0.06% lower than last month, primarily due to fluctuations in terminal leave, overtime, and ongoing data reconciliation.
- Accounts for any budgetary changes made by ordinance.
- Projections are based on current-year and prior-year transactional data for all personnel-related expenditures, including salaries, merit pay, pensions, fringe benefits, overtime, and terminal leave.
- Most recurring personnel costs are projected using the most recent full pay period, multiplied by the number of remaining pay periods in the fiscal year.
- Exceptions include:
a) Overtime and terminal leave are projected using prior-year actuals to reflect seasonal trends. Current-year-to-date expenditures are combined with monthly projections based on the previous year.
b) Police and Fire Pension and Millage projections use the budgeted amount minus current-year expenditures.
- Instances were identified where a small number of employees were incorrectly charged to the General Fund. These errors have been corrected going forward, and Finance is updating historical records. An adjustment credit has been applied to reflect the anticipated correction in the General Ledger, which may result in a projection of $0 despite current expenditures being shown

Dept	Variance $	Variance %	Summary Explanation (Template With Actual Numbers)	Additional Notes from Department
200 – City Council	-$566,765.18	-5.69%	The projected year-end variance of -5.69%, equal to -$566,765.18, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$753,562.59, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $93,000.00, and Terminal Leave expenditures total $32,585.98—both contributing to the variance because these items exceed the department's adopted General Fund budget.	
250 – Fire Department	-$18,820,618.31	-14.52%	The projected year-end variance of -14.52%, equal to -$18,820,618.31, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$6,650,738.05, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $6,943,170.08. Year-to-date Merit Pay expenses total $552,000.00, and Terminal Leave expenditures total $636,772.64—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 669.0 filled General Fund positions compared to 643.0 positions budgeted, which contributes to the variance in salary and related benefits.	The NOFD incurred $1,835,586 in additional unbudgeted pension contribution costs during the current fiscal year as a result of an agreement between the NOFF Pension Board and the City. Additionally, the department did not receive an adopted overtime allocation but remained responsible for the maintenance and operational readiness of all NOFD 24-hour facilities, vehicles, and EMS support. Variances in personnel costs are attributable to approved hiring initiatives aligned with operational metrics, as well as the absorption of personnel previously funded through grant programs.
260 – Safety and Permits	-$683,095.42	-12.43%	The projected year-end variance of -12.43%, equal to -$683,095.42, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$770,644.65, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $77,300.00, and Terminal Leave expenditures total $4,614.05 —both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 70.7 filled General Fund positions compared to 65.4 positions budgeted, which contributes to the variance in salary and related benefits.	

270 – Police	-$38,050,501.96	-27.84%	The projected year-end variance of -27.84%, equal to -$38,050,501.96, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$11,918,038.46, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $23,977,105.78. Year-to-date Merit Pay expenses total $1,432,230.00, and Terminal Leave expenditures total $1,408,924.01—both contributing to the variance because these items exceed the department's adopted General Fund budget.	
300 – Sanitation	-$877,864.16	-18.23%	The projected year-end variance of -18.23%, equal to -$877,864.16, reflects differences in personnel-related spending relative to the adopted General Fund budget. Overtime is a significant factor in the variance, with year-to-date overtime totaling $796,281.24. Year-to-date Merit Pay expenses total $26,000.00, and Terminal Leave expenditures total $18,092.89 — both contributing to overall spending levels.	Primary driver of 2025 deficit is unfunded overtime, with Holiday Pay and Mardi Gras clean-up operations constituting ~72% of overtime costs.
360-B – EMS	-$3,537,746.76	-30.18%	The projected year-end variance of -30.18%, equal to -$3,537,746.76, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by $1,140,929.88, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $3,546,297.61. Year-to-date Merit Pay expenses total $140,500.00, and Terminal Leave expenditures total $83,766.11—both contributing to the variance because these items exceed the department's adopted General Fund budget.	
380 – Human Services	-$1,693,787.84	-40.37%	The projected year-end variance of -40.37%, equal to -$1,693,787.84, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$197,980.22, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $1,027,477.37. Year-to-date Merit Pay expenses total $44,000.00, and Terminal Leave expenditures total $8,798.48—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 58.0 filled General Fund positions compared to 57.0 positions budgeted, which contributes to the variance in salary and related benefits.	

400 – Finance	-$613,112.15	-6.24%	The projected year-end variance of -6.24%, equal to -$613,112.15, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$108,398.17, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $118,720.39. Year-to-date Merit Pay expenses total $175,000.00, and Terminal Leave expenditures total $255,298.52—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 105.0 filled General Fund positions compared to 104.8 positions budgeted, which contributes to the variance in salary and related benefits.	To provide further context, 93% of the variance is overtime, merit pay, and terminal leave. These categories were not budget for 2025 in department 400.
450 – Property Management	-$655,807.21	-10.86%	The projected year-end variance of -10.86%, equal to -$655,807.21, reflects differences in personnel-related spending relative to the adopted General Fund budget. Overtime is a factor in the variance, with year-to-date overtime totaling $457,015.31. Year-to-date Merit Pay expenses total $98,000.00, and Terminal Leave expenditures total $45,766.66 — both contributing to overall spending levels."	
480 – Civil Service	-$185,686.58	-7.37%	The projected year-end variance of -7.37%, equal to -$185,686.58, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$134,359.78, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $34,000.00, and Terminal Leave expenditures total $4,090.13—both contributing to the variance because these items exceed the department's adopted General Fund budget.	
500 – Public Works	-$4,178,698.70	-44.47%	The projected year-end variance of -44.47%, equal to -$4,178,698.70, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$1,388,817.59, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $1,738,004.65. Year-to-date Merit Pay expenses total $181,000.00, and Terminal Leave expenditures total $26,829.87—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 144.5 filled General Fund positions compared to 122.5 positions budgeted, which contributes to the variance in salary and related benefits.	

620 – Parks and Parkways Commission	-$1,568,536.10	-18.49%	The projected year-end variance of -18.49%, equal to -$1,568,536.10, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$548,041.85, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $661,860.00. Year-to-date Merit Pay expenses total $194,200.00, and Terminal Leave expenditures total $11,762.59—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 125.1 filled General Fund positions compared to 122.5 positions budgeted, which contributes to the variance in salary and related benefits.	The Department of Parks and Parkways uses coverage overtime - planned overtime to fill ongoing staff shortages - for security needs, facilities maintenance, golf course staffing, and downtown park coverage needs. There hasn't been substantial changes to our approach to overtime in recent years.
640 – HDLC	-$249,968.05	-21.78%	The projected year-end variance of -21.78%, equal to -$249,968.05, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$185,708.21, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $16,000.00, and Terminal Leave expenditures total $3,509.44—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 13.0 filled General Fund positions compared to 12.0 positions budgeted, which contributes to the variance in salary and related benefits. Of note, Vieux Carré Commission (VCC) and the Historic District Landmarks Commission (HDLC) are managed under a shared director and operate closely together. One budgeted position is assigned to VCC while the employee's pay is coded to HDLC, resulting in offsetting variances between the two agencies. When viewed together, the combined variance for VCC and HDLC is below 5%, and the individual variances reflect an internal coding alignment rather than operational overspending.	For the past several years, Upol Spec (U0291-026303): Renee Bourgogne (026303), who serves as VCC Deputy Director, has been incorrectly indicated within HDLC's annual budget. We believe this is the result of the allottment of unclassified positions. The loaded salary in the proposed 2026 budget for this position is $125,781. We have been working with HR to have this corrected for several years. It is our understanding that the position has currently been relocated to the VCC budget.

650 – Vieux Carre Commission	$160,962.35	23.11%	The projected year-end variance of 23.11%, equal to $160,962.35, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by $126,831.60, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $10,000.00, and Terminal Leave expenditures total $0.00—both contributing to the variance because these items exceed the department's adopted General Fund budget. Of note, Vieux Carré Commission (VCC) and the Historic District Landmarks Commission (HDLC) are managed under a shared director and operate closely together. One budgeted position is assigned to VCC while the employee's pay is coded to HDLC, resulting in offsetting variances between the two agencies. When viewed together, the combined variance for VCC and HDLC is below 5%, and the individual variances reflect an internal coding alignment rather than operational overspending.	Please refer to the explanation above under HDLC
670 – City Planning Commission	-$213,190.83	-9.86%	The projected year-end variance of -9.86%, equal to -$213,190.83, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$162,454.15, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $27,300.00, and Terminal Leave expenditures total $1,422.42—both contributing to the variance because these items exceed the department's adopted General Fund budget.	
710 – Office of the Inspector General	$315,776.51	8.84%	The projected year-end variance of 8.84%, equal to $315,776.51, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by $265,137.25, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $26,000.00, and Terminal Leave expenditures total $58,487.09—both contributing to the variance because these items exceed the department's adopted General Fund budget.	

730 – Office of Independent Police Monitor	$75,657.00	8.35%	The projected year-end variance of 8.35%, equal to $75,657.00, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$38,988.63, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $6,000.00, and Terminal Leave expenditures total $0.00—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 7.5 filled General Fund positions compared to 6.5 positions budgeted, which contributes to the variance in salary and related benefits.
750 – Office of Community Development	$80,000.00	100.00%	The projected year-end variance is 100.00%, equal to $80,000.00, because the department is not expected to incur any General Fund spending. The City appropriated $80,000 at the department's request, based on an initial belief that their grant did not allow for Merit Pay. Since this funding will not be needed, the $80,000 should be deappropriated during the next budget update.
820 – Coroner's Office	$261,866.32	7.61%	The projected year-end variance of 7.61%, equal to $261,866.32, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by $452,572.80, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a significant factor in the overall variance, with year-to-date overtime totaling $703,550.41. Year-to-date Merit Pay expenses total $0.00, and Terminal Leave expenditures total $12,529.90—both contributing to the variance because these items exceed the department's adopted General Fund budget.
860 – Clerk of Criminal District Court	-$943,345.14	-20.88%	The projected year-end variance of -20.88%, equal to -$943,345.14, is driven primarily by personnel-related costs and overtime spending relative to the adopted General Fund budget. Salary expenditures are projected to differ from budget by -$738,899.84, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Year-to-date Merit Pay expenses total $60,000.00, and Terminal Leave expenditures total $21,988.85—both contributing to the variance because these items exceed the department's adopted General Fund budget. Driving salary-related variance, the department is currently operating with 77.5 filled General Fund positions compared to 76.5 positions budgeted, which contributes to the variance in salary and related benefits.

Note: Negative variance indicates deficit and over budget.

Budget Committee Meeting:
3. Operating Expenses

City of New Orleans
Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

October 2025 Other Operating Expenditures

General Fund

UNAUDITED NUMBERS

	Department Name	Other Operating Budget	OBLIGATED					UNOBLIGATED	
			YTD Expenditures	Amount Encumbered	Amount Committed	Total Obligations ($)	Total Obligations (% of Budget)	Budgeted minus Obligated	% of Budget
200	City Council	$6,011,514	$2,504,159	$856,977	$115	$3,361,251	55.9%	$2,650,263	44.1%
210	Office of the Mayor	$17,780,381	$8,893,444	$1,847,361	$35,279	$10,776,085	60.6%	$7,004,296	39.4%
220	Chief Administrative Office	$49,510,630	$38,976,742	$5,825,242	$14,333	$44,816,316	90.5%	$4,694,314	9.5%
230	Law Department	$4,623,518	$3,233,689	$225,827	$180,200	$3,639,715	78.7%	$983,803	21.3%
240	Department of Code Enforcement	$0	$34,763	$0	$0	$34,763	N/A	($34,763)	N/A
250	Fire Department	$2,959,923	$1,797,305	$332,316	$70,568	$2,200,189	74.3%	$759,734	25.7%
260	Safety and Permits	$62,315	$44,465	$5,320	$1,200	$50,985	81.8%	$11,330	18.2%
270	Police	$12,759,910	$9,115,982	$537,844	$238,400	$9,892,226	77.5%	$2,867,684	22.5%
300	Sanitation	$66,426,991	$52,097,011	$12,483,484	$53,350	$64,633,845	97.3%	$1,793,146	2.7%
360	Health Department	$8,280,234	$5,011,465	$1,634,281	$100,000	$6,745,746	81.5%	$1,534,488	18.5%
380	Human Services	$2,999,909	$2,330,211	$358,285	$2	$2,688,499	89.6%	$311,410	10.4%
400	Finance	$11,862,188	$8,961,848	$2,438,411	$1	$11,400,260	96.1%	$461,928	3.9%
450	Property Management	$10,694,299	$9,354,035	$930,162	$2,791	$10,286,989	96.2%	$407,310	3.8%
480	Civil Service	$735,377	$477,038	$52,092	$25,000	$554,130	75.4%	$181,247	24.6%
500	Public Works	$18,821,897	$11,820,825	$4,551,175	$0	$16,372,000	87.0%	$2,449,898	13.0%
620	Parks and Parkways	$3,031,493	$2,368,071	$398,535	$0	$2,766,606	91.3%	$264,887	8.7%
640	Historic District Landmarks Comm.	$35,281	$30,848	$4,221	$0	$35,069	99.4%	$212	0.6%
650	Vieux Carre Commission	$17,500	$13,894	$1,800	$0	$15,694	89.7%	$1,806	10.3%
655	Alcoholic Beverage Control Board	$0	$0	$0	$0	$0	N/A	$0	N/A
670	City Planning Commission	$61,400	$35,923	$17,930	$2,946	$56,799	92.5%	$4,601	7.5%
685	Mosquito Control Board	$387,325	$346,893	$39,524	$0	$386,417	99.8%	$908	0.2%
689	New Orleans Museum of Art	$283,851	$283,851	$0	$0	$283,851	100.0%	$0	0.0%
700	Other Agencies	$44,435,279	$36,091,578	$2,862,645	$253,996	$39,208,219	88.2%	$5,227,060	11.8%
710	Office of the Inspector General	$915,094	$380,900	$135,712	$3,600	$520,212	56.8%	$394,882	43.2%
720	Ethics Review Board	$113,852	$6,483	$0	$0	$6,483	5.7%	$107,369	94.3%
730	Independent Police Monitor	$400,000	$239,184	$27,809	$0	$266,993	66.7%	$133,007	33.3%

750	Office of Community Development	$2,312,500	$393,010	$705,276	$0	$1,098,286	47.5%	$1,214,214	52.5%
772	Workforce Investment	$850,000	$510,875	$0	$850,000	$1,360,875	160.1%	($510,875)	-60.1%
781	Economic Development	$205,000	$70,720	$0	$0	$70,720	34.5%	$134,280	65.5%
810	District Attorney	$12,061,389	$12,061,389	$0	$0	$12,061,389	100.0%	$0	0.0%
820	Coroner's Office	$974,551	$746,273	$187,791	$0	$934,064	95.8%	$40,487	4.2%
830	Juvenile Court	$1,123,020	$1,123,020	$0	$0	$1,123,020	100.0%	$0	0.0%
832	First City Courts	$0	$0	$0	$0	$0	N/A	$0	N/A
834	Civil Court	$0	$0	$0	$0	$0	N/A	$0	N/A
835	Municipal and Traffic Court	$948,470	$711,353	$0	$0	$711,353	75.0%	$237,118	25.0%
837	Criminal District Court	$7,737,666	$7,737,666	$0	$0	$7,737,666	100.0%	$0	0.0%
850	Criminal Sheriff	$64,642,985	$57,174,621	$197,152	$0	$57,371,772	88.8%	$7,271,213	11.2%
860	Clerk of Criminal District Court	$263,352	$160,559	$21,243	$4,475	$186,277	70.7%	$77,075	29.3%
870	Registrar of Voters	$481,811	$281,707	$184,597	$0	$466,304	96.8%	$15,507	3.2%
900	New Orleans Aviation Board	$0	$0	$0	$0	$0	N/A	$0	N/A
	Subtotal	**$354,810,905**	$275,421,796	$36,863,014	$1,836,257	**$314,121,066**	**88.5%**	**$40,689,839**	**11.5%**
	Other Adjustments	0	-	-	-	-	-	-	-
	Total	**$354,810,905**	$275,421,796	$36,863,014	$1,836,257	**$314,121,066**	**88.5%**	**$40,689,839**	**11.5%**

Definitions:

- **Expenditure**: money that has been spent for the delivery of goods or service
- **Encumbered**: approved funding for a Purchase Order or a contract
- **Committed**: funding tied to a requisition that has yet to be approved/processed and turned into a PO

Notes:

- Some departments have expenses that are necessary but that they have not yet obligated funds for, so the Unobligated funds may be overstated.
- The data used for this table is based on a snapshot in time; accounting changes may occur.
- The **Other Adjustments** row contains pending adjustments to financial system data.
- Variances are attributed to JE in Code Enforcement and 2024 Invoices in Workforce Development that were not budgeted.

Dept	Variance $	Variance %	Summary Explanation (Template With Actual Numbers)	Additional Director Details
240 - Code Enforcement	–$34,762.61	N/A	The variance consist of three JE transactions in the amounts of $18,044.00 - INV1278-1304, 16,656.00 - 49-DAYE-TARA and 62.61 - 6102574785 (Rents and Leases) which were not budgeted in Fund 1000. Please note the journal entries were done to update the distributions from Fund 1000|5351332 to Fund 5110|6002150.	The JE transactions was to pay for the following: (1) Invoice 48-INV1278-1304 was for an invoice on the contract with HTC Services for Title Research, funded out of 5110, and closed. (2) Invoice 49-DAYE-TARA was for an invoice on the contract with HTC Services for Title Research, funded out of 5110, and closed. (3) For Vendor Cellco Partnerships (Verizon Wireless) that was paid in full for the amount of $1,940.82, matched, and closed. This should have been funded out of Fund 5110. None of these transactions were out of Fund 1000.
772 - Workforce Investment	–$510,874.51	–60.10%	The variance consist of two transactions totaling $420,260.73 and $90,613.78, both paid to YouthForce NOLA. The detailed breakdown is as follows: CNO1256 - $10,735.00, CNO1251- $409,525.73 under PO #65129 (2024 Summer Internship Program); CNO1265 for $90,613.78 under PO #70782 (2025 Invoices). The 2024 invoices were not included in the original budget.	

Budget Committee Meeting:
4. Staffing Report

City of New Orleans
Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

2025 Staffing Report

All funds as of 10/30/2025

AGENCY	2025 Budgeted	Current FTE	Vacancies	Vacancy Rate (%)	Positions Filled (%)
200 - City Council	92	81	10	11%	89%
210 - Office of the Mayor	309	280	28	9%	91%
220 - Chief Administrative Office	180	166	13	7%	93%
230 - Law Department	63	54	9	15%	85%
240 - Department of Code Enforcement	66	55	11	17%	83%
250 - Fire Department	643	669	-26	-4%	104%
260 - Safety and Permits	130	115	15	12%	88%
270 - Police	1320	1275	44	3%	97%
300 - Sanitation	75	69	6	8%	92%
360-A - Health	120	116	4	3%	97%
360-B - EMS	129	141	-13	-10%	110%
380 - Human Services	57	58	-1	-2%	102%
400 - Finance	111	106	5	5%	95%
450 - Property Management	71	72	-1	-1%	101%
480 - Civil Service	26	25	1	6%	94%
500 - Public Works	167	154	12	7%	93%
620 - Parks and Parkways Commission	137	130	7	5%	95%
630 - Library	203	199	5	2%	98%
640 - HDLC	12	13	-1	-8%	108%
650 - Vieux Carre Commission	6	8	-2	-33%	133%
670 - City Planning Commission	26	18	8	31%	69%
685 - Mosquito Control Board	47	40	6	14%	86%
689 - New Orleans Museum of Art	1	1	0	0%	100%
700 - Other Agencies	110	75	35	32%	68%
700-B - NORDC	237	264	-27	-11%	111%
710 - Office of the Inspector General	26	23	3	10%	90%
720 - Ethics Review Board	2	2	0	0%	100%
730 - Office of Independent Police Monitor	7	7	-1	-15%	115%
750 - Office of Community Development	42	39	3	7%	93%
772 - Workforce Investment	4	3	1	19%	81%
781 - Economic Development	2	1	1	33%	67%

2025 Staffing Report

All funds as of 10/30/2025

AGENCY	2025 Budgeted	Current FTE	Vacancies	Vacancy Rate (%)	Positions Filled (%)
782 - Neighborhood Housing Improvement	0	1	-1	-	-
820 - Coroner's Office	25	26	-1	-3%	103%
830 - Juvenile Court	29	29	0	0%	100%
835 - Municipal and Traffic Court	100	89	11	11%	89%
860 - Clerk of Criminal District Court	77	77	-1	-1%	101%
892 - French Market Corporation	49	31	18	37%	63%
895 - Municipal Yacht Harbor	7	8	-1	-14%	114%
897 - Rivergate Development Corp	4	4	0	0%	100%
900 - New Orleans Aviation Board	286	227	59	21%	79%
TOTAL	**4994**	**4754**	**240**	**5%**	**95%**

Budget Committee Meeting:
5. FTE Report

City of New Orleans
Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
200 - City Council	91.7	81.41	$10,717,050	10.3	$1,281,205
1000 - General Fund	91.7	81.41	$10,717,050	10.3	$1,281,205
C0050 - CLERK OF COUNCIL ASSISTANT	1	1	$110,019	0	$-
C0051 - CLERK OF COUNCIL	1	1	$164,517	0	$-
C0061 - OFFICE WORKER	9	7.49	$369,029	1.5	$73,412
C0070 - OFFICE SUPPORT SPECIALIST	3	3	$167,694	0	$-
C0132 - OFFICE ASSISTANT	1	2	$101,731	-1	($50,866)
C0163 - INFORMATION TECH SPEC II	2	2	$198,753	0	$-
C0247 - MANAGEMENT SERVICES SPECIALIST		1	$98,330	-1	($98,330)
C0262 - Senior Legislative Services Sp	3	3	$219,480	0	$-
C0264 - Executive Secretary	1	$-		1	$65,075
C0265 - AST COUNCIL RESEARCH OFFICER	1	$-		1	$100,552
C0267 - Depuity Council Chief of Staff	1	$-		1	$148,167
C0268 - Executive Assistant	1	1	$67,885	0	$-
C0269 - CURO, Deputy Chief of Staff	1	1	$226,112	0	$-
C0296 - CURO Energy Policy Analyst	1	1	$129,027	0	$-
C0297 - CURO REGULATORY AUDITOR	1	$-		1	$115,117
C0299 - CURO Legislative Aide	1	$-		1	$88,005
C0360 - MANAGEMENT DEVELOPMENT ASST	0.5	$-		0.5	$25,945
C0361 - MANAGEMENT DEV ANALYT I	1	$-		1	$66,461
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$95,097	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	5	5	$492,791	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	$112,536	0	$-
C0520 - Broadcast and Producation Coor	1	1	$98,330	0	$-
C0521 - Broadcast and Production Mgr	1	1	$117,762	0	$-
C0522 - COUNCIL PUBLIC INFO OFFICER	1	1	$178,559	0	$-
C4022 - SENIOR ENGINEER	1	$-		1	$138,240
C4027 - SENIOR PRINCIPAL ENGINEER	1	$-		1	$162,608
C7026 - Attorney III	1	1	$129,027	0	$-
C7027 - ATTORNEY IV	2	2	$426,220	0	$-
C7126 - Police Public Relations Spec.		2	$168,444	-2	($168,444)
U0900 - COUNCILMANIC FISCAL OFFICER	1.5	1.49	$378,977	0	$-
U0901 - ASST COUNCILMANIC FISCAL OFFCR	1	$-		1	$121,856
U0904 - LEGISLATIVE AIDE	34.7	31.43	$4,691,990	3.3	$493,407
U0905 - COUNCIL UTILITIES REG OFFICER	1	1	$294,048	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0906 - CHIEF OF STAFF	1	1	$263,997	0	$-
U3556 - Executive Counsel City Council	1	1	$276,939	0	$-
Z0045 - COUNCIL MEMBER	7	7	$1,139,756	0	$-
210 - Office of the Mayor	308.5	280.22	$31,400,139	28.3	$3,155,393
1000 - General Fund	158.8	167.36	$17,942,980	-8.6	($791,003)
C0132 - OFFICE ASSISTANT	1	1	$50,866	0	$-
C0163 - INFORMATION TECH SPEC II	2	2	$199,214	0	$-
C0177 - INFORMATION TECH SPEC III	1	1	$115,117	0	$-
C0178 - INFORMATION TECH MANAGER	1	1	$138,241	0	$-
C0361 - MANAGEMENT DEV ANALYT I	1	1	$69,341	0	$-
C0363 - MANAGEMENT DEV SPECIALIST I	2	1	$88,006	1	$88,006
C0364 - MANAGEMENT DEV SPECIALIST II	1	2	$210,337	-1	($105,168)
C2501 - SENIOR ELECTRONICS TECHNICIAN	1	1	$79,750	0	$-
C2502 - ELECTRONICS TECHNICIAN SUPV	1	1	$87,042	0	$-
C4308 - HAZARD MITIGATION COORDINATOR		1	$107,563	-1	($107,563)
C6034 - SOCIAL SERVICES WORKER SENIOR	1	3	$238,398	-2	($158,932)
C6042 - SOCIAL SERVICES WORKER	2	6	$434,201	-4	($289,467)
C6179 - SECURITY MANAGER	2	1.33	$174,668	0.7	$87,991
C7143 - Police Technical Specialist	2	5	$314,190	-3	($188,514)
C7148 - Sr Police Technical Specialist	9	8	$537,637	1	$67,205
C7149 - POLICE TECHNICAL SUPERVISOR	5	5	$358,133	0	$-
C7185 - GROUNDS PATROL OFFICER	16	16	$976,577	0	$-
C8112 - EMERGENCY MGT GIS COORDINATOR	1	1	$136,657	0	$-
C8113 - Emergency Mgt Operations Admin		1	$138,241	-1	($138,241)
C8115 - EMER MGT SERVICES COORDINATOR	1	1	$96,161	0	$-
C8116 - HAZARD MITIGATION ADMINISTRATO	1	1	$148,168	0	$-
C8120 - Public Safety Sup Serv Admin	1		$-	1	$132,021
C8213 - French Market Security Manager		0.5	$50,276	-0.5	($50,276)
C8575 - GROUNDS PATROL OFFICER, LEAD	6	5	$354,288	1	$70,858
U0058 - DIR OFC OF EMER PREPAREDNESS	1	1	$166,449	0	$-
U0071 - EXECUTIVE ASST TO THE MAYOR	4	4	$740,944	0	$-
U0166 - URBAN POLICY SPECIALIST 3	17	16.73	$1,529,993	0.3	$24,692
U0167 - URBAN POLICY SPECIALIST 5	29.8	31.8	$4,866,902	-2.1	($313,747)
U0278 - DEP EXEC ASST FOR HOUSING	1	1	$144,776	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0283 - URBAN POLICY SPECIALIST ASST	1	1	$55,140	0	$-
U0288 - EXECUTIVE COUNSEL TO THE MAYOR	1	1	$257,763	0	$-
U0291 - URBAN POLICY SPECIALIST 4	35	35	$3,614,379	0	$-
U0954 - MANAGEMENT SERVICES SPECIALIST	1	2	$221,942	-1	($110,971)
U0963 - ADMINSTRATIVE SUPPPORT SPEC	1	1	$99,434	0	$-
U0981 - OFFICE ASSISTANT	1	1	$115,117	0	$-
U3007 - Director of Homeland Security	2	2	$468,033	0	$-
U6099 - OCJC Policy Advisor	1	1	$123,255	0	$-
U6110 - Economic Develoment Spec.	2	2	$178,402	0	$-
Z0086 - MAYOR	1	1	$257,381	0	$-
C8118 - Senior Emer Mgt Services Coor	2	$-		2	$201,105
4110 - Housing and Urban Development	7	11.042	$1,381,185	-4	($507,193)
U6500 - UPS IV (DCDBG Project Manager)		1.45	$154,769	-1.5	($154,769)
U6508 - Fiscal Analyst (Mgt Consult)		0.45	$65,908	-0.5	($65,908)
U6517 - UPS IV (Project Manager)		0.95	$122,575	-1	($122,575)
U6520 - Fiscal Analyst	2	2.85	$284,568	-0.9	($84,871)
U6521 - Documentation Support Spec II	1	0.95	$91,353	0.1	$4,808
U6535 - UPS V (Attorney)	1	$-		1	$121,844
U6546 - Senior Project Manager GI	1	1	$182,801	0	$-
U6560 - UPS V (Project D Mgr)		0.392	$29,243	-0.4	($29,243)
U6567 - Purchasing Agent	1	1	$141,468	0	$-
U6581 - UPS V (Proj Mgr Engineer H2O)	1	1	$132,022	0	$-
U6584 - UPS V (Place Based Planner)		1	$176,478	-1	($176,478)
4115 - FEMA Federal Emergency Management Agency	105.5	84.348	$10,246,115	21.1	$2,723,099
C4413 - Disaster Recov Prog Asst III	1	1	$86,090	0	$-
U0118 - SECRETARY PROP MGT		1	$144,776	-1	($144,776)
U0167 - URBAN POLICY SPECIALIST 5	2	2.25	$355,093	-0.3	($39,455)
U6510 - Project Manager I	1	1	$111,270	0	$-
U6511 - Project Manager II	10	6	$807,995	4	$538,663
U6512 - Project Manager Supervisor	1	1	$166,449	0	$-
U6513 - Ass to Dir Cap Project	1	1	$113,818	0	$-
U6535 - UPS V (Attorney)	2	$-		2	$243,687
U6537 - Documentation Support Spec II	25	22	$2,390,981	3	$326,043

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U6538 - Document Supp Specialis III	8	5	$637,860	3	$382,716
U6539 - Capital Budget Director	1	1	$184,961	0	$-
U6540 - Analyst (Reimbursement Spec)	1	1	$135,093	0	$-
U6541 - FEMA Disaster Relief Archeolog	1	1	$138,241	0	$-
U6542 - Reporting Analyst	4	3	$414,744	1	$138,248
U6543 - Financial Analyst	1	$-		1	$237,124
U6544 - Program Manager (PDU)	1	1	$162,609	0	$-
U6548 - Data Manager	1	$-		1	$215,243
U6549 - UPS IV (Reimb/Rev Accounts)	1	$-		1	$198,504
U6560 - UPS V (Project D Mgr)	0.5	0.098	$7,311	0.4	$29,243
U6561 - Document Control Team Lead	1	1	$144,776	0	$-
U6562 - FEMA HISTORIC PRESERVATION SPE	2	1	$102,832	1	$102,832
U6563 - Management Consultant	2	2	$306,055	0	$-
U6564 - Analyst (Database)	2	2	$351,666	0	$-
U6565 - Analyst (Estimator and Reimb)	4	4	$572,006	0	$-
U6566 - Fed. Grant Manager	1	$-		1	$102,832
U6567 - Purchasing Agent	7	7	$854,949	0	$-
U6569 - Econ Dev Spec (Neighborhood)	2	2	$227,781	0	$-
U6572 - Website Specialist	1	1	$162,609	0	$-
U6574 - Contract Manager	3	2	$161,342	1	$80,671
U6576 - Document Manager	5	4	$302,706	1	$75,676
U6578 - Document Support Spec II	1	1	$103,993	0	$-
U6579 - Finance Analyst	1	1	$141,468	0	$-
U6580 - Project Scheduler	4	3	$424,214	1	$141,405
U6582 - Economc Develop Analyst (DBE)	1	1	$73,147	0	$-
U6583 - Economic Dev Analy (Workforce)	1	1	$81,505	0	$-
U6586 - Administrative and Program Sup	5	4	$377,773	1	$94,443
4130 - Department of Labor	1	$-		1	$115,117
U6508 - Fiscal Analyst (Mgt Consult)	1	$-		1	$115,117
4136 - Federal Department of Homeland Security	3.3	4.47	$659,242	-1.2	($186,790)
C8117 - EMERGENCY MGT SERVICES ANALYST	1	1	$84,222	0	$-
U0166 - URBAN POLICY SPECIALIST 3		0.27	$29,042	-0.3	($29,042)
U0167 - URBAN POLICY SPECIALIST 5	1.3	2.2	$365,310	-1	($157,748)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0291 - URBAN POLICY SPECIALIST 4	1	1	$180,667	0	$-
4147 - Federal Department of Justice	1	1	$95,097	0	$-
U0291 - URBAN POLICY SPECIALIST 4	1	1	$95,097	0	$-
4150 - Federal Treasury Department	17	7.5	$521,232	9.5	$693,600
C6179 - SECURITY MANAGER	1	1	$82,400	0	$-
C7143 - Police Technical Specialist	3	2	$126,119	1	$63,059
C7149 - POLICE TECHNICAL SUPERVISOR	1	1	$70,084	0	$-
C7185 - GROUNDS PATROL OFFICER	6	2	$121,517	4	$243,034
C8213 - French Market Security Manager	1	0.5	$50,276	0.5	$50,276
C8575 - GROUNDS PATROL OFFICER, LEAD	3	1	$70,835	2	$141,671
U6518 - UPS III (Program Assistant)	1	$-		1	$88,006
U6520 - Fiscal Analyst	1	$-		1	$107,554
4401 - Louisiana Office of Community Development	6	0.5	$73,231	5.5	$598,729
U6500 - UPS IV (DCDBG Project Manager)	3	$-		3	$308,466
U6508 - Fiscal Analyst (Mgt Consult)	1	0.5	$73,231	0.5	$73,231
U6517 - UPS IV (Project Manager)	1	$-		1	$129,027
U6518 - UPS III (Program Assistant)	1	$-		1	$88,006
4900 - Private Grants	1	$-		1	$74,737
U0291 - URBAN POLICY SPECIALIST 4	1	$-		1	$74,737
5108 - Environmental Improvement	2	1	$85,151	1	$94,045
C8115 - EMER MGT SERVICES COORDINATOR	1	$-		1	$94,045
U0166 - URBAN POLICY SPECIALIST 3	1	1	$85,151	0	$-
5110 - Housing and Environmental Improvement	4	2	$263,886	2	$238,220
U0167 - URBAN POLICY SPECIALIST 5	1	1	$144,776	0	$-
U0291 - URBAN POLICY SPECIALIST 4	3	1	$119,110	2	$238,220
5115 - Mayor's Office of Tourism and Arts	1	1	$132,022	0	$-
U0167 - URBAN POLICY SPECIALIST 5	1	1	$132,022	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
5118 - New Orleans Film	1	$-		1	$102,832
U0954 - MANAGEMENT SERVICES SPECIALIST	1	$-		1	$102,832
220 - Chief Administrative Office	179.5	166.35	$16,242,838	13.1	$1,278,132
1000 - General Fund	160.4	153.56	$14,841,915	6.8	$718,612
C0061 - OFFICE WORKER	4	5.4	$280,849	-1.4	($72,813)
C0070 - OFFICE SUPPORT SPECIALIST	0.5	0.49	$21,338	0	$-
C0074 - Principal Office Support Spec	4	3	$205,243	1	$68,414
C0132 - OFFICE ASSISTANT	3	7	$360,855	-4	($206,203)
C0145 - SR OFFICE SUPPORT SPECIALIST	2.7	2	$118,521	0.7	$41,482
C0163 - INFORMATION TECH SPEC II	8	8	$759,756	0	$-
C0172 - SENIOR PROGRAMMER ANALYST	1	1	$111,270	0	$-
C0177 - INFORMATION TECH SPEC III	22	20	$2,376,971	2	$237,697
C0178 - INFORMATION TECH MANAGER	1	1	$148,168	0	$-
C0179 - INFORMATION TECH DIRECTOR	2	1	$170,386	1	$170,386
C0180 - INFORMATION TECH SUPV	5	3	$428,100	2	$285,400
C0188 - GIS SERVER ADMINISTRATOR	1	1	$139,844	0	$-
C0220 - Recruiting Specialist	3	3	$280,073	0	$-
C0221 - Recruiting Supervisor	1	1	$115,117	0	$-
C0238 - PERSONNEL DIVISION CHIEF	6	7.49	$869,936	-1.5	($173,058)
C0246 - Admin Support Supervisor		1	$70,084	-1	($70,084)
C0361 - MANAGEMENT DEV ANALYT I	8	6	$414,614	2	$138,205
C0362 - MANAGEMENT DEV ANALYST II	12	11	$844,993	1	$76,818
C0363 - MANAGEMENT DEV SPECIALIST I	11.7	10.83	$958,423	0.9	$76,992
C0364 - MANAGEMENT DEV SPECIALIST II	4	4	$386,432	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I		0.6	$57,697	-0.6	($57,697)
C0457 - BUDGET ADMINISTRATOR	1	$-		1	$132,021
C0483 - Internal Auditor, Senior	1	1	$89,969	0	$-
C0484 - Internal Audit Supervisor	1	1	$107,563	0	$-
C0510 - ASST CHIEF ADMIN OFFICER	2	2.78	$582,675	-0.8	($163,484)
C1510 - LABORER	5	3	$174,547	2	$116,365
C1913 - AUTOMOTIVE MAINTENANCE SPECIAL	1	1	$67,884	0	$-
C1930 - Automotive Technician I	8	7	$416,117	1	$59,445
C1931 - Automotive Technician II	1	1	$72,208	0	$-
C1932 - Automotive Mechanic, Assistant	8	6	$433,313	2	$144,438

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C1933 - Automotive Mechanic Journeyman	4.5	6.48	$546,274	-2	($168,603)
C1934 - Automotive Diesel Mechanic	3	2	$165,199	1	$82,600
C1935 - Automotive Mechanic (Lead)	7	7	$627,681	0	$-
C1936 - Fleet Operations Supervisor	4	4	$369,959	0	$-
C1939 - Fleet Administrator	1	1	$151,645	0	$-
C1940 - Assistant Fleet Administrator	1	1	$127,557	0	$-
C4222 - CHIEF OPERATIONS MANAGER, ASST	4	3	$313,168	1	$104,389
C4223 - CHIEF OPERATIONS MANAGER	3.5	3.49	$454,935	0	$-
U0167 - URBAN POLICY SPECIALIST 5	1	1	$124,671	0	$-
U0243 - DEPUTY CHIEF ADMIN OFFICER	1	1	$257,763	0	$-
U0246 - DIRECTOR OF CAPITAL PROJECTS	1	1	$208,110	0	$-
U0247 - CHIEF ADMINISTRATIVE OFFICER	1	1	$290,541	0	$-
U0291 - URBAN POLICY SPECIALIST 4	0.5	$-		0.5	$37,368
C0150 - LEAD INFO TECH SPECIALIST		1	$141,468	-1	($141,468)
4150 - Federal Treasury Department	12	10.22	$1,229,752	1.8	$236,182
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	$89,969	0	$-
C0510 - ASST CHIEF ADMIN OFFICER		0.22	$41,173	-0.2	($41,173)
C3414 - Infrastructure Project Mgr, In	1	2	$179,938	-1	($89,969)
C3415 - INFRASTRUCTURE PROJECT MGR I	2	$-		2	$205,663
C3416 - infrastructure Proj Mgr II	1	1	$120,474	0	$-
C3417 - INFRASTRUCTURE PROJECT MGR III	1	1	$138,241	0	$-
C3418 - Infrastructure Proj Mgr Supv	1	1	$151,645	0	$-
U0167 - URBAN POLICY SPECIALIST 5	2	1	$130,515	1	$130,515
U0291 - URBAN POLICY SPECIALIST 4	3	2	$272,628	1	$136,314
U6095 - OCJC Program Manager		1	$105,168	-1	($105,168)
5109 - French Quarter Improvement	1	1	$67,884	0	$64,138
C0361 - MANAGEMENT DEV ANALYT I		1	$67,884	-1	($67,884)
U0167 - URBAN POLICY SPECIALIST 5	1	$-		1	$132,022
5141 - Interim Short Term Rental Fund	6.1	1.57	$103,287	4.5	$259,200
C0061 - OFFICE WORKER	3	1	$49,862	2	$99,723
C0145 - SR OFFICE SUPPORT SPECIALIST	0.3	$-		0.3	$16,209
C0361 - MANAGEMENT DEV ANALYT I	2	$-		2	$132,923

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0363 - MANAGEMENT DEV SPECIALIST I	0.3	0.17	$14,961	0.1	$11,441
C0365 - MANAGEMENT DEV SUPERVISOR I		0.4	$38,464	-0.4	($38,464)
U0291 - URBAN POLICY SPECIALIST 4	0.5	$-		0.5	$37,368
230 - Law Department	63.4	53.98	$6,334,628	9.4	$920,963
1000 - General Fund	49	45.98	$5,285,026	3	$250,724
U0003 - ADMINISTRATIVE ASSISTANT	0.5	0.49	$28,591	0 $-	
U0026 - CITY ATTORNEY	1	1	$260,860	0 $-	
U0167 - URBAN POLICY SPECIALIST 5	2	1	$82,400	1	$82,400
U0177 - SR CHIEF DEP CITY ATTORNEY	1	1	$198,504	0 $-	
U0258 - CHIEF DEP CITY ATTORNEY	4	4	$685,781	0 $-	
U0297 - LEGAL SECRETARY	1	1	$88,981	0 $-	
U0920 - TRAFFIC/MUNICIPAL ATTORNEY	10	10	$606,261	0 $-	
U0922 - PARALEGAL	7.5	6.49	$598,987	1	$92,294
U0977 - SR OFFICE ASSISTANT	2	2	$165,348	0 $-	
U0983 - ATTORNEY I	1	4	$468,537	-3	($351,403)
U0984 - ATTORNEY II	12	6	$735,865	6	$735,865
U3357 - Attorney III	2	2	$285,395	0 $-	
U3558 - Deputy City Attorney	5	7	$1,079,515	-2	($308,433)
5110 - Housing and Environmental Improvement	10	7	$883,153	3	$333,952
U0258 - CHIEF DEP CITY ATTORNEY	1	1	$191,607	0 $-	
U0291 - URBAN POLICY SPECIALIST 4	1	1	$87,042	0 $-	
U0922 - PARALEGAL	2	1	$82,400	1	$82,400
U0984 - ATTORNEY II	5	3	$377,328	2	$251,552
U3558 - Deputy City Attorney	1	1	$144,776	0 $-	
5129 - Ad Valorem Property Tax Enforcement	1	1	$166,449	0 $-	
U3558 - Deputy City Attorney	1	1	$166,449	0 $-	
7000 - Airport	3.4	$-		3.4	$336,287
U0984 - ATTORNEY II	3.4	$-		3.4	$336,287
240 - Department of Code Enforcement	66	54.9	$4,309,706	11.1	$648,539
4110 - Housing and Urban Development		2.1	$146,975	-2.1	($146,975)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C2203 - CODE ENFORCEMENT INSPECTOR II		0.7	$49,690	-0.7	($49,690)
C2204 - CODE ENF INSPECTOR I		0.7	$46,629	-0.7	($46,629)
C5312 - CODE ENF CASE SPECIALIST II		0.7	$50,657	-0.7	($50,657)
5110 - Housing and Environmental Improvement	58	44.8	$3,577,603	13.2	$886,629
C0027 - Admin Sup Sup IV	1	1	$81,506	0	$-
C0061 - OFFICE WORKER	13	7.6	$379,593	5.4	$269,711
C0132 - OFFICE ASSISTANT	1	$-		1	$49,861
C0361 - MANAGEMENT DEV ANALYT I	4	4	$276,019	0	$-
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$86,090	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	$94,046	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	$102,832	0	$-
C1510 - LABORER	3	3	$172,357	0	$-
C2203 - CODE ENFORCEMENT INSPECTOR II	8	4.3	$341,806	3.7	$294,112
C2204 - CODE ENF INSPECTOR I	2	2.3	$154,630	-0.3	($20,169)
C2205 - CODE ENF DISTRICT SUPV	3	4	$337,813	-1	($84,453)
C2209 - CODE ENFORCEMENT MANAGER	1	1	$111,270	0	$-
C2320 - EQUIPMENT OPERATOR 1	1	1	$59,845	0	$-
C5179 - BUDGET COORDINATOR	1	1	$107,563	0	$-
C5311 - CODE ENF CASE SPECIALIST I	6	5	$341,058	1	$68,212
C5312 - CODE ENF CASE SPECIALIST II	1	0.3	$21,710	0.7	$50,657
C5313 - CODE ENF CASE SPECIALIST III	2	$-		2	$154,393
C5314 - CODE ENFORCE CASE SUPVERVISOR	5	5	$552,471	0	$-
C7017 - PARALEGAL		0.3	$24,720	-0.3	($24,720)
U0291 - URBAN POLICY SPECIALIST 4	2	1	$129,027	1	$129,027
U0312 - DIRECTOR OF CODE ENFORCEMENT	1	1	$203,247	0	$-
5141 - Interim Short Term Rental Fund	8	8	$585,128	0	($91,114)
C0132 - OFFICE ASSISTANT	3	1	$49,862	2	$99,723
C0361 - MANAGEMENT DEV ANALYT I	1	1	$69,341	0	$-
C0363 - MANAGEMENT DEV SPECIALIST I		1	$88,006	-1	($88,006)
C0365 - MANAGEMENT DEV SUPERVISOR I		1	$102,832	-1	($102,832)
C2204 - CODE ENF INSPECTOR I	4	4	$275,087	0	$-
250 - Fire Department	643	668.99	$69,216,355	-26	($2,218,363)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
1000 - General Fund	643	668.99	$69,216,355	-26	($2,218,363)
C0027 - Admin Sup Sup IV	1	1	$66,198	0	$-
C0061 - OFFICE WORKER	1	1	$49,862	0	$-
C0163 - INFORMATION TECH SPEC II	2	1	$89,969	1	$89,969
C0239 - MANAGEMENT SERVICES ADMIN	1	1	$133,548	0	$-
C0361 - MANAGEMENT DEV ANALYT I	2	1	$73,937	1	$73,937
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$88,006	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	$95,097	0	$-
C2270 - FIRE PREVENTION INSPECTOR	4	3	$253,643	1	$84,548
C2271 - SR FIRE PREVENTION INSPECTOR	2	2	$271,594	0	$-
C2272 - FIRE PREVENTION PLAN EXAMINER	1	1	$92,647	0	$-
C2275 - CHIEF OF FIRE PREVENTION	1	1	$148,840	0	$-
C6034 - SOCIAL SERVICES WORKER SENIOR	1	1	$80,622	0	$-
C7126 - Police Public Relations Spec.		1	$84,222	-1	($84,222)
C7205 - FIRE EDUCATION OFFICER	16	16	$2,252,456	0	$-
C7209 - FIRE RECRUIT	18	4	$304,754	14	$1,066,638
C7210 - FIREFIGHTER 1	239	283	$24,068,013	-44	($3,742,023)
C7215 - FIRE APPARATUS OPERATOR	151	146	$15,156,391	5	$519,054
C7221 - FIRE CAPTAIN	148	148	$17,841,067	0	$-
C7222 - FIRE DISTRICT CHIEF	36	36.49	$5,303,965	-0.5	($71,223)
C7223 - DEPUTY FIRE CHIEF	3	3	$489,111	0	$-
C7224 - Fire Division Chief	5	4	$633,509	1	$158,377
C7228 - FIRE SUPPLY AND MAINT TECH	1	2	$147,883	-1	($73,942)
C7306 - 911 Liaison Officer	2	2	$184,585	0	$-
C7307 - 911 Liaison Supervisor	1	1	$140,650	0	$-
U0017 - ASSISTANT SUPT OF FIRE	1	1	$203,705	0	$-
U0111 - DEPUTY SUPERINTENDENT OF FIRE	2	2	$362,788	0	$-
U0136 - SUPERINTENDENT OF FIRE	1	1	$252,254	0	$-
U0955 - PUBLIC INFORMATION OFFICER II	1	1	$107,563	0	$-
C7227 - FIRE TRAINING INSTRUCTOR		1.5	$134,989	-1.5	($134,989)
C7229 - FIRE TRAINING TECHNICIAN		1	$104,488	-1	($104,488)
260 - Safety and Permits	130	115	$9,566,636	15	$767,129
1000 - General Fund	65.4	70.7	$6,250,047	-5.4	($684,565)
C0061 - OFFICE WORKER	6.3	6	$293,294	0.3	$14,665

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0070 - OFFICE SUPPORT SPECIALIST		0.7	$37,065	-0.7	($37,065)
C0074 - Principal Office Support Spec	2.7	1	$71,596	1.7	$121,714
C0132 - OFFICE ASSISTANT	3	2	$109,337	1	$54,668
C0145 - SR OFFICE SUPPORT SPECIALIST	1	1	$63,059	0	$-
C0177 - INFORMATION TECH SPEC III	0.8		$-	0.8	$86,050
C0246 - Admin Support Supervisor		1	$74,737	-1	($74,737)
C0361 - MANAGEMENT DEV ANALYT I	12	9	$622,909	3	$207,636
C0362 - MANAGEMENT DEV ANALYST II	2	3	$230,107	-1	($76,702)
C0363 - MANAGEMENT DEV SPECIALIST I	0.6	1.6	$138,894	-1	($86,809)
C0364 - MANAGEMENT DEV SPECIALIST II	2	2	$184,015	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	$116,431	0	$-
C2107 - BUILDING INSPECTOR MANAGER		1	$121,856	-1	($121,856)
C2108 - CHIEF BUILDING OFFICIAL	0.7	0.7	$124,992	0	$-
C2203 - CODE ENFORCEMENT INSPECTOR II	1	3	$220,730	-2	($147,153)
C2204 - CODE ENF INSPECTOR I	3	1	$68,034	2	$136,068
C2210 - BUILDING INSPECTOR	5	4	$358,863	1	$89,716
C2213 - BUILDING INSPECTOR 2	1		$-	1	$89,131
C2220 - ELECTRICAL INSPECTOR	2	3	$262,600	-1	($87,533)
C2224 - ELECTRICAL INSPECTOR SUPERVISO		1	$113,968	-1	($113,968)
C2240 - MECHANICAL EQUIPMENT INSPECTOR	2	3	$268,394	-1	($89,465)
C2241 - SR MECH EQUIPMENT INSPECTOR	1		$-	1	$81,655
C2244 - MECH EQUIPMENT INSPECT SUPERVI	1	1	$116,581	0	$-
C2600 - HOUSING REHAB CONTRUCTION SPCL		1	$85,151	-1	($85,151)
C3417 - INFRASTRUCTURE PROJECT MGR III		0.75	$99,016	-0.8	($99,016)
C4244 - BUILDING PLAN REVIEWER, INTERN		0.8	$63,800	-0.8	($63,800)
C4245 - BUILDING PLAN REVIEWER	3.8	4	$370,093	-0.2	($18,505)
C4247 - BUILDING PLAN REVIEWER, PRIN	1	1	$100,553	0	$-
C4249 - Zoning Inspection Supervisor	1	1	$96,161	0	$-
C4250 - ZONING ADMINISTRATOR	1	1	$129,027	0	$-
C4251 - ZONING ADMINISTRATOR ASSISTANT	2	2	$228,967	0	$-
C4252 - Chief Zoning Official	0.7	0.65	$118,821	0	$-
C4253 - ZONING PLAN REVIEWER	1	2	$174,096	-1	($87,048)
C4254 - ZONING SECTION MANAGER		1	$115,117	-1	($115,117)
C4255 - FLOODPLAIN PROGRAM MANAGER	1	1	$126,255	0	$-
C4256 - Assistant Floodplain Program M	1	1	$102,832	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C4304 - PLANNING ADMINISTRATOR		0.85	$114,829	-0.9	($114,829)
C4305 - PRINCIPAL CITY PLANNER		0.7	$71,982	-0.7	($71,982)
C4418 - Construction Inspector Asst	2	1	$71,746	1	$71,746
U0010 - DEP DIRECTOR OF CITY PLANNING		0.65	$106,936	-0.7	($106,936)
U0054 - DEP DIRECTOR SAFETY & PERMITS	0.7	0.65	$106,936	0	$-
U0065 - DIRECTOR OF SAFETY & PERMITS	0.7	0.65	$145,238	0	$-
U0121 - SECRETARY SAFETY & PERMITS	0.8	$-		0.8	$108,074
C4248 - BUILDING PLAN REVIEWER, SUPERV	0.7	$-		0.7	$77,013
C2450 - PERMIT TECHNICIAN I		3	$225,030	-3	($225,030)
5141 - Interim Short Term Rental Fund	63.7	44.3	$3,316,589	19.4	$1,344,131
C0061 - OFFICE WORKER	9.7	6	$294,322	3.7	$181,499
C0070 - OFFICE SUPPORT SPECIALIST		0.3	$15,885	-0.3	($15,885)
C0074 - Principal Office Support Spec	0.3	$-		0.3	$17,233
C0163 - INFORMATION TECH SPEC II	1	1	$89,969	0	$-
C0361 - MANAGEMENT DEV ANALYT I	28	18	$1,219,394	10	$677,441
C0362 - MANAGEMENT DEV ANALYST II		1	$75,547	-1	($75,547)
C0363 - MANAGEMENT DEV SPECIALIST I	3.4	1.4	$121,293	2	$173,275
C0364 - MANAGEMENT DEV SPECIALIST II	1	$-		1	$88,005
C0365 - MANAGEMENT DEV SUPERVISOR I	2	1	$94,046	1	$94,046
C2108 - CHIEF BUILDING OFFICIAL	0.3	0.3	$53,568	0	$-
C2203 - CODE ENFORCEMENT INSPECTOR II	3	3	$220,848	0	$-
C2204 - CODE ENF INSPECTOR I	7	6	$414,178	1	$69,030
C2205 - CODE ENF DISTRICT SUPV	3	3	$242,360	0	$-
C3417 - INFRASTRUCTURE PROJECT MGR III		0.25	$33,005	-0.3	($33,005)
C4244 - BUILDING PLAN REVIEWER, INTERN		0.2	$15,950	-0.2	($15,950)
C4245 - BUILDING PLAN REVIEWER	0.2	$-		0.2	$17,796
C4252 - Chief Zoning Official	0.4	0.35	$63,980	0	$-
C4254 - ZONING SECTION MANAGER	2	1	$117,762	1	$117,762
C4304 - PLANNING ADMINISTRATOR		0.15	$20,264	-0.2	($20,264)
C4305 - PRINCIPAL CITY PLANNER		0.3	$30,850	-0.3	($30,850)
U0010 - DEP DIRECTOR OF CITY PLANNING		0.35	$57,581	-0.4	($57,581)
U0054 - DEP DIRECTOR SAFETY & PERMITS	0.4	0.35	$57,581	0	$-
U0065 - DIRECTOR OF SAFETY & PERMITS	0.4	0.35	$78,205	0	$-
U0121 - SECRETARY SAFETY & PERMITS	0.4	$-		0.4	$54,037

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0166 - URBAN POLICY SPECIALIST 3	1		$-	1	$70,084
C4248 - BUILDING PLAN REVIEWER, SUPERV	0.3		$-	0.3	$33,006
5121 - Neighborhood Housing Improvement	1		$-	1	$107,563
C4251 - ZONING ADMINISTRATOR ASSISTANT	1		$-	1	$107,563
270 - Police	1319.5	1275.44	$112,649,217	44.1	$3,317,268
1000 - General Fund	1318.5	1275.44	$112,649,217	43.1	$3,217,951
C0027 - Admin Sup Sup IV	1	1	$87,043	0	$-
C0061 - OFFICE WORKER	5	5	$255,859	0	$-
C0070 - OFFICE SUPPORT SPECIALIST	2.5	2	$116,687	0.5	$29,172
C0074 - Principal Office Support Spec	3	3	$204,535	0	$-
C0132 - OFFICE ASSISTANT	2	2	$113,972	0	$-
C0135 - Graphic Designer		1	$63,723	-1	($63,723)
C0163 - INFORMATION TECH SPEC II	4	4	$370,250	0	$-
C0165 - INFORMATION TECH SPEC I	1	1	$72,367	0	$-
C0177 - INFORMATION TECH SPEC III	3	3	$349,294	0	$-
C0178 - INFORMATION TECH MANAGER	1	1	$138,241	0	$-
C0238 - PERSONNEL DIVISION CHIEF	1	1	$116,431	0	$-
C0246 - Admin Support Supervisor	1	1	$76,366	0	$-
C0264 - Executive Secretary	2	1	$67,884	1	$67,884
C0294 - Social Worker, LMSW/LCSW	1	1	$116,431	0	$-
C0295 - Social Worker II	2	2	$186,028	0	$-
C0361 - MANAGEMENT DEV ANALYT I	8	7	$486,223	1	$69,460
C0362 - MANAGEMENT DEV ANALYST II	2.9	1.86	$157,567	1	$84,714
C0363 - MANAGEMENT DEV SPECIALIST I	2	2	$175,072	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	5	5	$487,612	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	$111,270	0	$-
C0402 - AWARDS COORD (POLICE DEPT)	0.5	0.5	$28,015	0	$-
C0405 - CHIEF ACCOUNTANT	1	1	$120,474	0	$-
C0410 - ACCOUNTANT III	3	3	$302,848	0	$-
C0422 - ACCOUNTANT II	1		$-	1	$86,090
C0492 - ADMIN SUPPORT SUPERVISOR III	1	1	$78,037	0	$-
C1116 - POLICE TECHNICIAN,TRAINEE	15	13	$714,202	2	$109,877
C1510 - LABORER	2	3	$174,547	-1	($58,182)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C1740 - CARPENTER	1	1	$69,541	0	$-
C1741 - SENIOR CARPENTER	1.3	1.3	$82,846	0	$-
C1869 - PLANNER & ESTIMATOR 1	0.5	$-		0.5	$27,852
C1936 - Fleet Operations Supervisor	1	1	$94,246	0	$-
C1960 - WELDER	1	1	$63,923	0	$-
C2320 - EQUIPMENT OPERATOR 1	0.7	1	$59,845	-0.3	($16,158)
C5139 - Police Human Resource Administ	1	$-		1	$148,167
C5250 - CRIMINALIST 1	4	7	$517,799	-3	($221,914)
C5251 - CRIMINALIST 2	2	2	$169,442	0	$-
C5252 - CRIMINALIST 3	4	4	$432,785	0	$-
C5253 - CRIME LAB DIRECTOR	1	1	$200,861	0	$-
C5254 - CRIMINALIST 4	1	1	$119,110	0	$-
C5255 - DNA ANALYST I	5	5	$491,648	0	$-
C5256 - DNA ANALYST II		2	$220,038	-2	($220,038)
C5257 - DNA ANALYST III	3	2	$246,509	1	$123,255
C5258 - DNA ANALYST, SUPERVISOR	2	2	$303,290	0	$-
C5259 - DNA Technical Leader	1	1	$144,776	0	$-
C5260 - Forensic Quality Assur Mngr		1	$126,105	-1	($126,105)
C5261 - CRIME LAB DEPUTY DIRECTOR	1	1	$162,609	0	$-
C5273 - Forensic Firearm Ex, Supv.	1	1	$160,725	0	$-
C5280 - Crime Scene Inv S Ass	8	9	$568,951	-1	($63,217)
C5281 - Crime Scene Inv Spec	2	3	$195,039	-1	($65,013)
C5282 - Crime Scene Inv Sen Spec	1	1	$75,696	0	$-
C5284 - Crime Scene Investigation Sup	2	2	$188,391	0	$-
C6034 - SOCIAL SERVICES WORKER SENIOR	16	15	$1,215,569	1	$81,038
C6042 - SOCIAL SERVICES WORKER	4	4	$307,384	0	$-
C6058 - SOCIAL SERVICES SUPERVISOR	2	2	$212,732	0	$-
C7105 - POLICE AIDE		10	$573,942	-10	($573,942)
C7109 - POLICE RECRUIT	79	41	$2,667,075	38	$2,471,924
C7110 - POLICE OFFICER	143.9	168.94	$12,487,334	-25	($1,847,895)
C7111 - POLICE SERGEANT	178	168	$17,692,183	10	$1,053,106
C7112 - POLICE LIEUTENANT	44	40	$4,714,016	4	$471,402
C7113 - POLICE CAPTAIN	19	20	$2,892,695	-1	($144,635)
C7122 - POLICE MAJOR	1	3	$469,757	-2	($313,171)
C7125 - Public Relations Analyst	1	1	$69,342	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C7126 - Police Public Relations Spec.	2	2	$178,073	0	$-
C7127 - Police PR Specialist, Senior	1	1	$98,330	0	$-
C7134 - SENIOR POLICE OFFICER	519.5	510.47	$45,145,743	9	$795,956
C7135 - Police Academy Instructor	2	2	$182,251	0	$-
C7136 - Police Acad Legal Instructor		1	$144,776	-1	($144,776)
C7137 - Police Academy Firearms Instru	2	2	$177,060	0	$-
C7139 - Police Accounting Section Mgr		1	$96,161	-1	($96,161)
C7140 - Police Academy Administrator	1	1	$164,517	0	$-
C7142 - POLICE TECHNICIAN	17	15	$897,766	2	$119,702
C7143 - Police Technical Specialist	10	8	$507,039	2	$126,760
C7144 - Sr Police Technician	16	15	$1,008,890	1	$67,259
C7145 - POLICE TECHNICIAN SUPERVISOR	3	3	$207,291	0	$-
C7148 - Sr Police Technical Specialist	10	10	$702,536	0	$-
C7149 - POLICE TECHNICAL SUPERVISOR	1.5	1.49	$103,948	0	$-
C7150 - POLICE CADET TRAINEE	13.7	3.43	$155,101	10.3	$465,302
C7151 - POLICE CADET		3.92	$186,103	-3.9	($186,103)
C7152 - Police Investigative Super	7.7	6.83	$616,780	0.8	$74,953
C7153 - Police Bureau Chief of Staff	4.7	4	$463,177	0.7	$84,530
C7159 - Police Invest Spec, Trainee	5	5	$285,459	0	$-
C7162 - SCHOOL CROSSING GUARD	0.8	0.38	$19,170	0.4	$19,170
C7166 - Police Intake Specialist	23.5	20.46	$1,386,544	3	$203,306
C7167 - Police Investigative Special	43.9	38.86	$2,839,335	5	$367,521
C7601 - Crime Analyst I	2	2	$210,395	0	$-
C7602 - Crime Analyst II	1	1	$110,019	0	$-
C7603 - Crime Analyst III	1	1	$115,117	0	$-
U0003 - ADMINISTRATIVE ASSISTANT	1	1	$101,685	0	$-
U0018 - ASSISTANT SUPT OF POLICE	5	5	$965,637	0	$-
U0071 - EXECUTIVE ASST TO THE MAYOR	1	1	$210,587	0	$-
U0138 - SUPERINTENDENT OF POLICE	1	1	$386,529	0	$-
U0167 - URBAN POLICY SPECIALIST 5	2	2	$260,578	0	$-
U6080 - COMPLIANCE MANAGER-Consent Dec	5	5	$585,100	0	$-
U6101 - Deputy Chief of Staff (NOPD)	1		$-	1	$210,587
U6150 - Police Performance Auditor	10	10	$970,339	0	$-
5128 - French Quarter Development District	1		$-	1	$99,316

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C7112 - POLICE LIEUTENANT	1	$-		1	$99,316
300 - Sanitation	75	69	$4,471,583	6	$345,823
1000 - General Fund	75	69	$4,471,583	6	$345,823
C0070 - OFFICE SUPPORT SPECIALIST	1	1	$55,140	0	$-
C0132 - OFFICE ASSISTANT	1	$-		1	$49,861
C0145 - SR OFFICE SUPPORT SPECIALIST		1	$58,637	-1	($58,637)
C0362 - MANAGEMENT DEV ANALYST II	1	1	$82,400	0	$-
C0363 - MANAGEMENT DEV SPECIALIST I	1	$-		1	$84,222
C0364 - MANAGEMENT DEV SPECIALIST II		1	$91,982	-1	($91,982)
C1511 - LABORER WASTE COLLECTOR	32	29	$1,645,971	3	$170,273
C1720 - MAINT WORKER	8	7	$439,590	1	$62,799
C2203 - CODE ENFORCEMENT INSPECTOR II	1	1	$77,346	0	$-
C2321 - EQUIPMENT OPERATOR 2	13	11	$685,984	2	$124,724
C2322 - EQUIPMENT OPERATOR 3	5	4	$262,721	1	$65,680
C2323 - EQUIPMENT OPERATOR 4	3	3	$223,074	0	$-
C3131 - PUBLIC WORKS SUPERVISOR 2	2	2	$146,304	0	$-
C3132 - PUBLIC WORKS SUPERVISOR 3	1	1	$77,197	0	$-
C3133 - PUBLIC WORKS SUPERVISOR 4	1	1	$91,982	0	$-
C5316 - CODE ENFORCEMENT ASSISTANT I	4	4	$229,299	0	$-
C5317 - CODE ENFORCEMENT ASSISTANT II		1	$61,117	-1	($61,117)
U0066 - DIRECTOR OF SANITATION	1	1	$242,839	0	$-
360-A - Health	120.1	116.34	$10,946,075	3.8	$551,707
1000 - General Fund	32.5	32.99	$3,485,852	-0.5	($66,315)
C0132 - OFFICE ASSISTANT	2	2	$114,604	0	$-
C0253 - FINANCE OPERATIONS MANAGER	1	$-		1	$102,832
C0362 - MANAGEMENT DEV ANALYST II	1	1	$81,506	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	2	1	$100,553	1	$100,553
C0365 - MANAGEMENT DEV SUPERVISOR I		1	$108,784	-1	($108,784)
C0405 - CHIEF ACCOUNTANT	1	1	$120,474	0	$-
C0492 - ADMIN SUPPORT SUPERVISOR III	0.5	0.49	$30,768	0	$-
C5502 - HEALTH PROJ&PLAN SPEC	11	13	$1,200,784	-2	($184,736)
C5503 - HEALTH PROJ&PLAN MANAGER	6	5	$540,193	1	$108,039
C5504 - HEALTH PROJ&PLAN ADMINISTRATOR	1	1	$116,431	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C5510 - HEALTH PROJ&PLAN SR ANALYST	2	2	$166,656	0	$-
C5513 - Health Proj & Plan Sen Admin		0.95	$135,956	-1	($135,956)
C7126 - Police Public Relations Spec.	1	$-		1	$78,888
C7128 - PUBLIC RELATIONS SUPERVISOR		1	$101,685	-1	($101,685)
U0050 - DEP DIRECTOR HEALTH	1	0.85	$148,259	0.2	$26,163
U0060 - DIRECTOR OF HEALTH	1	1	$251,682	0	$-
U0167 - URBAN POLICY SPECIALIST 5	1	0.82	$143,026	0.2	$31,396
U0291 - URBAN POLICY SPECIALIST 4	1	0.88	$124,492	0.1	$16,976
4147 - Federal Department of Justice	0.8	1	$79,750	-0.3	($19,937)
C5510 - HEALTH PROJ&PLAN SR ANALYST	0.8	1	$79,750	-0.3	($19,937)
5108 - Environmental Improvement	2	2	$163,011	0	$-
C5510 - HEALTH PROJ&PLAN SR ANALYST	2	2	$163,011	0	$-
4145 - Federal Department of Health and Human Services	75.8	69.66	$6,438,941	6.1	$696,193
C0061 - OFFICE WORKER	10.2	9.15	$460,113	1	$50,286
C0070 - OFFICE SUPPORT SPECIALIST	2	2	$109,165	0	$-
C0246 - Admin Support Supervisor	1	1	$69,341	0	$-
C0360 - MANAGEMENT DEVELOPMENT ASST	3.4	4.3	$188,826	-0.9	($38,204)
C0361 - MANAGEMENT DEV ANALYT I		1	$67,884	-1	($67,884)
C0362 - MANAGEMENT DEV ANALYST II	2	0.95	$80,012	1.1	$88,434
C0363 - MANAGEMENT DEV SPECIALIST I	3	2	$179,024	1	$89,512
C0364 - MANAGEMENT DEV SPECIALIST II	1	$-		1	$88,005
C0410 - ACCOUNTANT III	1	$-		1	$89,969
C0421 - ACCOUNTANT I	1	$-		1	$82,399
C0422 - ACCOUNTANT II		1	$88,981	-1	($88,981)
C5020 - PHYSICIAN	2.4	1.86	$504,633	0.5	$135,654
C5055 - DENTIST	1.8	1.8	$375,059	0	$-
C5057 - Dentist Supervisor	1	1	$254,703	0	$-
C5063 - DENTAL ASSISTANT II	1	1	$53,487	0	$-
C5064 - DENTAL ASSISTANT III	2	2	$116,717	0	$-
C5072 - DENTAL HYGIENIST I	1	1	$85,151	0	$-
C5117 - LICENSED PRACTICAL NURSE 3	3	3	$244,594	0	$-
C5119 - LICENSED PRACTICAL NURSE 2	1	1	$74,737	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C5132 - PUBLIC HEALTH NURSE 3	0.5	$-		0.5	$47,022
C5138 - PUBLIC HEALTH NURSING CLINIC SUPERVISOR	1	$-		1	$105,167
C5501 - HEALTH PROJ&PLAN ANALYST	3	2	$138,692	1	$69,346
C5502 - HEALTH PROJ&PLAN SPEC	11	13	$1,235,817	-2	($190,126)
C5503 - HEALTH PROJ&PLAN MANAGER	6	7	$751,368	-1	($107,338)
C5510 - HEALTH PROJ&PLAN SR ANALYST	8	7	$549,988	1	$78,570
C5513 - Health Proj & Plan Sen Admin	2.6	1.65	$223,941	1	$128,936
C5515 - NURSE PRACTITIONER	3.9	1.5	$212,919	2.4	$343,510
C5516 - HEALTHCARE FOR HOMELESS ADMN		1	$133,548	-1	($133,548)
C7125 - Public Relations Analyst	1	1	$74,737	0 $-	
C8211 - MARKETINING DEVELOPMENT COORD	1	1	$90,969	0 $-	
U0050 - DEP DIRECTOR HEALTH		0.15	$26,163	-0.2	($26,163)
U0167 - URBAN POLICY SPECIALIST 5		0.18	$31,396	-0.2	($31,396)
U0291 - URBAN POLICY SPECIALIST 4		0.12	$16,976	-0.1	($16,976)
4405 - Louisiana Department of Health and Human Services	7.4	8.83	$666,356	-1.4	($88,047)
C0360 - MANAGEMENT DEVELOPMENT ASST		0.43	$18,883	-0.4	($18,883)
C1225 - PUBLIC HEALTH NUTRITIONIST III	1	1	$78,888	0 $-	
C5117 - LICENSED PRACTICAL NURSE 3	2	2	$164,844	0 $-	
C5202 - LABORATORY TECHNICIAN 2	1	1	$66,463	0 $-	
C5501 - HEALTH PROJ&PLAN ANALYST	2	3	$207,493	-1	($69,164)
C5510 - HEALTH PROJ&PLAN SR ANALYST	1	1	$76,366	0 $-	
C5513 - Health Proj & Plan Sen Admin	0.4	0.4	$53,419	0 $-	
4421 - Consumer Product Safety Commission		0.86	$38,229	-0.9	($38,229)
C0360 - MANAGEMENT DEVELOPMENT ASST		0.86	$38,229	-0.9	($38,229)
5153 - LA Opioid Abatement Task Force Fund	1.7	1	$73,937	0.7	$68,042
C5502 - HEALTH PROJ&PLAN SPEC	1	$-		1	$88,005
C5510 - HEALTH PROJ&PLAN SR ANALYST	0.7	1	$73,937	-0.3	($19,963)
360-B - EMS	128.8	141.38	$12,301,424	-12.6	($651,706)
1000 - General Fund	128.8	141.38	$12,301,424	-12.6	($651,706)
C0070 - OFFICE SUPPORT SPECIALIST	1	$-		1	$51,894
C0145 - SR OFFICE SUPPORT SPECIALIST		1	$58,637	-1	($58,637)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0163 - INFORMATION TECH SPEC II	1	1	$97,239	0	$-
C0165 - INFORMATION TECH SPEC I	1		$-	1	$70,835
C0362 - MANAGEMENT DEV ANALYST II		1	$77,197	-1	($77,197)
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$91,982	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II		1	$88,006	-1	($88,006)
C1510 - LABORER	6	4	$231,634	2	$115,817
C5020 - PHYSICIAN	1	0.75	$166,931	0.3	$55,644
C5132 - PUBLIC HEALTH NURSE 3	1	1	$111,270	0	$-
C5170 - EMERGENCY MEDICAL TECHNICIAN	38.5	38.88	$2,717,579	-0.4	($26,561)
C5171 - EMERGENCY MED TECH PARAMEDIC	52	46	$4,214,440	6	$549,710
C5175 - EMT, ADVANCED	5.3	9.75	$749,588	-4.5	($345,964)
C5176 - EMERGENCY MED CORD ASST	15	15	$1,690,491	0	$-
C5177 - EMERGENCY MED CORD	3	3	$419,240	0	$-
C5179 - BUDGET COORDINATOR		1	$110,019	-1	($110,019)
C5190 - EMT, RECRUIT		14	$789,222	-14	($789,222)
C6034 - SOCIAL SERVICES WORKER SENIOR	1	1	$78,888	0	$-
U3005 - Medical Director	1	1	$406,457	0	$-
U3006 - Chief of EMS	1	1	$202,604	0	$-
380 - Human Services	57	58	$4,134,083	-1	($25,136)
1000 - General Fund	57	58	$4,134,083	-1	($25,136)
C0361 - MANAGEMENT DEV ANALYT I	1	2	$138,719	-1	($69,360)
C1210 - FOOD SERVICES WORKER	5	4	$227,423	1	$56,856
C1211 - SR Food Services Worker	1	2	$118,490	-1	($59,245)
C1510 - LABORER	4	5	$288,721	-1	($57,744)
C2411 - OPERATING ENGINEER 2ND CLASS	1		$-	1	$78,888
C2412 - CHIEF OPERATING ENGINEER 1ST	1	1	$110,019	0	$-
C3010 - PLANT ATTENDANT	3	4	$239,699	-1	($59,925)
C5179 - BUDGET COORDINATOR	1	1	$113,818	0	$-
C6024 - Juvenile Reentry Support Spec	4	4	$284,910	0	$-
C6028 - Juvenile Detention Counselor I	6	4	$248,360	2	$124,180
C6029 - Juvenile Detention CounselorII	2	6	$385,070	-4	($256,713)
C6030 - Juvenile Detention Coun III	5	3	$204,421	2	$136,281
C6031 - Juvenile Detention Supervisor	7	8	$583,861	-1	($72,983)
C6034 - SOCIAL SERVICES WORKER SENIOR	3	3	$243,644	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C6042 - SOCIAL SERVICES WORKER	2	2	$146,304	0	$-
C6063 - JJC Training Coord	1	1	$96,162	0	$-
C6080 - JJC Supportive Services Supt	1	1	$144,776	0	$-
C7185 - GROUNDS PATROL OFFICER	7	6	$363,508	1	$60,585
U0069 - DIRECTOR OF HUMAN SERVICES	1	1	$196,176	0	$-
C6062 - JJC Residential Life Supt, Ass	1	$-		1	$94,045
400 - Finance	111	105.97	$9,897,888	5	$406,846
1000 - General Fund	104.8	104.97	$9,809,883	-0.2	$7,118
C0061 - OFFICE WORKER	9	8	$397,534	1	$49,692
C0070 - OFFICE SUPPORT SPECIALIST	1	1	$54,031	0	$-
C0074 - Principal Office Support Spec	1	1	$67,169	0	$-
C0252 - FINANCIAL SYSTEMS ADMINISTRATR	1	1	$130,515	0	$-
C0253 - FINANCE OPERATIONS MANAGER	1	3	$352,381	-2	($234,921)
C0255 - HRIS Manager	1	1	$141,468	0	$-
C0309 - SENIOR BUYER	0.5	0.49	$31,806	0	$-
C0310 - PURCHASING ADMINISTRATOR	1	1	$158,863	0	$-
C0311 - PURCHASING ADMINISTRATOR, ASST	1	1	$135,093	0	$-
C0313 - Lead Buyer	2	1	$90,969	1	$90,969
C0316 - Purchasing Supervisor		1	$117,762	-1	($117,762)
C0361 - MANAGEMENT DEV ANALYT I	11	11	$760,950	0	$-
C0362 - MANAGEMENT DEV ANALYST II	4	2	$157,820	2	$157,820
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$95,097	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	1	$-		1	$88,005
C0365 - MANAGEMENT DEV SUPERVISOR I	1	$-		1	$94,045
C0405 - CHIEF ACCOUNTANT	3	2	$230,493	1	$115,247
C0407 - FINANCIAL SERVICES AGENT	1	1	$61,756	0	$-
C0410 - ACCOUNTANT III	6.5	6.5	$647,568	0	$-
C0411 - ASSISTANT PAYROLL SUPERVISOR	1	1	$74,737	0	$-
C0416 - PAYROLL SUPERVISOR	2	2	$217,582	0	$-
C0418 - PRINCIPAL ACCOUNTANT	2	2	$201,161	0	$-
C0421 - ACCOUNTANT I	1	1	$84,222	0	$-
C0422 - ACCOUNTANT II	3	2	$177,975	1	$88,987
C0425 - AUDITOR ASST	1	$-		1	$82,399
C0426 - AUDITOR	1	1	$89,969	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0427 - SENIOR AUDITOR	3.5	2.49	$232,015	1	$93,179
C0437 - TAX COLLECTION SPECIALIST I	3	7	$407,386	-4	($232,792)
C0438 - TAX COLLECTION SPECIALIST II	10	10	$628,443	0	$-
C0439 - ACCOUNTS PAYABLE SUPERVISOR		1	$54,031	-1	($54,031)
C0440 - TAX COLLECTION SUPERVISOR	4	5	$344,134	-1	($68,827)
C0441 - Revenue Field Agent, Lead	3	3	$274,021	0	$-
C0443 - Revenue Field Supervisor	2	2	$220,053	0	$-
C0447 - REVENUE FIELD AGENT, SENIOR	3	3	$237,700	0	$-
C0449 - REVENUE COLLECTOR ASST	2.5	1.49	$212,427	1	$142,568
C0450 - REVENUE COLLECTOR	1	1	$191,607	0	$-
C0459 - COMPTROLLER ASST	1	2	$262,574	-1	($131,287)
C0463 - REVENUE COLLECTION SUPERVISOR	6.8	7	$791,863	-0.2	($22,625)
C0464 - TREASURY BUREAU CHIEF ASST	2	2	$287,888	0	$-
C0465 - TREASURY BUREAU CHIEF	1	1	$178,559	0	$-
C0485 - ASST MGR RETIREMENT SYSTEM		1	$133,548	-1	($133,548)
U0049 - DEP DIRECTOR FINANCE	1	1	$226,112	0	$-
U0059 - DIRECTOR OF FINANCE	1	1	$254,703	0	$-
U0079 - MGR RETIREMENT SYSTEM	1	1	$182,801	0	$-
U0110 - SECRETARY FINANCE	1	1	$213,095	0	$-
5141 - Interim Short Term Rental Fund	6.2	1	$88,006	5.2	$399,728
C0061 - OFFICE WORKER	1	$-		1	$47,927
C0361 - MANAGEMENT DEV ANALYT I	1	$-		1	$66,461
C0362 - MANAGEMENT DEV ANALYST II	1	$-		1	$73,936
C0426 - AUDITOR	2	1	$88,006	1	$88,006
C0463 - REVENUE COLLECTION SUPERVISOR	1.2	$-		1.2	$123,398
450 - Property Management	71.1	71.7	$6,045,774	-0.6	($81,351)
1000 - General Fund	71.1	71.7	$6,045,774	-0.6	($81,351)
C0061 - OFFICE WORKER	3	2	$99,243	1	$49,621
C0070 - OFFICE SUPPORT SPECIALIST	1	$-		1	$51,894
C0074 - Principal Office Support Spec	1	1	$68,608	0	$-
C0132 - OFFICE ASSISTANT	1	2	$106,981	-1	($53,491)
C0145 - SR OFFICE SUPPORT SPECIALIST	1	2	$135,804	-1	($67,902)
C0246 - Admin Support Supervisor	1	$-		1	$62,403

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0361 - MANAGEMENT DEV ANALYT I	1.1	3	$206,862	-1.9	($128,254)
C0362 - MANAGEMENT DEV ANALYST II	2	1	$82,400	1	$82,400
C0363 - MANAGEMENT DEV SPECIALIST I	2	1	$88,006	1	$88,006
C0364 - MANAGEMENT DEV SPECIALIST II	2	2	$202,829	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	$98,330	0	$-
C0410 - ACCOUNTANT III	1	$-		1	$89,969
C1510 - LABORER	2	3	$171,262	-1	($57,087)
C1612 - GROUNDSKEEPER 3	1	$-		1	$64,084
C1720 - MAINT WORKER	7	7	$425,580	0	$-
C1740 - CARPENTER	1	$-		1	$60,684
C1752 - ELECTRICIAN, MAIN	1	$-		1	$84,422
C1753 - Electrician-Master		1	$88,206	-1	($88,206)
C1780 - PAINTER	1	$-		1	$58,235
C1781 - PAINTING SUPERVISOR	1	1	$68,608	0	$-
C1811 - SENIOR PLUMBER	2	2	$182,339	0	$-
C1961 - SENIOR WELDER	1	1	$64,395	0	$-
C2411 - OPERATING ENGINEER 2ND CLASS	19	24	$1,984,968	-5	($413,535)
C2412 - CHIEF OPERATING ENGINEER 1ST	6	5	$548,983	1	$109,797
C2413 - BUILDINGS MAINTENANCE MGR	2	2	$286,051	0	$-
C2423 - PUBLIC BUILDINGS ADMIN	1	1	$115,117	0	$-
C3110 - PUBLIC WORKS MNTC SPEC	3	2	$120,970	1	$60,485
C3133 - PUBLIC WORKS SUPERVISOR 4	2	2	$173,133	0	$-
C4035 - Cost Estimator Specialist		1	$77,196	-1	($77,196)
C4040 - Space Planner	1	1	$105,168	0	$-
C7017 - PARALEGAL		0.7	$57,680	-0.7	($57,680)
C7050 - REAL ESTATE ADMINISTRATOR	1	1	$110,019	0	$-
U0052 - DEP DIRECTOR PROP MGT	1	1	$166,449	0	$-
U0064 - DIRECTOR OF PROPERTY MGT	1	1	$210,587	0	$-
480 - Civil Service	26.4	24.92	$2,558,502	1.5	$1,153
1000 - General Fund	26.4	24.92	$2,558,502	1.5	$1,153
C0074 - Principal Office Support Spec		1	$59,861	-1	($59,861)
C0145 - SR OFFICE SUPPORT SPECIALIST	1	$-		1	$54,030
C0240 - PERSONNEL DIRECTOR	1	1	$213,095	0	$-
C0247 - MANAGEMENT SERVICES SPECIALIST	4.5	3	$299,546	1.5	$145,779

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0361 - MANAGEMENT DEV ANALYT I	7	3	$208,135	4	$277,513
C0362 - MANAGEMENT DEV ANALYST II	3	7	$538,980	-4	($307,989)
C0363 - MANAGEMENT DEV SPECIALIST I	3	1	$86,090	2	$172,181
C0364 - MANAGEMENT DEV SPECIALIST II	1	2	$203,880	-1	($101,940)
C3012 - Continuous Improvement Admin		1	$178,559	-1	($178,559)
C4212 - PERSONNEL ADMINISTRATOR, ASST.	2	2	$210,337	0	$-
C4213 - PERSONNEL ADMINISTRATOR	2.9	2.92	$359,158	0	$-
U3555 - Executive Counsel, CSC	1	1	$200,861	0	$-
500 - Public Works	166.5	154.49	$11,469,077	12	$820,005
1000 - General Fund	122.5	144.49	$10,830,123	-22	($1,565,326)
C0061 - OFFICE WORKER	1	2	$101,756	-1	($50,878)
C0132 - OFFICE ASSISTANT	2	2	$102,760	0	$-
C0246 - Admin Support Supervisor	1	1	$71,596	0	$-
C0362 - MANAGEMENT DEV ANALYST II		1	$75,547	-1	($75,547)
C0363 - MANAGEMENT DEV SPECIALIST I		1	$84,222	-1	($84,222)
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	$108,784	0	$-
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	$98,330	0	$-
C0434 - PARKING DIVISION MANAGER	2	2	$168,756	0	$-
C1510 - LABORER	2	3	$176,820	-1	($58,940)
C1745 - WORKSHOP SUPERVISOR	1	1	$78,037	0	$-
C1770 - SIGN FABRICATOR	1	1	$63,923	0	$-
C1771 - SENIOR SIGN FABRICATOR	1	1	$71,035	0	$-
C1914 - Tow Truck Operator	9	11	$663,041	-2	($120,553)
C1916 - Senior Tow Truck Operator	5	4	$268,443	1	$67,111
C1919 - Tow Truck Operator Supervisor	4	5	$370,848	-1	($74,170)
C2045 - TRAFFIC SIGN TECH		3	$173,022	-3	($173,022)
C2046 - TRAFFIC SIGN SUPV		1	$64,395	-1	($64,395)
C2050 - Traffic Signal Technician	1	2	$130,552	-1	($65,276)
C2249 - Motor Vehicle Inspect Prog Mgr	1	$-		1	$82,399
C2263 - TAXICAB INVESTIGATOR	5	6	$336,186	-1	($56,031)
C2264 - PRINCIPAL TAXICAB INVESTIGATOR	3	3	$198,765	0	$-
C2265 - TAXICAB BUREAU ADMINISTRATOR	1	1	$123,254	0	$-
C2321 - EQUIPMENT OPERATOR 2	4	3	$191,692	1	$63,897
C2322 - EQUIPMENT OPERATOR 3	5	5	$336,036	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C2426 - PUBLIC WORKS MNTC SUPER		1	$110,019	-1	($110,019)
C3126 - PublicWorks Maintenance Worker	4	4	$236,511	0	$-
C3130 - PUBLIC WORKS SUPERVISOR 1		1	$74,737	-1	($74,737)
C3132 - PUBLIC WORKS SUPERVISOR 3		1	$86,091	-1	($86,091)
C3133 - PUBLIC WORKS SUPERVISOR 4		1	$94,046	-1	($94,046)
C3418 - Infrastructure Proj Mgr Supv		1	$141,468	-1	($141,468)
C4015 - ENGINEERING SPECIALIST		1	$82,400	-1	($82,400)
C4018 - ENGINEERING TECHNICIAN	1	1	$72,367	0	$-
C4020 - ENGINEER INTERN I	1	2	$220,038	-1	($110,019)
C4021 - ENGINEER INTERN II	1	2	$230,233	-1	($115,117)
C4023 - PRINCIPAL ENGINEER	2.5	1.49	$227,171	1	$152,464
C4029 - SR ENGINEER DIVISION MGR	1	1	$239,964	0	$-
C4229 - TRAFFIC SIGNAL SPECIALIST		1	$81,505	-1	($81,505)
C4236 - PARKING ADMIN	1	1	$106,358	0	$-
C4237 - Asst Parking Administrator	1	1	$88,006	0	$-
C4240 - DEPUTY DIRECTOR OF PUBLIC WRKS	1	1	$231,550	0	$-
C4415 - PW Construction Manager II	1	1	$96,161	0	$-
C4420 - Construction Inspector II	3	3	$255,902	0	$-
C4421 - Construction Inspector Supv	1	1	$99,584	0	$-
C6178 - Taxicab Operations Supervisor	3	3	$218,389	0	$-
C6621 - TAXICAB FIELD OPERATIONS MGR		1	$108,784	-1	($108,784)
C7156 - Sr Parking Enforcement Officer	10	8	$562,714	2	$140,679
C7157 - Parking Enforcement Squad Lead	7	5	$349,955	2	$139,982
C7160 - Parking Enforcement Officer II	11	10	$603,098	1	$60,310
C7163 - Parking Enforcement Officer	9	14	$786,775	-5	($280,991)
C7164 - PARKING ENF FIELD SUPV	7	11	$813,944	-4	($295,980)
C7165 - Parking Enf Section Supv	4	4	$314,589	0	$-
U0067 - DIRECTOR OF PUBLIC WORKS	1	1	$239,964	0	$-
U0167 - URBAN POLICY SPECIALIST 5	1	$-		1	$132,022
5140 - Infrastructure Maintenance Fund	44	10	$638,954	34	$2,385,331
C0061 - OFFICE WORKER	1	$-		1	$47,927
C0145 - SR OFFICE SUPPORT SPECIALIST	1	$-		1	$54,030
C0181 - GEOGRAPHIC INFORMATION SYSTEMS ADMINISTRATOR	1	$-		1	$158,863
C0321 - STOREKEEPER	1	1	$56,856	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0363 - MANAGEMENT DEV SPECIALIST I		1	$86,090	-1	($86,090)
C0364 - MANAGEMENT DEV SPECIALIST II	1	$-		1	$88,005
C0365 - MANAGEMENT DEV SUPERVISOR I	1	$-		1	$94,045
C1510 - LABORER	14	5	$290,911	9	$523,641
C2045 - TRAFFIC SIGN TECH	5	$-		5	$279,520
C2046 - TRAFFIC SIGN SUPV	1	$-		1	$59,244
C2050 - Traffic Signal Technician	2	$-		2	$130,551
C2052 - TRAFFIC SIGNAL TECHNICIAN III	1	$-		1	$68,084
C2055 - TRAFFIC SIGNAL SUPERVISOR	1	$-		1	$70,835
C2321 - EQUIPMENT OPERATOR 2	1	$-		1	$61,084
C2322 - EQUIPMENT OPERATOR 3	2	2	$132,730	0	$-
C2426 - PUBLIC WORKS MNTC SUPER	1	$-		1	$88,005
C2515 - EQUIPMENT & SERS DISPATCHER	1	$-		1	$49,861
C3130 - PUBLIC WORKS SUPERVISOR 1	1	$-		1	$65,765
C3131 - PUBLIC WORKS SUPERVISOR 2	1	1	$72,367	0	$-
C3132 - PUBLIC WORKS SUPERVISOR 3	1	$-		1	$73,936
C3133 - PUBLIC WORKS SUPERVISOR 4	1	$-		1	$80,621
C4018 - ENGINEERING TECHNICIAN	1	$-		1	$70,835
C4020 - ENGINEER INTERN I	1	$-		1	$107,563
C4021 - ENGINEER INTERN II	2	$-		2	$225,071
C4229 - TRAFFIC SIGNAL SPECIALIST	1	$-		1	$73,936
620 - Parks and Parkways Commission	137	130.24	$9,237,743	6.8	$315,397
1000 - General Fund	122.5	125.11	$8,949,991	-2.6	($243,932)
C0061 - OFFICE WORKER		2.13	$84,783	-2.1	($84,783)
C0070 - OFFICE SUPPORT SPECIALIST	1	1	$58,036	0	$-
C0074 - Principal Office Support Spec	1.5	1.49	$103,555	0	$-
C0239 - MANAGEMENT SERVICES ADMIN	1	1	$129,027	0	$-
C0268 - Executive Assistant		1	$69,342	-1	($69,342)
C0361 - MANAGEMENT DEV ANALYT I		1	$66,463	-1	($66,463)
C0362 - MANAGEMENT DEV ANALYST II	1	$-		1	$73,936
C0363 - MANAGEMENT DEV SPECIALIST I		1	$88,006	-1	($88,006)
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	$100,553	0	$-
C1510 - LABORER	47	41	$2,508,449	6	$367,090
C1608 - GARDENER	2	2	$136,071	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C1611 - GROUNDSKEEPER 2	3	4	$268,007	-1	($67,002)
C1612 - GROUNDSKEEPER 3	19	22	$1,492,982	-3	($203,588)
C1620 - Parkways Maintenance Sup	8.5	8.49	$571,161	0	$-
C1621 - Senior Prkwy Maintenance Sup	5	4	$298,637	1	$74,659
C1622 - Parkways Maintenance Sct Asst	8	7	$577,886	1	$82,555
C1630 - LANDSCAPE ARCHITECT	2	2	$211,822	0	$-
C1974 - SENIOR MAINTENANCE WELDER	1	1	$76,567	0	$-
C1991 - AUTOMOTIVE MECHANIC 2	1	1	$60,685	0	$-
C1992 - AUTOMOTIVE MECHANIC 3	1.5	1	$65,276	0.5	$31,985
C2321 - EQUIPMENT OPERATOR 2		2	$124,745	-2	($124,745)
C2322 - EQUIPMENT OPERATOR 3	5	5	$329,085	0	$-
C2323 - EQUIPMENT OPERATOR 4	3	2	$149,074	1	$74,537
C4303 - SR CITY PLANNER	1	1	$97,239	0	$-
C5124 - PRKWYS MAINTENANCE SECT MGR	4	7	$726,199	-3	($311,228)
C5179 - BUDGET COORDINATOR	1	1	$116,431	0	$-
C7185 - GROUNDS PATROL OFFICER	2	2	$123,738	0	$-
C8575 - GROUNDS PATROL OFFICER, LEAD	1	$-		1	$66,461
U0116 - Secretary of Parks and Parkway	1	1	$129,027	0	$-
U0137 - DIRECTOR OF PARKS & PARKWAYS	1	1	$187,149	0	$-
1143 - Joe Bartholomew Golf Course	14.6	5.13	$287,751	9.4	$559,329
C0061 - OFFICE WORKER	6.6	2.13	$83,418	4.4	$173,102
C1510 - LABORER	3	2	$121,028	1	$60,514
C1611 - GROUNDSKEEPER 2	1	$-		1	$59,304
C1612 - GROUNDSKEEPER 3	2	$-		2	$128,168
C1622 - Parkways Maintenance Sct Asst	1	1	$83,306	0	$-
U0909 - DEPUTY DIR PARKS AND PARKWAYS	1	$-		1	$138,241
630 - Library	203.1	198.54	$15,460,906	4.5	$138,628
1190 - Library	203.1	198.54	$15,460,906	4.5	$138,628
C0027 - Admin Sup Sup IV		0.49	$29,660	-0.5	($29,660)
C0061 - OFFICE WORKER	6	6	$315,709	0	$-
C0070 - OFFICE SUPPORT SPECIALIST	1	2	$112,067	-1	($56,034)
C0074 - Principal Office Support Spec	2	1	$61,117	1	$61,117
C0075 - PROJECT OFFICE SUPPT SPECIALST		1	$64,395	-1	($64,395)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0132 - OFFICE ASSISTANT	3.5	1.49	$79,646	2	$106,908
C0163 - INFORMATION TECH SPEC II	1	1	$101,685	0	$-
C0165 - INFORMATION TECH SPEC I	2	2	$144,734	0	$-
C0177 - INFORMATION TECH SPEC III	3	3	$362,977	0	$-
C0178 - INFORMATION TECH MANAGER	1	1	$155,209	0	$-
C0238 - PERSONNEL DIVISION CHIEF		1	$117,762	-1	($117,762)
C0362 - MANAGEMENT DEV ANALYST II	1	$-		1	$73,936
C0363 - MANAGEMENT DEV SPECIALIST I	4	6	$524,252	-2	($174,751)
C0410 - ACCOUNTANT III	1	1	$102,832	0	$-
C1510 - LABORER	1	1	$59,305	0	$-
C1720 - MAINT WORKER	2	2	$124,541	0	$-
C2320 - EQUIPMENT OPERATOR 1	1	1	$64,323	0	$-
C2321 - EQUIPMENT OPERATOR 2	1	$-		1	$61,084
C2410 - OPERATING ENGINEER 3RD CLASS		1	$70,284	-1	($70,284)
C2411 - OPERATING ENGINEER 2ND CLASS	1	1	$87,043	0	$-
C2412 - CHIEF OPERATING ENGINEER 1ST	1	1	$100,553	0	$-
C2413 - BUILDINGS MAINTENANCE MGR	1	1	$126,105	0	$-
C2426 - PUBLIC WORKS MNTC SUPER	1	1	$91,982	0	$-
C3010 - PLANT ATTENDANT	1	$-		1	$55,704
C5220 - BUILDING SERVICES WORKER	18	18	$1,065,981	0	$-
C6179 - SECURITY MANAGER	1	$-		1	$77,196
C6510 - LIBRARY PAGE	1.3	1.27	$53,389	0	$-
C6520 - LIBRARY ASSOCIATE 1	23	21	$1,238,452	2	$117,948
C6521 - LIBRARY ASSOCIATE 2	42.3	44.29	$3,011,011	-2	($135,968)
C6522 - LIBRARY ASSOCIATE 3	14	13	$960,036	1	$73,849
C6523 - LIBRARY ASSOCIATE 4	2	2	$160,502	0	$-
C6530 - LIBRARIAN 1	5	4	$286,442	1	$71,610
C6531 - LIBRARIAN 2	30	23	$1,897,172	7	$577,400
C6532 - LIBRARIAN 3	14	16	$1,549,842	-2	($193,730)
C6533 - Library Regional Branch MGR	5	6	$668,433	-1	($111,405)
C6534 - LIBRARY BRANCH MANAGER I	5	2	$191,654	3	$287,482
C6535 - LIBRARY BUREAU CHIEF	1	2	$221,382	-1	($110,691)
C6559 - Library Public Services Admin	1	1	$148,168	0	$-
C6560 - Library Archivist	1	1	$112,536	0	$-
C6561 - Library Fiscal Administrator	1	1	$129,027	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C6562 - LIBRARY SECURITY COORDINATOR		1	$89,969	-1	($89,969)
C6563 - LIBRARIAN 2, LEAD		3	$270,957	-3	($270,957)
C8211 - MARKETINING DEVELOPMENT COORD	1	1	$91,982	0	$-
U0012 - ASST CITY LIBRARIAN	1	1	$180,667	0	$-
U0027 - CITY LIBRARIAN	1	1	$237,124	0	$-
640 - HDLC	12	13	$1,264,001	-1	($130,515)
1000 - General Fund	12	13	$1,264,001	-1	($130,515)
C0061 - OFFICE WORKER	1	1	$51,895	0	$-
C4260 - Historic Preservion Plan Rev	2	2	$166,622	0	$-
C4261 - Historic Preserv Plan Rev, Sr	1	1	$90,969	0	$-
C4262 - Historic Preserv Plan Rev, Pr	1	1	$100,553	0	$-
C4263 - HISTORIC PRES PLAN REV, SUPERV	1	1	$115,117	0	$-
C4280 - HISTORIC PRES BLDG INSPECTOR	2	2	$154,703	0	$-
C4281 - HISTORIC PRES BLDG INSPEC, SR	1	1	$89,131	0	$-
C4408 - PRIN ARCHITECTURAL HISTORIAN	2	2	$212,851	0	$-
U0166 - URBAN POLICY SPECIALIST 3	1	1	$151,645	0	$-
U0291 - URBAN POLICY SPECIALIST 4		1	$130,515	-1	($130,515)
650 - Vieux Carre Commission	6	8	$901,018	-2	($232,150)
1000 - General Fund	5.8	7.6	$850,447	-1.8	($196,526)
C0132 - OFFICE ASSISTANT		1	$54,031	-1	($54,031)
C0177 - INFORMATION TECH SPEC III		0.8	$94,210	-0.8	($94,210)
C4262 - Historic Preserv Plan Rev, Pr	2	2	$205,664	0	$-
C4280 - HISTORIC PRES BLDG INSPECTOR	1	1	$83,455	0	$-
C4283 - HIST PRES BLDG INSPEC, SUPV	1	1	$106,508	0	$-
U0081 - DIR VIEUX CARRE COMMISSION	1	1	$198,504	0	$-
U0121 - SECRETARY SAFETY & PERMITS		0.8	$108,074	-0.8	($108,074)
U0291 - URBAN POLICY SPECIALIST 4	0.8	$-		0.8	$59,789
5141 - Interim Short Term Rental Fund	0.2	0.4	$50,571	-0.2	($35,624)
C0177 - INFORMATION TECH SPEC III		0.2	$23,552	-0.2	($23,552)
U0121 - SECRETARY SAFETY & PERMITS		0.2	$27,019	-0.2	($27,019)
U0291 - URBAN POLICY SPECIALIST 4	0.2	$-		0.2	$14,947

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
670 - City Planning Commission	26	18	$1,946,060	8	$753,677
1000 - General Fund	20.7	15.35	$1,665,989	5.4	$502,809
C0061 - OFFICE WORKER	0.7	$-		0.7	$33,549
C0132 - OFFICE ASSISTANT	0.7	$-		0.7	$34,902
C0361 - MANAGEMENT DEV ANALYT I	0.7	$-		0.7	$46,523
C3417 - INFRASTRUCTURE PROJECT MGR III	0.8	$-		0.8	$96,770
C4302 - CITY PLANNER	4	3	$250,844	1	$83,615
C4303 - SR CITY PLANNER	3.9	3.85	$348,244	0 $-	
C4304 - PLANNING ADMINISTRATOR	2.9	2	$288,509	0.9	$122,616
C4305 - PRINCIPAL CITY PLANNER	3.9	3.85	$409,929	0 $-	
C4306 - PLANNING ADMINISTRATOR, ASSIST	2	2	$240,948	0 $-	
U0010 - DEP DIRECTOR OF CITY PLANNING	0.7	$-		0.7	$84,835
U0063 - DIRECTOR OF PLANNING	0.7	0.65	$127,515	0 $-	
5141 - Interim Short Term Rental Fund	5.3	2.65	$280,071	2.7	$250,868
C0061 - OFFICE WORKER	0.3	$-		0.3	$14,378
C0132 - OFFICE ASSISTANT	0.3	$-		0.3	$14,958
C0361 - MANAGEMENT DEV ANALYT I	0.3	$-		0.3	$19,938
C3417 - INFRASTRUCTURE PROJECT MGR III	0.3	$-		0.3	$32,257
C4303 - SR CITY PLANNER	2.2	2.15	$195,634	0 $-	
C4304 - PLANNING ADMINISTRATOR	0.2	$-		0.2	$18,488
C4305 - PRINCIPAL CITY PLANNER	1.2	0.15	$15,775	1	$105,168
U0010 - DEP DIRECTOR OF CITY PLANNING	0.4	$-		0.4	$45,680
U0063 - DIRECTOR OF PLANNING	0.4	0.35	$68,662	0 $-	
685 - Mosquito Control Board	46.9	40.49	$3,265,888	6.4	$417,688
1000 - General Fund	33.2	32.99	$2,808,939	0.2	$17,114
C0061 - OFFICE WORKER	1	1	$49,862	0 $-	
C0264 - Executive Secretary	1	1	$75,546	0 $-	
C0364 - MANAGEMENT DEV SPECIALIST II		1	$89,969	-1	($89,969)
C1933 - Automotive Mechanic Journeyman	1	1	$80,796	0 $-	
C4230 - ENTOMOLOGIST I	4.5	3.49	$337,734	1	$96,772
C4234 - PRINCIPAL RESEARCH ENTOMOLOG	1	1	$155,209	0 $-	
C4235 - RESEARCH ENTOMOLOGIST	1	1	$112,536	0 $-	
C5426 - PEST CONTROL INSPECTOR I	3	3	$171,866	0 $-	

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C5427 - PEST CONTROL INSPECTOR 2	2.7	2.64	$151,813	0	$575
C5428 - MOSQUITO CTRL OPS & MAINT SUP	1	1	$101,685	0	$-
C5429 - MOSQUITO CONTROL ASST DIRECTOR	1	1	$198,504	0	$-
C5430 - MOSQUITO CONTROL DIRECTOR	1	1	$226,112	0	$-
C5434 - PEST CONTROL SPECIALIST II	1	2	$143,278	-1	($71,639)
C5462 - MOSQUITO CTL AVIATION SUPV	0.9	0.86	$100,089	0	$-
C5463 - PEST CONTROL INSPECTOR III	4	4	$226,359	0	$-
C5466 - PEST CONTROL SPECIALIST I	7.2	6	$424,568	1.2	$81,376
C6620 - PEST CONTOL SPECIALIST III	2	2	$163,011	0	$-
4145 - Federal Department of Health and Human Services	8.8	4.95	$306,660	3.8	$253,054
C1510 - LABORER	0.3	0.25	$14,938	0	$-
C4230 - ENTOMOLOGIST I	3	0.25	$20,459	2.8	$225,044
C4235 - RESEARCH ENTOMOLOGIST	0.3	0.49	$48,456	-0.2	($23,734)
C5426 - PEST CONTROL INSPECTOR I	3.3	1.96	$94,726	1.3	$62,345
C5427 - PEST CONTROL INSPECTOR 2	2	1	$58,740	1	$58,740
C5466 - PEST CONTROL SPECIALIST I		1	$69,341	-1	($69,341)
1155 - Termite Control	4.5	2.06	$122,388	2.4	$147,519
C1510 - LABORER		1	$59,305	-1	($59,305)
C4230 - ENTOMOLOGIST I	0.3	$-		0.3	$22,001
C5426 - PEST CONTROL INSPECTOR I	1.2	$-		1.2	$63,084
C5427 - PEST CONTROL INSPECTOR 2	2	1	$58,740	1	$58,740
C5466 - PEST CONTROL SPECIALIST I	1	$-		1	$63,723
C6620 - PEST CONTOL SPECIALIST III	0.1	0.06	$4,342	0	($724)
4412 - Louisiana Military Department	0.5	0.49	$27,901	0	$-
C5466 - PEST CONTROL SPECIALIST I	0.5	0.49	$27,901	0	$-
689 - New Orleans Museum of Art	1	1	$113,818	0	$-
6245 - New Orleans Museum of Art Payroll	1	1	$113,818	0	$-
C8556 - MUSEUM DIVISION CHIEF	1	1	$113,818	0	$-
700 - Other Agencies	110	74.7	$9,422,824	35.3	$4,630,238
1000 - General Fund	18.8	17.7	$2,665,432	1.1	$148,517

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	$94,046	0	$-
U0071 - EXECUTIVE ASST TO THE MAYOR	1	1	$226,112	0	$-
U0166 - URBAN POLICY SPECIALIST 3	1	1	$110,019	0	$-
U0167 - URBAN POLICY SPECIALIST 5	8.8	5.75	$893,149	3	$465,991
U0254 - MANAGER, JOB 1	0.1	$-		0.1	$26,201
U0291 - URBAN POLICY SPECIALIST 4	3.9	4.95	$758,407	-1.1	($160,874)
U0301 - RISK MANAGER	1	1	$210,587	0	$-
U0302 - CLAIMS MANAGER	1	1	$98,330	0	$-
U0303 - CLAIMS ADJUSTOR	1	1	$91,982	0	$-
U6018 - DEPUTY CHIEF INFO OFFICER		1	$182,801	-1	($182,801)
4115 - FEMA Federal Emergency Management Agency	80.3	48	$5,952,347	32.3	$4,244,105
U0167 - URBAN POLICY SPECIALIST 5	0.3	$-		0.3	$33,005
U6522 - Program Analyst	17	12	$1,151,115	5	$479,631
U6523 - Construction Project Manager	36	16	$2,090,647	20	$2,613,309
U6524 - GIS Specialist	2	1	$136,657	1	$136,657
U6527 - Senior Project Manager	3	3	$438,458	0	$-
U6528 - Project Manager Supervisor	4	3	$479,183	1	$159,728
U6530 - D Prog Adm	1	$-		1	$168,388
U6531 - Program Administrator	1	1	$220,808	0	$-
U6545 - Community Outreach Specialist	11	10	$1,158,110	1	$115,811
U6546 - Senior Project Manager GI	3	1	$189,364	2	$378,728
U6570 - Outreach Manager	1	$-		1	$158,848
U6586 - Administrative and Program Sup	1	1	$88,006	0	$-
1145 - Office of Police Secondary Employment	11	9	$805,044	2	$237,617
C0361 - MANAGEMENT DEV ANALYT I	6	5	$342,481	1	$68,496
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$86,090	0	$-
C0364 - MANAGEMENT DEV SPECIALIST II	1	$-		1	$88,005
C0365 - MANAGEMENT DEV SUPERVISOR I		1	$101,685	-1	($101,685)
C0372 - POL SEC EMPL MGT SUPERVISOR	1	1	$117,762	0	$-
C0373 - POL SEC EMPL ADMIN ASST	1	1	$157,025	0	$-
U6040 - POL SEC EMPL ADMIN	1	$-		1	$182,801
700-B - NORDC	236.9	263.96	$16,694,922	-27.1	($1,611,133)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
1000 - General Fund	236.9	263.96	$16,694,922	-27.1	($1,611,133)
C0061 - OFFICE WORKER	7	6	$298,364	1	$49,727
C0074 - Principal Office Support Spec	0.5	0.49	$28,591	0	$-
C0163 - INFORMATION TECH SPEC II	1	1	$89,969	0	$-
C0239 - MANAGEMENT SERVICES ADMIN	1	1	$129,027	0	$-
C0268 - Executive Assistant		1	$69,342	-1	($69,342)
C0361 - MANAGEMENT DEV ANALYT I	2	2	$147,874	0	$-
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$95,097	0	$-
C1510 - LABORER	46.3	40.75	$2,393,604	5.5	$323,063
C1720 - MAINT WORKER	4	3	$184,907	1	$61,636
C1751 - ELECTRICIAN-JOURNEYMAN	1	1	$75,746	0	$-
C1811 - SENIOR PLUMBER	1	1	$93,207	0	$-
C2322 - EQUIPMENT OPERATOR 3	1	1	$69,941	0	$-
C2413 - BUILDINGS MAINTENANCE MGR	1	1	$121,856	0	$-
C3130 - PUBLIC WORKS SUPERVISOR 1	7	7	$481,842	0	$-
C3132 - PUBLIC WORKS SUPERVISOR 3	2	2	$157,777	0	$-
C3133 - PUBLIC WORKS SUPERVISOR 4	1	1	$90,969	0	$-
C4035 - Cost Estimator Specialist	1	1	$85,151	0	$-
C6110 - RECREATION LIFEGUARD I	49.5	77.02	$4,312,373	-27.5	($1,540,853)
C6111 - RECREATION LIFEGUARD II	8.1	19.38	$1,158,005	-11.3	($676,997)
C6117 - RECREATION CENTER MANAGER 1	14	14	$904,974	0	$-
C6119 - RECREATION CENTER MANAGER 3	6	4	$300,872	2	$150,436
C6121 - RECREATION LEADER I	6.1	6.13	$361,472	0	$-
C6122 - RECREATION ACTIVITIES COORD	2	2	$128,791	0	$-
C6124 - RECREATION COORDINATOR 2	2	2	$170,313	0	$-
C6145 - RECREATION SITE FACILITATOR I	20.9	18.93	$1,029,448	2	$108,764
C6147 - RECREATION SITE FACILITATOR II	0.8	0.75	$49,292	0	$-
C6148 - RECREATION ATHLETICS MANAGER I	3.3	3.5	$233,392	-0.3	($16,671)
C6149 - RECREATION PROGRAMMING ASST.	2	2	$123,513	0	$-
C6151 - RECREATION AQUATICS MANAGER	5	5	$334,536	0	$-
C6153 - RECREATION PROGRAMMING MGR II	4	5	$437,198	-1	($87,440)
C6156 - REC ADMIN II (SPEC PROGRAMS)	1	1	$103,993	0	$-
C6157 - REC ADMIN3 (CENTER DIRECTOR)	1	1	$117,762	0	$-
C6158 - RECREATION CENTER ASSISTANT I	22.5	19.01	$1,041,265	3.5	$191,711
C6159 - RECREATION CENTER ASSISTANT II	5	5	$300,040	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C8211 - MARKETINING DEVELOPMENT COORD	1	1	$89,969	0	$-
C8212 - NORDC Public Outreach and CC		1	$105,168	-1	($105,168)
U0053 - DEP DIRECTOR RECREATION	1	1	$141,468	0	$-
U0158 - DIRECTOR OF RECREATION	1	1	$237,124	0	$-
U0166 - URBAN POLICY SPECIALIST 3	1	1	$88,006	0	$-
U0291 - URBAN POLICY SPECIALIST 4	2	2	$312,685	0	$-
710 - Office of the Inspector General	25.9	23.4	$3,205,638	2.5	$57,757
1000 - General Fund	25.9	23.4	$3,205,638	2.5	$57,757
C0163 - INFORMATION TECH SPEC II	1	1	$89,969	0	$-
C0360 - MANAGEMENT DEVELOPMENT ASST	1.9	$-		1.9	$102,722
C0361 - MANAGEMENT DEV ANALYT I	1	$-		1	$66,461
C0362 - MANAGEMENT DEV ANALYST II		1	$83,306	-1	($83,306)
C0363 - MANAGEMENT DEV SPECIALIST I	1	1	$86,090	0	$-
C0700 - FORENSIC AUDITOR I (INSPECTOR GENERAL)	1	$-		1	$100,552
C0701 - FORENSIC AUDITOR II (IG)		1	$112,536	-1	($112,536)
C0703 - FORENSIC AUDITOR IV (IG)	3	2	$246,509	1	$123,255
C0704 - AST CHIEF OF AUDIT AND REVIEW		1	$139,844	-1	($139,844)
C0705 - CHIEF OF AUDIT AND REVIEW (INSPECTOR GENERAL)	1	$-		1	$132,021
C0706 - DEPUTY IG OF AUDIT AND REVIEW		1	$189,364	-1	($189,364)
C0710 - CRIMINAL INVESTIGATOR IV IG	4	3	$364,203	1	$121,401
C0712 - CHIEF CRIMIN INVESTIGATIONS IG	1	1	$132,022	0	$-
C0722 - INSP & EVAL III (IG)	3	3	$361,629	0	$-
C0723 - INSP & EVAL IV (IG)	1	$-		1	$115,117
C0724 - AST CHIEF OF INSP & EVAL IG		1	$138,241	-1	($138,241)
C0725 - CHIEF OF INSP AND EVAL IG	1	1	$144,776	0	$-
C0727 - IT Security Specialist (IG)	1	1	$157,025	0	$-
C0732 - INTELLIGENCE ANALYST (IG)	1	1	$77,196	0	$-
C8211 - MARKETINING DEVELOPMENT COORD	1	1	$89,969	0	$-
U0911 - INSPECTOR GENERAL	1	1	$348,013	0	$-
U0916 - FIRST IG FOR LEGAL AFFAIRS	1	1	$193,877	0	$-
U0917 - FIRST ASST IG FOR I&E	1	1	$210,587	0	$-
C0709 - CRIMINAL INVESTIGATOR III IG		0.4	$40,481	-0.4	($40,481)
720 - Ethics Review Board	1.5	1.5	$197,340	0	($9,824)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
1000 - General Fund	1.5	1.5	$197,340	0	($9,824)
C0363 - MANAGEMENT DEV SPECIALIST I	1		$-	1	$84,222
C0364 - MANAGEMENT DEV SPECIALIST II		1	$94,046	-1	($94,046)
U0915 - Executive Admin & Gen Counsel	0.5	0.5	$103,294	0	$-
730 - Office of Independent Police Monitor	6.5	7.49	$887,722	-1	($98,000)
1000 - General Fund	6.5	7.49	$887,722	-1	($98,000)
C0250 - Community/Police Mediation P M	1	1	$115,117	0	$-
C0362 - MANAGEMENT DEV ANALYST II	1.5	0.49	$35,082	1	$72,312
C0363 - MANAGEMENT DEV SPECIALIST I		1	$86,090	-1	($86,090)
C0364 - MANAGEMENT DEV SPECIALIST II	2	2	$186,130	0	$-
U0958 - INDEPENDENT POLICE MONITOR	1	1	$242,839	0	$-
U0959 - DEPUTY POLICE MONITOR	1	1	$138,241	0	$-
C0730 - COMMUNITY POLICE ENGAGEMENT SP		1	$84,222	-1	($84,222)
750 - Office of Community Development	42	38.9	$3,891,135	3.1	$203,713
4110 - Housing and Urban Development	7	31.45	$3,183,690	-24.5	($2,518,379)
C0061 - OFFICE WORKER		1.9	$94,761	-1.9	($94,761)
C0070 - OFFICE SUPPORT SPECIALIST		0.95	$52,920	-1	($52,920)
C0074 - Principal Office Support Spec		0.95	$62,477	-1	($62,477)
C0361 - MANAGEMENT DEV ANALYT I	1	2.85	$201,528	-1.9	($130,816)
C0362 - MANAGEMENT DEV ANALYST II		2.9	$220,654	-2.9	($220,654)
C0364 - MANAGEMENT DEV SPECIALIST II		1.9	$195,503	-1.9	($195,503)
C0365 - MANAGEMENT DEV SUPERVISOR I	3	1.95	$217,147	1.1	$116,925
C0367 - MANAGEMENT DEVELOPMENT ADMIN		2.9	$360,908	-2.9	($360,908)
C0410 - ACCOUNTANT III		1.9	$178,736	-1.9	($178,736)
C0422 - ACCOUNTANT II	1	1.9	$174,958	-0.9	($82,875)
C2601 - HOUSING REHAB CONSTR SPCL, SR		4.75	$426,528	-4.8	($426,528)
C2602 - HOUSING REHAB CONSTRUCT SUPV		0.95	$96,601	-1	($96,601)
U0311 - MANAGER, COMMUNITY SVCS.& FAC.		0.95	$128,338	-1	($128,338)
U0313 - MANAGER, CONSOLIDATED PLANNING		0.5	$67,546	-0.5	($67,546)
U0929 - DEPUTY DIRECTOR OF RECOVERY		1.8	$409,868	-1.8	($409,868)
U0963 - ADMINSTRATIVE SUPPPORT SPEC		0.95	$115,763	-1	($115,763)
U0964 - PROGRAM COORD RESTITUTION	2		$-	2	$168,444
U0986 - HOUSING PROGRAM MANAGER		0.95	$126,870	-1	($126,870)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U6500 - UPS IV (DCDBG Project Manager)		0.5	$52,584	-0.5	($52,584)
4150 - Federal Treasury Department	35	7.45	$707,445	27.6	$2,722,092
C0061 - OFFICE WORKER	1	0.1	$4,987	0.9	$44,887
C0070 - OFFICE SUPPORT SPECIALIST		0.05	$2,785	-0.1	($2,785)
C0074 - Principal Office Support Spec	1	0.05	$3,288	1	$62,477
C0132 - OFFICE ASSISTANT	2	$-		2	$99,721
C0145 - SR OFFICE SUPPORT SPECIALIST	1	$-		1	$54,030
C0361 - MANAGEMENT DEV ANALYT I	5	0.15	$10,607	4.9	$342,950
C0362 - MANAGEMENT DEV ANALYST II	3	1.15	$87,395	1.9	$140,592
C0364 - MANAGEMENT DEV SPECIALIST II	4	1.1	$104,335	2.9	$275,066
C0365 - MANAGEMENT DEV SUPERVISOR I		0.05	$5,955	-0.1	($5,955)
C0367 - MANAGEMENT DEVELOPMENT ADMIN	3	0.1	$12,654	2.9	$366,978
C0410 - ACCOUNTANT III	2	0.1	$9,407	1.9	$178,736
C0422 - ACCOUNTANT II	1	0.1	$9,208	0.9	$82,875
C2600 - HOUSING REHAB CONTRUCTION SPCL	1	$-		1	$75,546
C2601 - HOUSING REHAB CONSTR SPCL, SR	4	0.25	$22,449	3.8	$336,733
C2602 - HOUSING REHAB CONSTRUCT SUPV	2	0.05	$5,084	2	$198,286
U0311 - MANAGER, COMMUNITY SVCS.& FAC.		0.05	$6,755	-0.1	($6,755)
U0313 - MANAGER, CONSOLIDATED PLANNING	1	0.5	$67,546	0.5	$67,546
U0929 - DEPUTY DIRECTOR OF RECOVERY	2	0.2	$51,075	1.8	$459,673
U0963 - ADMINSTRATIVE SUPPPORT SPEC	1	0.05	$6,093	1	$115,763
U0964 - PROGRAM COORD RESTITUTION		2	$178,268	-2	($178,268)
U0986 - HOUSING PROGRAM MANAGER	1	0.05	$6,677	1	$126,870
U6500 - UPS IV (DCDBG Project Manager)		0.05	$5,378	-0.1	($5,378)
U6508 - Fiscal Analyst (Mgt Consult)		0.05	$7,323	-0.1	($7,323)
U6517 - UPS IV (Project Manager)		0.05	$6,451	-0.1	($6,451)
U6518 - UPS III (Program Assistant)		1	$73,937	-1	($73,937)
U6520 - Fiscal Analyst		0.15	$14,977	-0.2	($14,977)
U6521 - Documentation Support Spec II		0.05	$4,808	-0.1	($4,808)
772 - Workforce Investment	4.2	3.39	$447,126	0.8	$151,026
4130 - Department of Labor	4.2	3.39	$447,126	0.8	$151,026
U0167 - URBAN POLICY SPECIALIST 5	2.6	2.61	$368,344	0	$-
U0254 - MANAGER, JOB 1	0.8	$-		0.8	$145,976

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0291 - URBAN POLICY SPECIALIST 4	0.8	0.78	$78,782	0	$5,050
781 - Economic Development	1.5	1	$107,563	0.5	$52,706
5122 - New Orleans Economic Development	1.5	1	$107,563	0.5	$52,706
U0167 - URBAN POLICY SPECIALIST 5	1.5	1	$107,563	0.5	$52,706
782 - Neighborhood Housing Improvement		1	$116,431	-1	($116,431)
5121 - Neighborhood Housing Improvement		1	$116,431	-1	($116,431)
C4251 - ZONING ADMINISTRATOR ASSISTANT		1	$116,431	-1	($116,431)
820 - Coroner's Office	25.4	26.08	$2,902,361	-0.6	($58,269)
1000 - General Fund	25.4	26.08	$2,902,361	-0.6	($58,269)
U0022 - MEDICAL ATTENDANT	2	2	$134,338	0 $-	
U0030 - CLERK 2	3	3	$167,143	0 $-	
U0141 - PHYSICIAN (CORONOR'S PATH0)	1	1	$287,077	0 $-	
U0166 - URBAN POLICY SPECIALIST 3	5	6	$465,706	-1	($77,618)
U0931 - PHYSICIAN (CORONOR'S PATH0)	2	2	$574,153	0 $-	
U0932 - Chief Physician Pathologist	1	1	$388,002	0 $-	
U0953 - MANGEMENT SERVICES SUPERVISOR	2	2	$264,391	0 $-	
U0963 - ADMINSTRATIVE SUPPPORT SPEC	3.4	3.44	$237,268	0 $-	
U0978 - EQUIMENT OPERATOR I	5	4.64	$249,384	0.4	$19,349
Z0012 - CORONER	1	1	$134,900	0 $-	
830 - Juvenile Court	29	29	$2,220,904	0	$29,798
1000 - General Fund	29	29	$2,220,904	0	$29,798
U0085 - MINUTE CLERK	5	5	$352,794	0 $-	
U0262 - JUDICIAL ADMIN JUVENILE CT	1	1	$130,515	0 $-	
U0937 - ASST MGR, FISCAL ADMINISTRATIO	1	$-		1	$117,751
U0966 - LAW CLERK	1	2	$188,104	-1	($94,052)
U0967 - COURT CLERK I	1	1	$49,862	0 $-	
U0968 - COURT CLERK II	2	2	$96,810	0 $-	
U0971 - COURT REPORTER	4	5	$335,243	-1	($67,049)
U0981 - OFFICE ASSISTANT	1	1	$54,031	0 $-	
U0983 - ATTORNEY I	1	1	$93,007	0 $-	
U0984 - ATTORNEY II	2	2	$264,779	0 $-	

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0988 - ACCOUNTANT	2	2	$144,888	0	$-
U0989 - CASE MANAGER	5	5	$340,235	0	$-
U0990 - Executive Assistant	1	$-		1	$73,147
U0991 - DEPUTY CLERK OF COURT	1	1	$70,084	0	$-
U0995 - CLERK OF COURT	1	1	$100,553	0	$-
835 - Municipal and Traffic Court	99.7	88.83	$7,844,956	10.9	$895,095
1000 - General Fund	99.7	88.83	$7,844,956	10.9	$895,095
C0061 - OFFICE WORKER	2	3	$159,494	-1	($53,165)
C0132 - OFFICE ASSISTANT	2	2	$111,417	0	$-
C0246 - Admin Support Supervisor	1	1	$82,400	0	$-
C0253 - FINANCE OPERATIONS MANAGER	1	1	$115,117	0	$-
C0295 - Social Worker II	1	1	$91,982	0	$-
C0361 - MANAGEMENT DEV ANALYT I	1	1	$72,367	0	$-
C0420 - JUNIOR ACCOUNTANT	1	1	$56,277	0	$-
C6058 - SOCIAL SERVICES SUPERVISOR	1	1	$107,563	0	$-
C6076 - SR COURT PROBATION OFFICER	5	2	$132,713	3	$199,070
C6078 - COURT PROBATION COORDINATOR		1	$78,888	-1	($78,888)
C7518 - CLERK OF COURT ASSISTANT	1	1	$86,090	0	$-
U0942 - JUDICIAL ADMINISTRATOR	1	1	$162,609	0	$-
U0948 - ASST JUDICIAL ADMINISTRATOR	1	1	$135,093	0	$-
U0953 - MANGEMENT SERVICES SUPERVISOR	3	3	$359,729	0	$-
U0963 - ADMINSTRATIVE SUPPPORT SPEC	2	2	$156,084	0	$-
U0967 - COURT CLERK I	13	11	$657,022	2	$119,458
U0968 - COURT CLERK II	9	8	$570,167	1	$71,271
U0969 - COURT CLERK SUPERVISOR	7	7	$611,723	0	$-
U0971 - COURT REPORTER	5	5	$381,114	0	$-
U0977 - SR OFFICE ASSISTANT	6	6	$377,455	0	$-
U0979 - CLERK I	1	1	$59,861	0	$-
U0981 - OFFICE ASSISTANT	3.5	2.5	$124,713	1	$49,885
U0983 - ATTORNEY I	0.5	0.5	$54,359	0	$-
U0988 - ACCOUNTANT	1	1	$94,046	0	$-
U0995 - CLERK OF COURT	1	1	$164,517	0	$-
Z0020 - JUDGE	7	7	$1,163,546	0	$-
Z0021 - JUDGE AD HOC	22.7	16.83	$1,678,609	5.9	$587,463

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
860 - Clerk of Criminal District Court	76.5	77.46	$5,433,914	-1	($79,434)
1000 - General Fund	76.5	77.46	$5,433,914	-1	($79,434)
U0003 - ADMINISTRATIVE ASSISTANT	0.5	0.49	$32,081	0	$-
U0167 - URBAN POLICY SPECIALIST 5	1	1	$107,563	0	$-
U0219 - CHIEF DEP CLK CRM DIST CT	1	1	$127,557	0	$-
U0235 - ATTORNEY TO CLK CRM DIST CT	2	2	$164,811	0	$-
U0942 - JUDICIAL ADMINISTRATOR	1	1	$135,093	0	$-
U0953 - MANGEMENT SERVICES SUPERVISOR	7	7.5	$767,568	-0.5	($51,171)
U0963 - ADMINSTRATIVE SUPPPORT SPEC	5	6	$420,670	-1	($70,112)
U0967 - COURT CLERK I	29.5	28.49	$1,599,797	1	$56,153
U0968 - COURT CLERK II	8.5	8.49	$565,366	0	$-
U0969 - COURT CLERK SUPERVISOR	6	6	$440,955	0	$-
U0973 - PROGRAM SPECIALIST	2	1	$70,084	1	$70,084
U0974 - OFFICE SUPPORT SPECIALIST		1	$55,705	-1	($55,705)
U0979 - CLERK I	11	11.49	$646,205	-0.5	($28,683)
U0988 - ACCOUNTANT	1	1	$81,505	0	$-
Z0010 - CLK OF CT CLK CRM DIST CT	1	1	$218,955	0	$-
892 - French Market Corporation	48.9	30.93	$2,320,661	18	$1,322,810
6215 - French Market Corporation	48.9	30.93	$2,320,661	18	$1,322,810
C0061 - OFFICE WORKER	4.5	3.5	$168,549	1	$48,157
C0132 - OFFICE ASSISTANT	1	1	$51,895	0	$-
C0361 - MANAGEMENT DEV ANALYT I		1	$72,367	-1	($72,367)
C0362 - MANAGEMENT DEV ANALYST II	1	1	$78,889	0	$-
C0363 - MANAGEMENT DEV SPECIALIST I	2	$-		2	$168,444
C0365 - MANAGEMENT DEV SUPERVISOR I	3	1	$96,161	2	$192,322
C0405 - CHIEF ACCOUNTANT	1	$-		1	$102,832
C0410 - ACCOUNTANT III	1	1	$102,832	0	$-
C0422 - ACCOUNTANT II	1	1	$88,006	0	$-
C1510 - LABORER	10	4	$232,729	6	$349,094
C2413 - BUILDINGS MAINTENANCE MGR	1	$-		1	$113,818
C2426 - PUBLIC WORKS MNTC SUPER	1	1	$103,993	0	$-
C3110 - PUBLIC WORKS MNTC SPEC	4	2	$135,804	2	$135,804
C3126 - PublicWorks Maintenance Worker	7	7	$414,951	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C3130 - PUBLIC WORKS SUPERVISOR 1	5.4	3.43	$245,051	2	$142,887
C3131 - PUBLIC WORKS SUPERVISOR 2	2	1	$73,937	1	$73,937
C7047 - REAL ESTATE MANAGER	1	$-		1	$67,884
C8211 - MARKETINING DEVELOPMENT COORD	1	1	$89,969	0	$-
U0078 - DIRECTOR FRENCH MARKET CORP	1	1	$215,634	0	$-
U0287 - DEP DIR FRENCH MARKET CORP	1	1	$149,896	0	$-
895 - Municipal Yacht Harbor	7	8	$766,487	-1	($60,402)
6225 - Municipal Yacht Harbor Enterprise	7	8	$766,487	-1	($60,402)
C0061 - OFFICE WORKER	1	1	$55,705	0	$-
C0410 - ACCOUNTANT III	1	1	$100,553	0	$-
C1720 - MAINT WORKER	1	1	$60,456	0	$-
C7185 - GROUNDS PATROL OFFICER	2	3	$181,205	-1	($60,402)
U0273 - EXECUTIVE DIR MUN YACHT HARBOR	1	1	$196,176	0	$-
U0274 - Dep Dir, Municipal Yacht Harbo	1	1	$172,392	0	$-
897 - Rivergate Development Corp	4	4	$651,547	0	$-
1152 - New Orleans Building Corporation	4	4	$651,547	0	$-
U0166 - URBAN POLICY SPECIALIST 3	1	1	$88,981	0	$-
U0167 - URBAN POLICY SPECIALIST 5	1	1	$164,517	0	$-
U0270 - DIR OF RIVERGATE DEVELOPMENT C	1	1	$242,839	0	$-
U0271 - DPTY DIR RIVERGATE DEVELOPMENT	1	1	$155,209	0	$-
900 - New Orleans Aviation Board	285.5	226.62	$22,528,052	58.9	$5,838,200
7000 - Airport	285.5	226.62	$22,528,052	58.9	$5,838,200
C0163 - INFORMATION TECH SPEC II	2.5	2.5	$225,433	0	$-
C0165 - INFORMATION TECH SPEC I	2	2	$157,776	0	$-
C0177 - INFORMATION TECH SPEC III	3	2	$227,781	1	$113,891
C0178 - INFORMATION TECH MANAGER	2	0.45	$63,428	1.6	$218,475
C0179 - INFORMATION TECH DIRECTOR		1	$158,863	-1	($158,863)
C0180 - INFORMATION TECH SUPV	1	1	$141,468	0	$-
C0410 - ACCOUNTANT III	4	4	$377,364	0	$-
C0421 - ACCOUNTANT I	3	3	$258,318	0	$-
C0422 - ACCOUNTANT II	2.6	1.63	$146,625	1	$89,954
C1510 - LABORER	1	1	$58,182	0	$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C2410 - OPERATING ENGINEER 3RD CLASS	1	$-		1	$66,661
C2411 - OPERATING ENGINEER 2ND CLASS		1	$91,983	-1	($91,983)
C2413 - BUILDINGS MAINTENANCE MGR	1	1	$132,022	0	$-
C3417 - INFRASTRUCTURE PROJECT MGR III	1	1	$132,022	0	$-
C4022 - SENIOR ENGINEER	1	$-		1	$138,240
C4023 - PRINCIPAL ENGINEER	2	1	$180,667	1	$180,667
C4401 - ARCHITECT	1	$-		1	$115,117
C4410 - CAPITAL PROJECTS ADMIN	2	2	$406,524	0	$-
C7021 - ATTORNEY I	1	$-		1	$94,045
C8022 - AIRPORT ADMINISTRATIVE INTERN	10.7	8.45	$480,697	2.3	$127,996
C8024 - AIRPORT ADMIN SPECIALIST I	8	7	$424,247	1	$60,607
C8026 - AIRPORT ADMIN SPECIALIST II	4.7	2.7	$168,026	2	$124,464
C8028 - AIRPORT ADMIN SPECIALIST III	5	7	$476,195	-2	($136,056)
C8030 - AIRPORT ADMIN SPECIALIST IV	3	4	$304,146	-1	($76,037)
C8042 - AIRPORT SENIOR WORKER	1	1	$72,367	0	$-
C8043 - AIRPORT TECHNICIAN I	21	16	$1,201,320	5	$375,412
C8044 - AIRPORT TECHNICIAN II	13	6	$530,363	7	$618,757
C8045 - AIRPORT TECHNICIAN III	25	20	$1,839,546	5	$459,887
C8046 - AIRPORT TECHNICIAN SPECIALIST	23	15	$1,460,520	8	$778,944
C8048 - AIRPORT SKILLED MAINT SUPVSOR	5	3	$305,241	2	$203,494
C8049 - AIRPORT PRINCIPAL MAINT SUPV	6	7	$761,531	-1	($108,790)
C8050 - Airport Maint Services Mg	1	2	$303,639	-1	($151,820)
C8053 - AIRPORT TRANSPORTATION OFFICER	6	4	$251,032	2	$125,516
C8055 - AIRPORT SR TRANSPORTATION OFF		1	$68,608	-1	($68,608)
C8057 - AIRPORT TRANSPORTATION SUPV	2	2	$172,287	0	$-
C8060 - AIRPORT COMMUNICATION SPCL	6	7	$447,809	-1	($63,973)
C8061 - SR AIRPORT COMMUNICATION SPCL	8	7	$532,541	1	$76,077
C8062 - AIRPORT COMMUNICATION SUPV	3	3	$252,036	0	$-
C8080 - AIRPORT JANITORIAL SUPERVISOR		5	$374,553	-5	($374,553)
C8140 - AIRPORT ASSISTANT MAINT MGR	3	1	$112,536	2	$225,072
C8170 - AIRPORT SYSTEMS SPECIALIST	1	1	$70,084	0	$-
C8172 - AIRPORT SYSTEMS SUPERVISOR	1	$-		1	$80,621
C8300 - AIRPORT ASST. SVS AGENT	3	$-		3	$208,024
C8310 - AIRPORT SERVICES AGENT	23	15	$1,276,778	8	$680,948
C8312 - AIRPORT SENIOR SERVICES AGENT	12	11	$1,043,172	1	$94,834

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C8314 - AIRPORT LEAD SERVICES AGENT	1	1	$100,553	0	$-
C8316 - AIRPORT PRINCIPAL SERV AGENT	17	10.45	$1,145,244	6.6	$717,833
C8318 - AIRPORT ASSISTANT SERV MANAGER	8	5.48	$643,995	2.5	$296,144
C8320 - AIRPORT SERVICES MANAGER	21	15.96	$2,056,434	5	$649,400
C8322 - AIRPORT OPERATIONS ANALYST	1	1	$164,517	0	$-
C8326 - AIRPORT SENIOR SERV MANAGER	2	2	$347,116	0	$-
U0048 - DEP DIRECTOR AVIATION	1	$-		1	$215,634
U0057 - DIRECTOR OF AVIATION	1	1	$459,814	0	$-
U0984 - ATTORNEY II		3	$371,268	-3	($371,268)
U6050 - DEPUTY DIRECTOR OF AVIATION	6	6	$1,551,378	0	$-
U6060 - Secretary of Aviation	1	$-		1	$174,422
U6090 - Business Manager of Aviation	1	$-		1	$129,015
Grand Total	**4994**	**4753.62**	**$434,089,994**	**240.4**	**$22,928,183**

Budget Committee Meeting:
6. Statement of Revenue and Expenditures by Fund

City of New Orleans

Reports for Period Ending October 31, 2025

Prepared for December 2025 Meeting

Statement of Revenue & Expenditures by FUND (Actuals)

For the Period Ending October 31, 2025 (prepared 11/24/2025)

Fund	Beginning Fund Balance at January 1, 2025 (Unaudited)	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance October 31, 2025 *prepared 11/24/2025* (Unaudited)
1000 - General Fund	$ 67,229,556.03	$ 626,667,115.17	$ (737,235,276.59)	$ (43,338,605.39)
1101 - Payroll Clearing	$ (3,640,339.43)	$ -	$ -	$ (3,640,339.43)
1128 - Hospitalization Employee Outside Agencies	$ 91.69	$ -	$ 25.00	$ 116.69
1129 - Hospitalization Employer	$ -	$ -	$ -	$ -
1130 - Unemployment Insurance	$ (9,160.00)	$ -	$ -	$ (9,160.00)
1131 - Life Insurance	$ -	$ -	$ -	$ -
1132 - Workmen's Compensation	$ 123,652.21	$ -	$ -	$ 123,652.21
1140 - British Petroleum	$ (0.00)	$ -	$ -	$ (0.00)
1143 - Joe Bartholomew Golf Course	$ 2,081,195.88	$ 710,470.31	$ (970,788.48)	$ 1,820,877.71
1144 - New Orleans Recreation	$ 705,517.99	$ 269,431.17	$ (1,164,035.41)	$ (189,086.25)
1145 - Office of Police Secondary Employment	$ (539,151.96)	$ 12,283,158.26	$ (13,866,837.72)	$ (2,122,831.42)
1150 - On Behalf Payments	$ (1,999,088.52)	$ -	$ -	$ (1,999,088.52)
1152 - New Orleans Building Corporation	$ 508,133.75	$ 430,713.02	$ (479,843.05)	$ 459,003.72
1155 - Termite Control	$ 1,180,801.07	$ 460,311.39	$ (579,288.32)	$ 1,061,824.14
1160 - Special Events	$ -	$ -	$ -	$ -
1162 - Traffic Court	$ -	$ -	$ -	$ -
1164 - Demolition	$ 609.88	$ -	$ -	$ 609.88
1166 - Judcl Acct-Mun Ct Rev Fd	$ (295.67)	$ -	$ -	$ (295.67)
1168 - Donations Place De France	$ 4,534.99	$ -	$ -	$ 4,534.99
1170 - New Orleans Special Events	$ 226.68	$ -	$ -	$ 226.68
1172 - New Orleans War On Drugs	$ 7,983.36	$ -	$ -	$ 7,983.36
1174 - National League of Cities	$ 5,851.01	$ -	$ -	$ 5,851.01
1176 - Municipal Endowment	$ 5,322.22	$ -	$ -	$ 5,322.22
1180 - Sanitation Recycling	$ 52,253.52	$ 2,924.50	$ -	$ 55,178.02
1181 - Parks & Parkway Millage	$ -	$ -	$ -	$ -
1182 - Reserve Fund	$ 135,033,690.00	$ -	$ -	$ 135,033,690.00
1183 - Priority Multi-Year Projects	$ (19,107,509.66)	$ -	$ (17,071,744.54)	$ (36,179,254.20)
1184 - State ACT Funding	$ 25,387.85	$ 1,320,000.00	$ (558,909.77)	$ 786,478.08
1190 - Library	$ 18,707,582.91	$ 22,439,546.42	$ (19,585,120.06)	$ 21,562,009.27
2000 - Capital Projects	$ 123,592,442.21	$ 157,237,403.61	$ (313,850,831.61)	$ (33,020,985.79)
4110 - Housing and Urban Development	$ (21,772,809.92)	$ 27,213,720.51	$ (16,133,339.42)	$ (10,692,428.83)

Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending October 31, 2025 (prepared 11/24/2025) Fund	Beginning Fund Balance at January 1, 2025 (Unaudited)	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance October 31, 2025 *prepared 11/24/2025* (Unaudited)
4115 - FEMA Federal Emergency Management Agency	$ (44,408,974.56)	$ 4,207,688.70	$ (15,707,735.87)	$ (55,909,021.73)
4120 - Urban Development Action Gt.	$ 4,319,746.83	$ -	$ -	$ 4,319,746.83
4122 - Federal Communication Commission	$ -	$ -	$ -	$ -
4130 - Department of Labor	$ (364,501.72)	$ 3,206,365.36	$ (3,764,387.83)	$ (922,524.19)
4131 - Department of Defense	$ 24,999.06	$ -	$ -	$ 24,999.06
4132 - Environmental Protection Agency	$ 85,096.27	$ 19,035.00	$ (11,166.00)	$ 92,965.27
4133 - National Endowment For Arts	$ -	$ -	$ -	$ -
4136 - Federal Department of Homeland Security	$ (660,828.49)	$ 1,423,915.70	$ (1,257,307.92)	$ (494,220.71)
4137 - Federal Transportation Authority	$ -	$ -	$ -	$ -
4139 - Federal Highway Administration	$ -	$ -	$ -	$ -
4140 - Federal Department of Energy	$ 70,623.53	$ 46,250.00	$ (55,075.00)	$ 61,798.53
4141 - Federal American Recovery	$ -	$ -	$ -	$ -
4142 - Federal Justice Administration	$ 148,547.58	$ -	$ -	$ 148,547.58
4143 - Federal Department of Agriculture	$ 977,597.85	$ 65,160.79	$ (63,236.84)	$ 979,521.80
4144 - Federal Department of Commerce	$ -	$ -	$ -	$ -
4145 - Federal Department of Health and Human Services	$ (2,675,597.94)	$ 17,973,215.46	$ (17,341,496.49)	$ (2,043,878.97)
4146 - Federal Department of Interior	$ 1,009.57	$ -	$ -	$ 1,009.57
4147 - Federal Department of Justice	$ (9,158,973.45)	$ 12,088,903.57	$ (2,798,930.54)	$ 130,999.58
4148 - Federal Department of Labor	$ -	$ -	$ -	$ -
4149 - Federal Department of Transportation	$ (100,685.46)	$ 366,562.65	$ (365,940.56)	$ (100,063.37)
4150 - Federal Treasury Department	$ 0.00	$ 88,019,436.16	$ (47,059,831.52)	$ 40,959,604.64
4401 - Louisiana Office of Community Development	$ 2,627,880.16	$ 70,292.47	$ (67,819.41)	$ 2,630,353.22
4402 - Louisiana Department of Agriculture and Forestry	$ 108,774.44	$ -	$ -	$ 108,774.44
4403 - Louisiana Department of Education	$ 5,222.96	$ -	$ -	$ 5,222.96
4404 - Louisiana Department of Administration	$ 0.21	$ 4,240,350.04	$ (4,977,747.02)	$ (737,396.77)
4405 - Louisiana Department of Health and Human Services	$ 143,993.21	$ 517,766.74	$ (541,232.59)	$ 120,527.36
4406 - Louisiana Department of Economic Development	$ 19,040.41	$ -	$ -	$ 19,040.41
4408 - Louisiana Highway Safety Commission	$ 26,917.23	$ 11,350.75	$ -	$ 38,267.98
4409 - Louisiana Department of Culture Recreation and Tourism	$ 2,088.55	$ -	$ -	$ 2,088.55
4411 - Louisiana Commission On Law Enforcement	$ (4,985.87)	$ 69,642.00	$ (68,448.64)	$ (3,792.51)
4412 - Louisiana Military Department	$ (154,791.14)	$ 117,237.18	$ (125,502.97)	$ (163,056.93)

Statement of Revenue & Expenditures by FUND (Actuals)

For the Period Ending October 31, 2025 (prepared 11/24/2025)

Fund	Beginning Fund Balance at January 1, 2025 (Unaudited)	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance October 31, 2025 *prepared 11/24/2025* (Unaudited)
4413 - Louisiana Department of Public Safety	$ (425.92)	$ -	$ -	$ (425.92)
4414 - Louisiana Department of Social Services	$ 193,314.23	$ -	$ -	$ 193,314.23
4415 - State Department of Natural Resource	$ 104,717.09	$ -	$ -	$ 104,717.09
4416 - Delta Regional Authority	$ -	$ -	$ -	$ -
4417 - TR2-Traffic Court 250	$ -	$ -	$ -	$ -
4418 - TR3-Crime Stoppers	$ -	$ -	$ -	$ -
4419 - TR5-Traffic Court 57	$ -	$ -	$ -	$ -
4420 - Corporation of National and Community Service	$ -	$ -	$ -	$ -
4421 - Consumer Product Safety Commission	$ -	$ 9,786.88	$ (90,737.21)	$ (80,950.33)
4900 - Private Grants	$ 975,868.94	$ 140,514.80	$ 1,330.67	$ 1,117,714.41
5101 - Adopt-A-Pothole	$ 0.37	$ -	$ -	$ 0.37
5102 - American Can Project	$ -	$ -	$ -	$ -
5103 - Asset Seizure	$ 1,721,657.13	$ 376,700.55	$ (409,314.50)	$ 1,689,043.18
5104 - Capital Improvemt and Infrastructure	$ (299,178.11)	$ 12,504.58	$ (28,280.70)	$ (314,954.23)
5105 - Coroners Operational	$ 144,736.11	$ 3,696.20	$ (60,000.00)	$ 88,432.31
5106 - Delgado Albania Revolving	$ 1,376,361.91	$ 262,754.33	$ -	$ 1,639,116.24
5107 - Environmental Disaster Mitigation	$ 1,100,000.11	$ (1,100,000.00)	$ -	$ 0.11
5108 - Environmental Improvement	$ 836,989.30	$ 539,290.00	$ (652,486.91)	$ 723,792.39
5109 - French Quarter Improvement	$ 95,559.97	$ -	$ (35,804.73)	$ 59,755.24
5110 - Housing and Environmental Improvement	$ (3,886,892.79)	$ 2,495,136.38	$ (5,315,190.39)	$ (6,706,946.80)
5112 - Indigent Defender	$ 47,151.70	$ 382,175.00	$ (412,750.00)	$ 16,576.70
5114 - Mayoral Fellows Program	$ (250,014.80)	$ -	$ 376,620.50	$ 126,605.70
5115 - Mayor's Office of Tourism and Arts	$ 41,211.65	$ 156,000.00	$ (110,961.68)	$ 86,249.97
5116 - Miscellaneous Donations	$ 499,413.85	$ 9,225.00	$ (26,519.03)	$ 482,119.82
5117 - Music and Entertainment	$ 213,109.73	$ 155,163.29	$ (293,000.00)	$ 75,273.02
5118 - New Orleans Film	$ 108,950.83	$ 152,996.91	$ (134,332.46)	$ 127,615.28
5119 - NOPD Crime Prevention	$ 937.48	$ -	$ -	$ 937.48
5120 - New Orleans Recreation Foundation	$ 163,886.40	$ 25,313.04	$ -	$ 189,199.44
5121 - Neighborhood Housing Improvement	$ 1,070,875.46	$ 79,043.47	$ (130,329.61)	$ 1,019,589.32
5122 - New Orleans Economic Development	$ 213,333.77	$ 5,489.34	$ (140,377.68)	$ 78,445.43
5123 - Plant A Tree Campaign	$ 618,520.27	$ 152,092.97	$ (26,949.54)	$ 743,663.70

Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending October 31, 2025 (prepared 11/24/2025) Fund	Beginning Fund Balance at January 1, 2025 (Unaudited)	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance October 31, 2025 *prepared 11/24/2025* (Unaudited)
5124 - Sex Offender Proprietary	$ 175,368.25	$ 47,640.70	$ (25,636.14)	$ 197,372.81
5125 - Sidewalk Paving and Repair	$ -	$ -	$ -	$ -
5126 - Utilities	$ 331,992.75	$ -	$ -	$ 331,992.75
5127 - Road Paving and Restoration	$ 423,399.15	$ -	$ -	$ 423,399.15
5128 - French Quarter Development District	$ 3,576,203.93	$ 2,871,563.16	$ (1,415,387.28)	$ 5,032,379.81
5129 - Ad Valorem Property Tax Enforcement	$ 3,510,253.93	$ 785,916.72	$ (2,042,515.91)	$ 2,253,654.74
5132 - Traffic Court 250	$ -	$ -	$ -	$ -
5133 - Crime Stoppers	$ -	$ -	$ -	$ -
5134 - Traffic Court 57	$ -	$ -	$ -	$ -
5135 - Integrated Green Infrastructure Projects	$ 2,741,792.46	$ 27,236.00	$ (226,305.75)	$ 2,542,722.71
5137 - Entergy Penalty Settlement	$ 5,000,000.00	$ -	$ -	$ 5,000,000.00
5138 - Gallier Hall Maintenance	$ 849,997.86	$ 455,687.13	$ (534,406.45)	$ 771,278.54
5139 - Judgement Fund	$ 272,509.22	$ 2,000,000.00	$ (1,134,823.01)	$ 1,137,686.21
5140 - Infrastructure Maintenance Fund	$ (255,898.98)	$ 16,751,232.41	$ (17,540,461.69)	$ (1,045,128.26)
5141 - Interim Short Term Rental Fund	$ 11,452,438.65	$ 5,237,404.05	$ (4,695,624.80)	$ 11,994,217.90
5142 - City Cemetery Maintenance & Repair Fund	$ 278,111.77	$ 9,251.00	$ (42,656.62)	$ 244,706.15
5144 - Cultural Center Area 3	$ -	$ -	$ -	$ -
5146 - City Council SWBNO Substation Support Fund	$ -	$ -	$ -	$ -
5147 - City Council Utility Support Fund	$ (559,573.65)	$ -	$ -	$ (559,573.65)
5148 - Victim's Bill of Rights Fund	$ 130,775.54	$ -	$ (113,443.87)	$ 17,331.67
5149 - New Orleans Recreation and Culture Fund	$ (14,000,000.00)	$ -	$ -	$ (14,000,000.00)
5150 - Early Childhood Education	$ (579,214.85)	$ 22,493,081.25	$ (20,686,257.39)	$ 1,227,609.01
5151 - Gordon Plaza Environmental Equity Relocation Assistance Fund	$ -	$ -	$ -	$ -
5152 - Renter Anti-Displacement Fund	$ 4,800.00	$ 49,850.00	$ -	$ 54,650.00
5153 - LA Opioid Abatement Task Force Fund	$ 4,849,892.27	$ 2,525,985.10	$ (314,131.46)	$ 7,061,745.91
5154 - Affordable and Workforce Housing Fund	$ -	$ -	$ -	$ -
5155 - New Orleans Housing Trust Fund	$ 20,346,713.82	$ -	$ (2,553,950.12)	$ 17,792,763.70
5156 - Public Educational and Government Access Support Fund	$ -	$ 416,822.62	$ (20,552.82)	$ 396,269.80
5301 - Helen Adler Levy Memorial Room Trust	$ 42.52	$ -	$ -	$ 42.52
5302 - Mrs. Otto Joachim Trust	$ 24.60	$ -	$ -	$ 24.60
5303 - Isaac Delgado Memorial Trust	$ 118,181.05	$ 3,650.97	$ -	$ 121,832.02

Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending October 31, 2025 (prepared 11/24/2025)	Beginning Fund Balance at January 1, 2025 (Unaudited)	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance October 31, 2025 *prepared 11/24/2025* (Unaudited)
Fund				
5305 - Lafayette Cemetery Number One Trust	$ 1,182.47	$ 36.48	$ -	$ 1,218.95
5306 - Mahalia Zimmerman Trust	$ 589.51	$ 18.20	$ -	$ 607.71
5307 - Sickles Legacy Trust	$ -	$ -	$ -	$ -
5309 - Plygo - Community Service Commission Trust	$ 1,023.10	$ -	$ -	$ 1,023.10
5312 - Ed Benjamin Trust	$ 5,926.13	$ 241.29	$ (4,076.11)	$ 2,091.31
5313 - Captain Neville Levy	$ 0.14	$ -	$ -	$ 0.14
5401 - Helen Adler Levy Library Trust Proceeds	$ -	$ -	$ -	$ -
5402 - Ms. Otto Joachim Trust Proceeds	$ 0.83	$ -	$ -	$ 0.83
5403 - Isaac Delgado Memorial Trust Proceeds	$ 589,912.24	$ 7,909.46	$ -	$ 597,821.70
5405 - Lafayette Cemetery Number One Trust Proceeds	$ 21,614.41	$ 89.22	$ -	$ 21,703.63
5406 - Mahalia Zimmerman Trust Proceeds	$ 348.35	$ -	$ -	$ 348.35
5407 - Sickles Legacy Trust Proceeds	$ -	$ -	$ -	$ -
5410 - New Orleans Recreation Development Commission Trust	$ 51,928.99	$ -	$ (3,545.00)	$ 48,383.99
5411 - Ella West Freeman Foundation	$ 9,055.19	$ 155.55	$ -	$ 9,210.74
5412 - John McDonough Trust Proceeds	$ 7,766.56	$ 288.19	$ (7,211.00)	$ 843.75
5413 - Kiwanis Club Sprinkler System Proceeds	$ 10.41	$ -	$ -	$ 10.41
5414 - LaHache Music Trust Proceeds	$ 2.89	$ -	$ -	$ 2.89
5415 - Simon Hernsheim Trust Proceeds	$ 3,907.24	$ 850.00	$ -	$ 4,757.24
5416 - Vieux Carre Residetial Exp Trust	$ 1,244.86	$ -	$ -	$ 1,244.86
5417 - Wisner Land Trust Proceed	$ 3,814,649.88	$ 5,837,588.97	$ (2,300,000.00)	$ 7,352,238.85
5418 - Public Library Donations Trust	$ 360,212.52	$ 144,870.50	$ (248,677.24)	$ 256,405.78
5419 - Simon V. Sickles Legacy Fund	$ 150,927.74	$ 9,576.41	$ (28,351.43)	$ 132,152.72
6133 - Parking Management Fund	$ 1,802,224.70	$ -	$ -	$ 1,802,224.70
6203 - City No Contract Claim Account	$ -	$ -	$ -	$ -
6204 - Occup Privilege Tax	$ -	$ -	$ -	$ -
6205 - Orleans Parish School Board	$ -	$ -	$ -	$ -
6207 - Property Tax Clearing	$ 647,353.29	$ 230,608.96	$ -	$ 877,962.25
6209 - Rta Sales Tax Distribution	$ -	$ -	$ -	$ -
6210 - New Orleans & Company - STR Fund	$ -	$ -	$ -	$ -
6212 - Crime Lab Proprietary Fund	$ 9,195.75	$ 20,112.00	$ (2,107.40)	$ 27,200.35
6215 - French Market Corporation	$ 3,661,602.85	$ 2,790,806.24	$ (2,263,271.12)	$ 4,189,137.97

Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending October 31, 2025 (prepared 11/24/2025) Fund	Beginning Fund Balance at January 1, 2025 (Unaudited)	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance October 31, 2025 *prepared 11/24/2025* (Unaudited)
6244 - Magnolia Economic Development	$ (97,208.10)	$ -	$ -	$ (97,208.10)
6245 - New Orleans Museum of Art Payroll	$ 78,586.75	$ 86,780.44	$ (93,232.94)	$ 72,134.25
6246 - Riverwalk-Spanish Plaza Economic Development District	$ -	$ -	$ -	$ -
6247 - Broad Street Sports Entertainment & Dining EDD Fund	$ -	$ -	$ -	$ -
6254 - Workmen's Compensation	$ -	$ -	$ -	$ -
6401 - Real Estate DDD Amid Taxes	$ 17,002,252.77	$ -	$ -	$ 17,002,252.77
6403 - Documentary Trans Fee	$ -	$ -	$ -	$ -
6416 - Personal Property Taxes	$ 8,999,007.63	$ -	$ -	$ 8,999,007.63
6420 - Sales Taxes	$ 3,764,534.00	$ -	$ -	$ 3,764,534.00
6499 - Miscellaneous Escrow	$ 12,209,910.30	$ -	$ -	$ 12,209,910.30
6900 - CNO Debt Service Fund	$ 28,348,731.33	$ -	$ -	$ 28,348,731.33
8888 - Enterprise Zone Fund	$ -	$ -	$ -	$ -
2025 Unaudited General Fund Consolidated Net Deficit as 10.31.2025 (Amount of revenues less in expenses = use of Fund Balance)				**$ (126,062,971.71)**
2024 Audited General Fund Consolidated Balance				**$ 205,649,000.00**
2025 Unaudited General Fund Consolidated Balance as of 10.31.2025				**$ 79,586,028.29**

Fund Code Descriptions

General Fund (1000) – The General Fund. Except as otherwise provided by this Charter or applicable state law, all taxes, licenses, fees, and other receipts, revenues and income of the City shall be deposited daily to the credit of the "General Fund of the City of New Orleans". No moneys shall be disbursed from operating funds except in accordance with an appropriation made by the operating budget ordinance and allotments thereunder, the capital budget ordinance as provided for in this Charter, or applicable state and municipal law. No operating expense shall be paid from any fund other than an operating fund, except to the extent specifically authorized by ordinance to be paid from other funds. **(Audit 2020 Footnotes)**

Payroll Clearing (1101) – collapses to General Fund; used to pay all City of New Orleans Employees Payroll on a weekly basis. **(Audit 2020 Footnotes)**

Hospitalization Employee Outside Agencies (1128) - collapses to General Fund; used to record United Healthcare employee expenses for outside agencies that City of New Orleans. **(Audit 2020 Footnotes)**

Hospitalization Employer (1129) - collapses to General Fund; used to record United Healthcare employer expenses for the City of New Orleans. **(Audit 2020 Footnotes)**

Unemployment Insurance (1130) - collapses to General Fund; used to record unemployment insurance for the City of New Orleans. **(Audit 2020 Footnotes)**

Life Insurance (1131) - collapses to General Fund; used to record life insurance for the City of New Orleans. **(Audit 2020 Footnotes)**

Workmen's Compensation (1132) - collapses to General Fund; used to record workmen's compensation for the City of New Orleans. **(Audit 2020 Footnotes)**

British Petroleum (1140) - All revenues collected by the Department of Finance from the British Petroleum (BP) Settlement shall be deposited into the British Petroleum (BP) Settlement Fund. Expenditures from this fund shall be appropriated and recorded properly for the stated purpose and use. **(M.C.S., Ord. No. 26604, § 1, 10-1-15) (Audit 2020 Footnotes)**

Joe Bartholomew Golf Course (1143) - All revenues collected by the department of finance from the operation of Joseph M. Bartholomew, Sr. Municipal Golf Course shall be deposited into the Bartholomew Golf Course Fund. Expenditures from the fund shall be used to partially fund day-to-day operations of the Joseph M. Bartholomew, Sr. Municipal Golf Course. **(M.C.S., Ord. No. 24894, § 1, 6-28-12) (Audit 2020 Footnotes)**

New Orleans Recreation (1144) – All NORDC related revenues collected by the department of finance, including but not limited to revenues collected from facility rentals, swimming and summer camp fees, tennis fees, pool rentals, stadium/playground rentals, vending machine income, concession stand income, copy machine income and event gate commissions shall be deposited into the New Orleans Recreation Development Commission Revolving Fund. Expenditures from the fund shall be used to fund day-to-day operational expenses of the New Orleans Recreation Development Commission. **(Audit 2020 Footnotes)**

Office of Police Secondary Employment (1145) - All revenues collected by the department of finance from the operation of the office of police secondary employment shall be deposited into the police secondary employment fund. Expenditures from the fund shall be used to fund operations of the office of police secondary employment. **(M.C.S., Ord. No. 25429, § 1, 8-8-13) (Audit 2020 Footnotes)**

On Behalf Payments (1150) - All funds collected by the department of finance from a program or function by another agency on behalf of the city shall be placed in the fund. Expenditures from the fund shall be recorded properly for the purpose and use. **(M.C.S., Ord. No. 26118, § 1, 11-6-14) (Audit 2020 Footnotes)**

New Orleans Building Corporation (1152) – NO INFORMATION

Termite Control (1155) - All revenues collected by the mosquito and termite control board as a result of consulting fees, reimbursements fees from conferences held for private companies and governmental agencies, and technical support supplied to companies testing their termite control products shall be placed in the fund. Expenditures from the fund shall be used to purchase materials necessary to supply technical or consulting advice to companies testing their products. At close of each year, the director of the mosquito and termite control board, with the approval of the chief administrative officer, and upon a determination that the balance in the fund is clearly in excess of the amount reasonably anticipated expenditure within the new fiscal year, shall pay the excess amount into the general fund of the city by appropriation of the council. **(M.C.S., Ord. No. 17,953, § 1, 12-19-96; Ord. No. 19,532, § 1, 2-3-00) (Audit 2020 Footnotes)**

Special Events (1160) – NO INFORMATION

Traffic Court (1162) – NO INFORMATION

Demolition (1164) – NO INFORMATION

Judcl Acct-Mun Ct Rev Fd (1166) - The municipal court judicial fund is hereby established and shall be administered by the municipal court judges of the city. The fund shall receive payment from bond forfeitures in connection with the administration of the municipal court or in other manners provided by law. Any surplus remaining in this judicial expense fund as of December 31, 1975, and every year thereafter, shall be distributed as follows: One-half shall be retained in the judicial expense fund and the remaining one-half shall be remitted to the city general fund. Such funds shall be annually audited by the director of the department of finance. **(Code 1956, § 40-47) (Audit 2020 Footnotes)**

Donations Place De France (1168) – NO INFORMATION

New Orleans Special Events (1170) - In accordance with the provisions of section 6-215 of the Charter, the New Orleans special events fund is hereby established to receive donations from private individuals, corporations and other institutions and entities in the private sector to lessen the burdens of government on the city in attracting and hosting national conventions, special events and other activities which shall benefit the city. No donation will be accepted except on an unrestricted basis only in that a donation may not be designated for use in connection with any particular national convention, special event or other activity. It is intended that the city government's discretion will in no way be inhibited to apply this resource in the manner that in its judgment will bring the greatest overall return to the city and its community at large. **(Code 1956, § 2-28.1) (Audit 2020 Footnotes)**

New Orleans War on Drugs (1172) - In accordance with the provisions of section 6-215 of the Charter, the New Orleans War on Drugs Fund is hereby established to receive donations from private individuals, corporations and other institutions and entities in order to aid and assist the city in its efforts to eradicate illegal substance abuse in the city. Conditional donations to the fund shall be reviewed by the board of city trusts as required by section 5-402 of the Charter. **(Code 1956, § 2-28.3) (Audit 2020 Footnotes)**

National League of Cities (1174) – NO INFORMATION

Municipal Endowment (1176) – NO INFORMATION

Sanitation Recycling (1180) - There is hereby established, in conformity with section 6-201 et seq. of the City Charter, a sanitation special fund, which shall receive funds resulting from the sale of recyclable materials brought to and/or purchased by the City of New Orleans, Department of Sanitation Recycling Center, which funds shall be utilized only as a budget enhancement and not as a budget offset for public purposes and which shall further the needs and accomplishments of the New Orleans Department of Sanitation. **(Code 1956, § 2-28.6; M.C.S., Ord. No. 14176, § 1, 11-8-90; M.C.S., Ord. No. 28459, § 1, 8-20-20) (Audit 2020 Footnotes)**

Parks & Parkway Millage (1181) - That, in accordance with Council Resolution R-18-521, Ordinance No. 27965 M.C.S., and Ordinance No. 27998 M.C.S., and as approved by the voters of the City of New Orleans in a referendum on May 4, 20 l 9, a special ad valorem tax is hereby levied, for the year 2023, with proceeds dedicated first to payment of debt service obligations secured by prior taxes; then to improving park safety and accessibility; capturing stormwater to reduce flooding; repairing and upgrading playgrounds and recreation centers; conserving natural areas; and constructing, improving, maintaining, and operating parks, recreational facilities, and wildlife conservation facilities in the City, except that a portion of collections shall be remitted to certain state and statewide retirement systems as required by law, on behalf of the New Orleans Recreation Development Commission, the New Orleans Department of Parks and Parkways, the City Park Improvement Association, and the Audubon Commission. Pursuant to applicable constitutional and statut01y authority, this tax is levied at a rate of 6.31 mills on the dollar of assessed valuation of property and shall be allocated pro-rata as follows: 1.95 mills to the New Orleans Recreation Development Commission, 1.80 mills for the New Orleans Depa1tment of Parks and Parkways, 0.61 mills to the City Park Improvement Association, and 1.95 mills to the Audubon Commission.

Reserve Fund (1182) – General Consolidated Fund from Ordinance 29266 & R-20-281; August 2024, we created per City Council two account categories: 8023 (Rainy Day Fund) & 8024 (City Contingency)

Priority Multi-Year Projects (1183) – Fund Balance Projects that will span several years for completion.

State ACT Fund (1184) – Louisiana State House Bill 560, Act No. 397 - to appropriate funds and to make certain reductions from certain sources to be allocated to designated agencies and purposes in specific amounts for the making of supplemental appropriations and reductions for said agencies and purposes

Library (1190) – A proposition to authorize the levy by the City of New Orleans of an ad valorem tax of four mills on property in the City of New Orleans subject to such tax. The tax shall be levied for collection in 1987 and to remain in effect and be imposed thereafter for a period of thirty-five (35) years. The proceeds of the tax shall be appropriated fully for the use of the Public Library Board for Public Library purposes authorized by the Home Rule Charter of the City of New Orleans. The proceeds to be appropriated solely for the use of The Public Library Board for the following specific purposes: Controlling and providing for the administration of the libraries, reading rooms, bookmobiles and related facilities. Purchasing directly or through the Bureau of Purchasing, books, pamphlets, films, maps, recordings, periodicals, prints and pictures, and through the Bureau of Purchasing such other property that may be necessary for the operation of the functions of The Public Library Board. Operating library facilities to serve the needs and interests of the public. Maintaining the City archives. **(Audit 2020 Footnotes)**

***Capital Projects Fund (2000)* –** All moneys received or held for the purpose of defraying the cost of any capital expenditure shall constitute "capital projects funds". Capital projects funds shall consist of moneys derived from the proceeds of the sale of immovable property, from proceeds of bonds, notes, certificates or other evidences of indebtedness for capital expenditures, including proceeds of temporary loans negotiated in anticipation thereof, from appropriations or grants from other governments or governmental agencies for capital expenditures, from allocations made by any operating budget ordinance for capital expenditures, from proceeds from any insurance settlement for loss sustained to immovable property, from proceeds of assessments for street improvements to the extent not dedicated to repayment of debt, or from transfers from any reserve fund maintained for ultimate capital expenditures. **(Audit 2020 Footnotes)**

HUD Fund (4110) – This special revenue fund is used to account for funding from the Department of Housing and Urban Development (HUD). Some of the major initiatives are Community Development Block Grants (CDBG), HOME Investment Partnership Act Program (HOME), Emergency Shelter Grant Program (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA). **(Audit 2019 Footnotes)**

FEMA Fund (4115) – This special revenue fund accounts for grants received from the Federal Emergency Management Agency (FEMA) for hurricane relief, hazard mitigation, and all other emergency related efforts. **(Audit 2020 Footnotes)**

UDAG (4120) – This special revenue fund is used to account for funding from Department of Housing and Urban Development (HUD) Section 108 loans. These loans are used for the purposes of providing loans to the private sector for completion of projects that will stimulate economic development activity in the City. **(Audit 2020 Footnotes)**

FCC (4122) – This special revenue fund is used to account for funding from the Federal Communications Commission to the Office of Resilience and Sustainability for the New Orleans Broadband Outreach and Equity Program ; and otherwise to provide with respect thereto.

DOL (4130) – This special revenue fund is used to account for grants received from the Department of Labor for workforce development. **(Audit 2020 Footnotes)**

DOD (4131) - This special revenue fund is used to account for grants received from the Department of Defense for national security. **(Audit 2020 Footnotes)**

EPA (4132) - This special revenue fund is used to account for grants received from the Environmental Protection Agency for environmental improvements. **(Audit 2020 Footnotes)**

NEA (4133) - This special revenue fund is used to account for grants received from the National Endowment for Arts for promoting and strengthening the creative capacity of the arts. **(Audit 2020 Footnotes)**

FHS (4136) - This special revenue fund is used to account for grants received from the Department of Homeland Security for terrorism and national security. **(Audit 2020 Footnotes)**

FTA (4137) - This special revenue fund is used to account for grants received from the Federal Transportation Authority for providing financial and technical assistance to local public transit systems, including buses, subways, light rail, commuter rail, trolleys and ferries. **(Audit 2020 Footnotes)**

FHWA (4139) - This special revenue fund is used to account for grants received from the Federal Highway Administration for highway improvements. **(Audit 2020 Footnotes)**

FEG (4140) - This special revenue fund is used to account for grants received from the Federal Department of Energy for environmental and nuclear challenges through transformative science and technology solutions. **(Audit 2020 Footnotes)**

FAR (4141) - This special revenue fund is used to account for grants received from the Federal American Recovery Act for purposes specified within the Recovery Act. **(Audit 2020 Footnotes)**

FJA (4142) - This special revenue fund is used to account for grants received from the Federal Justice Administration for public safety and crime prevention. **(Audit 2020 Footnotes)**

FDA (4143) - This special revenue fund is used to account for grants received from the Federal Department of Agriculture for agricultural improvements. **(Audit 2020 Footnotes)**

FDC (4144) - This special revenue fund is used to account for grants received from the Federal Department of Commerce for economic development and growth. **(Audit 2020 Footnotes)**

FDH (4145) - This special revenue fund is used to account for grants received from the Federal Department of Health for health preventions and improvements. **(Audit 2020 Footnotes)**

FDI (4146) - This special revenue fund is used to account for grants received from the Federal Department of Interior for managing public lands and minerals, national parks, and wildlife refuges, along with other environmental conservation efforts. **(Audit 2020 Footnotes)**

FDJ (4147) - This special revenue fund is used to account for grants received from the Federal Department of Justice for public safety and crime prevention. **(Audit 2020 Footnotes)**

FDOL (4148) - This special revenue fund is used to account for grants received from the Department of Labor for workforce development. **(Audit 2020 Footnotes)**

FDT (4149) - This special revenue fund is used to account for grants received from the Federal Department of Transportation for transportation improvements. **(Audit 2020 Footnotes)**

FTD (4150) - This special revenue fund is used to account for grants received from the Federal Treasury Department for economic impact and stability. **(Audit 2020 Footnotes)**

LCD (4401) - This special revenue fund is used to account for grants received from the Louisiana Office of Community Development to provide decent housing opportunities, improved living environments and expanded opportunities for persons of low and moderate income. **(Audit 2020 Footnotes)**

LAF (4402) - This special revenue fund is used to account for grants received from the Louisiana Department of Agriculture and Forestry to promote and protect agriculture, forestry and soil and water resources in the state. **(Audit 2020 Footnotes)**

LDE (4403) - This special revenue fund is used to account for grants received from the Louisiana Department of Education to improve public education for all students by providing leadership, guidance, and resources. **(Audit 2020 Footnotes)**

LDA (4404) - This special revenue fund is used to account for grants received from the Louisiana Department of Administration for specified purposes within the grant. **(Audit 2020 Footnotes)**

LDH (4405) - This special revenue fund is used to account for grants received from the Louisiana Department of Health to protect and promote health and to ensure access to medical, preventive and rehabilitative services for all citizens of the state of Louisiana. **(Audit 2020 Footnotes)**

LED (4406) - This special revenue fund is used to account for grants received from the Louisiana Department of Economic Development to cultivate jobs and economic opportunity for the people of Louisiana. **(Audit 2020 Footnotes)**

***LHS** (4408)* - This special revenue fund is used to account for grants received from the Louisiana Highway Safety Commission to reduce traffic crashes and the resulting deaths, injuries and property damage. **(Audit 2020 Footnotes)**

DCR (4409) - This special revenue fund is used to account for grants received from the Louisiana Department of Culture, Recreation, and Tourism foe preserving, supporting, developing and promoting Louisiana culture and historic places. **(Audit 2020 Footnotes)**

LLE (4411) - This special revenue fund is used to account for grants received from the Louisiana Commission on Law Enforcement to improve the operations of the criminal justice and juvenile justice system and promote public safety by providing progressive leadership and coordination within the criminal justice community. **(Audit 2020 Footnotes)**

LMD (4412) - This special revenue fund is used to account for grants received from the Louisiana Military Department to protect and serve the citizens of Louisiana by providing a highly trained, qualified and reliable force. **(Audit 2020 Footnotes)**

LPS (4413) - This special revenue fund is used to account for grants received from the Louisiana Department of Public Safety to secure prison operations and community correctional programs, development and implementation of effective criminal justice policies for Louisiana. **(Audit 2020 Footnotes)**

LSS (4414) - This special revenue fund is used to account for grants received from the Louisiana Department of Social Services to keep children safe, helping individuals and families become self-sufficient, and providing safe refuge during disasters. **(Audit 2020 Footnotes)**

DNR (4415) - This special revenue fund is used to account for grants received from the Louisiana Department of Natural Resources to ensure and promote sustainable and responsible use of the natural resources of our state. **(Audit 2020 Footnotes)**

DRA (4416) - This special revenue fund is used to account for grants received from Delta Regional Authority to improve the quality of life for the residents of the Mississippi Delta. **(Audit 2020 Footnotes)**

TR2-Traffic Court 250 (4417) – NO INFORMATION

TR3-Crime Stoppers (4418) – NO INFORMATION

TR5-Traffic Court 57 (4419) – NO INFORMATION

CNCS (4420) - This special revenue fund is used to account for grants received from Corporation of National and Community Service to meet unmet human, educational, environmental, and public safety needs and to renew an ethic of civic responsibility by encouraging citizens to participate in national service programs. The major programs authorized by NCSA include AmeriCorps State and National Grants and the National Civilian Community Corps (NCCC). **(Audit 2020 Footnotes)**

PRIV (4900) - This special revenue fund is used to account for grants received from private grants and foundations for specific purposes within the grant. **(Audit 2020 Footnotes)**

Adopt-a-Pothole Program (5101) – Used to account for funds donated to repair damaged City streets. **(Audit 2019 Footnotes)**

American Can (5102) – Used to account for repayment of the Section 108 loan received from the U.S. Department of Housing and Urban development (HUD) for the benefit of the American Can Project. This loan was paid off in 2019. **(Audit 2020 Footnotes)**

Asset Seizure (5103) – Used to account for property confiscated from drug dealers by the police department to be used for crime fighting measures. **(Audit 2019 Footnotes)**

Capital Improvements and Infrastructure (5104) – Used to account for funds allocated for the improvements of infrastructures within the City. **(Audit 2019 Footnotes)**

Coroner's Office (5105) – All revenues collected by the department of finance from the fee collected by coroner's office shall be dedicated solely in defraying the operational expenses of the coroner's office. Expenditures from the fund shall be appropriated and recorded properly for the purpose and use. **(M.C.S., Ord. No. 26158, § 1, 11-20-14) (Audit 2020 Footnotes)**

Delgado Albania Plantation Commission (5106) – Used to account for funds generated from the operation of a sugar cane plantation. **(Audit 2019 Footnotes)**

Environmental Disaster Mitigation Revolving Fund (5107) - All revenues collected by the Department of Finance from public or private entities as a result of damage to the environment shall be placed in the fund. Expenditures from the fund shall be used to purchase materials, compensate personnel, obtain services, or offset expenses that may have resulted from said damage. **(Audit 2019 Footnotes)**

Environmental Improvement (5108) – Used to account for funds received from fines, fees, costs, and penalties and allocated to programs designed to improve health, housing, and environmental conditions in the City. **(Audit 2019 Footnotes)**

French Quarter Improvement (5109) – All revenues collected by the Department of Finance from the New Orleans Convention and Visitors Bureau shall be only for the repairs, improvements, and services within the French Quarter Management District in the following categories: public safety and law enforcement; quality of life enforcement measures, and violation identification; ticketing and court measures relative to ordinance compliance; sanitation; infrastructure repair of improvements, and lighting. **(M.C.S., Ord. No. 26074, § 1, 10-16-14) (Audit 2020 Footnotes)**

Housing and Environment Improvements (5110) – Used to improve health, housing, and environmental conditions in the City. **(Audit 2019 Footnotes)**

Indigent Defender (5112) – Used to account for revenues collected for specified traffic violations. These funds are maintained by the Orleans Parish Public Defender's Office. **(Audit 2019 Footnotes)**

Mayoral Fellows Program (5114) – Used to account for funds to offer post-baccalaureate students the opportunity to serve in the New Orleans city government while helping to create a cadre of potential leaders for the community. **(Audit 2019 Footnotes)**

Mayor's Office of Tourism and Arts (5115) – Used to account for programs and initiatives specifically directed toward supporting and advancing arts organizations. **(Audit 2019 Footnotes)**

Miscellaneous Donations (5116) – All miscellaneous donations received by the city that are not subject to specific regulatory conditions shall be placed in the fund. Expenditures from the fund shall be made to fund the purposes for which the donations were made and through the department responsible for such undertaking, unless unrestricted donations to the general fund. Funds will be accepted either on an unrestricted basis, or for the support of a specific program, project, activity, or other use designated by the donor and agreed to by the director of the responsible department and the chief administrative officer. Conditional donations to the fund shall be reviewed by the board of the city trusts, as required by section 4-1806 of the Home Rule Charter. **(M.C.S., Ord. No. 22218, § 1, 5-3-06)** **(Audit 2020 Footnotes)**

Music and Entertainment Commission (5117) – Used to account for funds allocated for programs designed to attract music and entertainment to the City. **(Audit 2019 Footnotes)**

New Orleans Film Commission Trust (5118) – Used to account for funds received for the spending budget of the New Orleans Film Commission from various sources, such as the New Orleans Tourism Marketing Corporation, as well as grant funds, donations, and other monetary contributions from private individual corporations, and other institutions and entities in the private sector to support the programs and activities of the Commission. **(Audit 2019 Footnotes)**

New Orleans Police Department Crime Prevention (5119) – Used to account for donations earmarked to assist the Police Department in their crime fighting efforts. **(Audit 2019 Footnotes)**

New Orleans Recreation Foundation (5120) – In addition, the New Orleans Recreation Development (NORD) Foundation Fund is established in the department of finance, under section 6-207 of the City Charter, to receive periodic philanthropic contributions from the NORD Foundation. All funds deposited into the New Orleans Recreation Development (NORD) Foundation Fund will be used in accordance with any conditions and restrictions accompanying the NORD Foundation's periodic philanthropic contributions to the fund and in accordance with the terms of a Cooperative Endeavor Agreement among the NORD Foundation, the NORD Commission, and the city. **(M.C.S., Ord. No. 25196, § 1, 2-7-13) (Audit 2020 Footnotes)**

Neighborhood Housing Improvement (5121) – Used to account for funds allocated to programs which repair and renovate housing in low-income areas. **(Audit 2019 Footnotes)**

New Orleans Economic Development (5122) – Used to account for funds allocated to programs designed to alleviate economic development problems, improve quality of life, and provide jobs for the citizens of New Orleans. **(Audit 2019 Footnotes)**

Plant-a-Tree Campaign (5123) – Used to account for funds allocated to programs designed for planting and beautifying trees, plants, and flowers throughout the City. **(Audit 2019 Footnotes)**

Sex Offender Proprietary Fund (5124) – Used to account for funds collected by the New Orleans Police Department as a result of annual registration of criminals, annual updates for registration information, criminal penalties for failure to register, and related matters. Expenditures from the fund are for equipment and supplies necessary for its operation and continuation. **(Audit 2019 Footnotes)**

Sidewalk Paving and Repairing (5125) – Used to account for funds dedicated to maintaining sidewalks. **(Audit 2019 Footnotes)**

Utilities (5126) – All revenues derived from utility settlements and corresponding expenditures. **(Audit 2019 Footnotes)**

Road Paving and Restoration (5127) - All revenues collected by the department of finance as reimbursement from sewerage and water board and other governmental agencies, shall be dedicated to the department of public works for worked performed on behalf of the aforementioned agencies to repair, restore, rehabilitate, construct, and/or reconstruct roadway pavement and other related public works infrastructure in the roadway and/or public right-of-way to include pavement damage caused by utility service cuts to ensure the work performed meets current department of public works standards and specifications and city requirements, is completed in a safe and timely manner to mitigate the impacts to residents, and preserve and protect roadway pavement and subsurface utilities. Expenditures from the fund shall be appropriated and recorded properly for the stated purpose and use. **(M.C.S., Ord. No. 26469, § 1, 7-9-15) (Audit 2020 Footnotes)**

French Quarter Development District (5128) – Used to account for funds collected to fund enhanced security in the French Quarter. **(Audit 2019 Footnotes)**

Ad Valorem Property Tax Enforcement Fund (5129) – All revenues collected from property tax enforcement programs, such as adjudicated sales and homestead exemption verification activities, shall be deposited into this fund. Expenditures from the fund shall be used to fund additional costs related to the specific ad valorem property tax enforcement programs, to administer these programs, and to enhance technology used in ad valorem tax enforcement. **(Audit 2019 Footnotes)**

Traffic Court 250 (5132) – Reclassed to Fund 4417

Crime Stoppers (5133) - Reclassed to Fund 4418

Traffic Court 57 (5134) - Reclassed to Fund 4419

Integrated Green Infrastructure (5135) – Used to account for the fee-in-lieu payments that are received in exchange for properties that do not physically comply with the city's stormwater management plan regulations. The department of public works shall utilize said funds to design, construct, and maintain public green stormwater infrastructure projects. **(Audit 2019 Footnotes)**

Entergy Penalty Settlement (5137) - Based on an independent investigation, it was determined that Entergy New Orleans utilized paid actors during public meetings relative to Docket No. UD-16-02; accordingly, Entergy was ordered by the New Orleans City Council to pay a $5,000,000.00 penalty to the City of New Orleans for this egregious conduct. Therefore, a special fund is hereby designated and created—titled "the City of New Orleans' Entergy Penalty Settlement Fund" (hereinafter "fund")—into which the $5,000,000.00 penalty paid by Entergy shall be deposited, the receipt and expenditure of which shall be authorized by ordinance of the council as required by the City's Home Rule Charter (Charter). **(M.C.S., Ord. No. 28032, § 1, 3-14-19) (Audit 2020 Footnotes)**

Gallier Hall Maintenance Fund (5138) – Used to account for funds received in the rental and use of Gallier Hall. The fund shall be dedicated solely to defraying any maintenance costs associated with the upkeep, care, or improvement of Gallier Hall. **(Audit 2019 Footnotes)**

Judgment Fund (5139 – Collapses into General Fund 1000) – Notwithstanding any law to the contrary, for legal judgments rendered against the City of New Orleans resulting from state court orders, a fund shall be maintained, the minimum annual balance of which shall be $2,000,000.00 on January 1 of each fiscal year. This fund shall be dedicated solely to assisting in the payment of legal judgments rendered against the city by state courts. The fund shall be funded by revenues received from state court judgments rendered in favor of the city, excluding those relative to payment of taxes and fees; and proceeds of insurance settlements in favor of the City of New Orleans for liability and/or damages, excluding replacement costs and reimbursements; and supplemented by available revenues as needed to maintain the required balance as provided herein. Expenditures from the fund shall be made through appropriations to the law department for the purpose of paying legal court judgments issued against the city, to be expended in a manner according to policy set by the law department and recorded properly for this purpose and use. **(M.C.S., Ord. No. 27543, § 1(70-415.269), 9-14-17, eff. 1-1-19) (Audit 2020 Footnotes)**

Infrastructure Maintenance Fund (5140) – Used to account for revenues from any special tax authorized and approved by the voters of New Orleans for infrastructure maintenance and any other funds, including but not limited to a fee designated by lawful authority, shall be deposited into this fund. Expenditures shall be used by the City to build, maintain, clean, manage, beautify, improve, operate, repair, replace, implement and/or upkeep drainage and other infrastructure projects. **(Audit 2019 Footnotes)**

Interim Short Term Rental Fund (5141) - Except for fees collected pursuant to section 26-616(c), all fees received pursuant to section 26-616 of the Code of the City of New Orleans and any fines received as a result of violations of chapter 26, article XI of the Code (standards for short-term rentals) shall be deposited in the Fund and shall be used to fund enforcement of the city's short-term rental laws pursuant to chapter 26, article XI, division 6 of the Code. Funds deposited shall remain in the fund until allocations are designated by council ordinance. **(M.C.S., Ord. No. 28794, § 1, 10-7-21) (Audit 2020 Footnotes)**

City Cemetery Repair and Maintenance Fund (5142) - All fees, charges, and revenues received by the city for the use of any city-owned cemetery or for cemetery services rendered or related goods sold or provided by the division of cemeteries or the department of property management shall be dedicated solely to operating, maintaining, repairing and/or improving city-owned cemeteries. Expenditures from the fund shall be appropriated and recorded properly for this purpose and use. Nothing in this section, however, shall be deemed or construed to affect or limit the duties and responsibilities of the board of city trusts with respect to such monies or revenues as may be held by the city for the perpetual care of plots in city-owned cemeteries**. (M.C.S., Ord. No. 28519, § 1, 10-15-20) (Audit 2020 Footnotes)**

Cultural Center Area 3 (5144) – NO INFORMATION

***City Council SWBNO Substation Support Fund (5146)* -** The Fund shall be used exclusively to fund a CEA between the City of New Orleans and Sewerage and Waterboard of New Orleans (SWBNO) to support the building and development of a new substation to provide power from Entergy for Sewerage and Waterboard of New Orleans use. The Fund shall include: 1. Funds received by the City as a result of the American Rescue Plan Act of 2021 (H.R. 1319) that have been specifically designated by ordinance for inclusion in the Fund; 2. Any other revenue specifically designated by ordinance for inclusion in the Fund. **(M.C.S., Ord. No. 28949, § 1, 02-23-22) (Audit 2022 Footnotes)**

City Council Utility Support Fund (5147) - The fund shall be used exclusively to support gas utility assistance programs and other initiatives aimed at reducing residential gas utility costs for the people of New Orleans. The fund shall include: (1) All funds received by the city as a result of the American Rescue Plan Act of 2021 (H.R. 1319) that have been specifically designated by ordinance for inclusion in the fund; (2) Any other revenue specifically designated by ordinance for inclusion in the fund. **(M.C.S., Ord. No. 28844, § 1, 11-04-21) (Audit 2021 Footnotes)**

***Victim's Bill of Rights Fund (5148)* -** Expenditures from the fund shall be used exclusively to reimburse victims of crime who were charged to retrieve stolen property. The Fund shall include: 1. Funding, once deposited, shall only be allocated or expended in strict compliance with subsequent council approval as provided herein; 2. Any other revenue specifically designated by ordinance for inclusion in the Fund. **(M.C.S., Ord. No. 28962, § 1, 02-23-22) (Audit 2022 Footnotes)**

New Orleans Recreation and Culture Fund (5149) -- The fund shall be used exclusively to establish a merit-based grant program to fund not-for-profit community organizations, youth recreation organizations, and select culture bearers that contribute substantially to the well-being, development, and growth of the New Orleans community. The fund shall include any revenue specifically designated by ordinance for inclusion in the fund. **(M.C.S., Ord. No. 29116, § 1, 07-21-22) (Audit 2022 Footnotes)**

Early Childhood Education (5150) – The fund has been established for collecting and distributing revenue pursuant to the Cooperative Endeavor Agreement between the City of New Orleans, Agenda for Children, and the Orleans Parish School Board relative to the coordination of early care and education services provided by the New Orleans Early Education Network (NOEEN) City Seats Program. **(M.C.S., Ord. No. , § 1,) (Audit 2022 Footnotes)**

Gordon Plaza Environmental Equity Relocation Assistance Fund (5151) – the purpose of this fund is to ensure that Gordon Plaza residents do not incur out-of-pocket costs associated with the relocation of their homes. The Fund shall be used exclusively to offset relocation costs that may be incurred by residents of Gordon Plaza, or to reimburse the City or third parties for relocation costs assumed on behalf of residents. **(M.C.S., Ord. No. 29238, § 1, 09-15-22) (Audit 2022 Footnotes)**

Renter Anti-Displacement Fund (5152) **-** The fund shall be used exclusively to fund programs that provide relocation assistance and alternate housing for individuals displaced as a result of the enforcement of article XI of chapter 26 of the Code of the City of New Orleans and to offset the costs to the city incurred in connection therewith, including the administration of article XI. The fund shall be funded with fines received as a result of enforcement of chapter 26 of the Code of the City of New Orleans in an amount equal to 33 percent of the fees collected annually pursuant to section 26-654 of this Code and such other sources as may be provided for by ordinance. **(M.C.S., Ord. No. 29242, § 1, 10-06-22) (Audit 2022 Footnotes)**

LA Opioid Abatement Task Force Fund (5153) - Ordinance No. 29266 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2023", to appropriate court settlement funds to the Health Department for the Opioid Abatement Task Force to address issues related to the Opioid Crisis

Affordable and Workforce Housing Fund (5154) - AN ORDINANCE No. 29878 M.C.S., to amend and reordain sections 70-415.327, 70-415.328 and 70-415.329 of the Code of the City of New Orleans to change the name of the Affordable and Workforce Housing Gap Financing Fund; to expand the purpose of the fund; to require annual appropriations to the fund; to require additional reporting; to require the appointment of an advisory committee and establish the duties and rules for such committee; and to otherwise provide with respect thereto. The fund shall be used to fund the following types of affordable and workforce housing projects: projects in need of gap financing for completion; financing for new affordable housing units for rental or ownership; rental assistance programming; tenant eviction assistance program established in chapter 50; rehabilitation of occupied housing, including rehabilitation for energy efficient infrastructure; and direct home buyer assistance.

New Orleans Housing Trust Fund (5155) - AN ORDINANCE No. 29714 M.C.S., to preserve and create affordable housing through the establishment of Division 54 in Chapter 70, Article III of the Code of the City of New Orleans called the New Orleans Housing Trust Fund; The fund shall be used exclusively for the following purposes: Preservation and rehabilitation of affordable rental units; or Subsidies to support new strategies and models for home ownership sustainability and losing the racial wealth gap, including but not limited to community land trusts, shared equity models, owner occupied rehabilitation, and foreclosure prevention; or Gap financing to increase the production of affordable rental units., in conjunction with AN ORDINANCE No. 29828 M.C.S., calling an election for November 5, 2024, at which shall be submitted to the electors of the City of New Orleans a proposal to amend Article VI of the Home Rule Charter to establish therein the Housing Trust Fund exclusively for affordable housing purposes; to require an annual budget appropriation to such fund; and otherwise to provide with respect thereto.

Other Funds – Trust Funds (5300 Series) - that correspond to the following *Trust Proceed Funds* that are reported and described separately in this ACFR: (1) Helen Adler Levy Fund ***(5301)***, (2) Mrs. Otto Joachim Fund ***(5302),*** (3) Isaac Delgado Memorial Fund ***(5303),*** (4) Lafayette Cemetery No. 1 Fund ***(5305),*** (5) Mahalia Zimmerman Fund ***(5306),*** (6) Sickles Legacy Fund ***(5307 rolled into 5419),*** (7) Playground and Community Service Fund ***(5309),*** (8) Ed Benjamin Fund ***(5312),*** and (9) Captain Neville Levy Fund ***(5313).***

Helen Adler Levy Library (5401) – Used to account for funds for the purpose of the establishment and maintenance of the Helen Adler Levy Memorial Room at the New Orleans Public Library. **(Audit 2019 Footnotes)**

Mrs. Otto Joachim (5402) – Used to account for funds to promote the study of orchestra music and violinists. **(Audit 2019 Footnotes)**

Isaac Delgado Memorial (5403) – Used to account for funds which will benefit Delgado Community College. **(Audit 2019 Footnotes)**

Lafayette Cemetery No. 1 Under the Will of Lilly Violet (5405) – a bequest to the City to maintain Lafayette Cemetery No. 1. **(Audit 2019 Footnotes)**

Mahalia Zimmerman (5406) – a bequest to the City to maintain Ms. Zimmerman's tomb. **(Audit 2019 Footnotes)**

Sickles Legacy (5407 rolled into 5419) – Used to account for funds designated to establish a city dispensary for gratuitous dispensing of medicine and medical advice for the poor. **(Audit 2020 Footnotes)**

New Orleans Recreation Development Commission Trust (5410) – A revolving fund is established in the department of finance, under the provision of section 6-207 of the City Charter, to be known as the "New Orleans Recreation Development Commission (NORDC) Revolving Fund." All NORDC related revenues collected by the department of finance, including but not limited to revenues collected from facility rentals, swimming and summer camp fees, tennis fees, pool rentals, stadium/playground rentals, vending machine income, concession stand income, copy machine income and event gate commissions shall be deposited into the New Orleans Recreation Development Commission Revolving Fund. Expenditures from the fund shall be used to fund day-to-day operational expenses of the New Orleans Recreation Development Commission. **(M.C.S., Ord. No. 25196, § 1, 2-7-13) (Audit 2020 Footnotes)**

Ella West Freeman Foundation (5411) – Used to account for funds to establish and facilitate programs aimed at education, performing and applied arts, community improvement and governmental oversight, and human service organizations with an emphasis on capital projects for established agencies. **(Audit 2019 Footnotes)**

John McDonogh School (5412) – Used to account for funds to promote education throughout through the City of New Orleans. **(Audit 2019 Footnotes)**

Kiwanis Club Lee Circle Sprinkler System (5413) – Used to maintain and improve the sprinkler system for the beautification and benefit of Lee Circle. **(Audit 2019 Footnotes)**

Public Library Donations (5418) – Used to account for donations to enhance the City's library system. **(Audit 2019 Footnotes)**

Simon V. Sickles Legacy Fund (5419) – Beginning in the year 2020, this fund takes the place of the Sickles Legacy Fund and the Sickles Legacy Trust Proceeds Fund. Expenditures from the fund shall be used by the department of health to provide medical advice and purchase medications, medical therapies, vaccines, and medical supplies, including supplies necessary to administer said medications and vaccines, to address emergent health threats, emergencies, or disasters that affect low-income individuals in the City of New Orleans. The director of health shall be responsible for all expenditures from the fund and for ensuring that the expenditures are spent solely for the purposes established by this paragraph. **(Audit 2020 Footnotes)**

Parking Management Fund (6133) - This fund contains Parking Citation Refunds (when a citation is being contested). Need to obtain from Parking Adjudication Dept if they keep a log of all names of people and amounts that City is holding this money for. **[GASB 84] (Audit 2020 Footnotes)**

City No Contract Claim Account (6203) - This fund was created to pay the auto insurance claims for city vehicles. **[GASB 84] (Audit 2020 Footnotes)**

Occup Privilege Tax (6204) - There is hereby levied a tax upon persons for the privilege of occupying hotel rooms within the parish which shall be known as the hotel occupancy privilege tax. The tax shall only be due by the person or persons who pay for the room and shall be levied on the basis of hotel guest room capacity, in accordance with the following schedule and in accordance with the following rates:

Hotel Guest Room Capacity	Amount of Tax Per 24-Hour Period
300 or more	$1.00
1 to 299	0.50

(Code 1956, § 63B-1; M.C.S., Ord. No. 25126, § 1, 12-20-12; M.C.S., Ord. No. 26972, § 1, 7-14-16) (Audit 2020 Footnotes)

Orleans Parish School Board (6205) - This fund is used solely to collect Sales Tax, Consumer Use Tax and Hotel related taxes for the Orleans Parish School Board. A collection fee is calculated by the City for providing the collection service for the OPSB. Specific accounts are used to record the receipt of Taxes in the fund. **[GASB 84] (Audit 2020 Footnotes)**

(Audit 2020 Footnotes) ***Orleans Parish School Board (6205)*** - This fund is used solely to collect Sales Tax, Consumer Use Tax and Hotel related taxes for the Orleans Parish School Board. A collection fee is calculated by the City for providing the collection service for the OPSB. Specific accounts are used to record the receipt of Taxes in the fund. **[GASB 84] (Audit 2020 Footnotes)**

Property Tax Clearing (6207) - Fund used to collect and disburse taxes and/or special assessments for approximately 40-plus taxing authorities or special districts. **[GASB 84] (Audit 2020 Footnotes)**

RTA Sales Tax Distribution (6209) - This fund is used solely to collect Sales Tax, Consumer Use Tax and Hotel related taxes for the Regional Transit Authority (RTA). A collection fee is calculated by the City for providing the collection service for the RTA. **[GASB 84] (Audit 2020 Footnotes)**

New Orleans & Company - STR Fund (6210) - There is hereby levied a tax upon the paid occupancy of short term rentals located within the City of New Orleans. The occupancy tax is levied at the rate of six and three-quarters percent of the rent or fee charged for such occupancy. The occupancy tax shall be in addition to all other taxes levied upon the occupancy of short term rentals in the city**.** Twenty-five percent of the proceeds shall be allocated to New Orleans & Company pursuant to a multi-year cooperative endeavor agreement approved by the city council and used to promote tourism in the city. **(M.C.S., Ord. No. 28422, § 1, 8-6-20, eff. 9-1-20) (Audit 2020 Footnotes)**

New Orleans & Company - STR Fund (6210) - There is hereby levied a tax upon the paid occupancy of short term rentals located within the City of New Orleans. The occupancy tax is levied at the rate of six and three-quarters percent of the rent or fee charged for such occupancy. The occupancy tax shall be in addition to all other taxes levied upon the occupancy of short term rentals in the city**.** Twenty-five percent of the proceeds shall be allocated to New Orleans & Company pursuant to a multi-year cooperative endeavor agreement approved by the city council and used to promote tourism in the city. **(M.C.S., Ord. No. 28422, § 1, 8-6-20, eff. 9-1-20) (Audit 2020 Footnotes)**

Crime Lab Proprietary Fund (6212) - AN ORDINANCE to amend Chapter 70, Article III of the Code of the City of New Orleans to establish a new Division 24, to establish a MOU Crime Lab Proprietary Fund for the collection of fees by the Orleans Parish Criminal Sheriff for distribution to the Department of Police, and otherwise to provide with respect thereto. As authorized by Act 942 of the 2003 Louisiana Regular Session, a proprietary fund is established in the Department of Police under the provision of Section 6-207 of the City Charter, to be known as the " MOU Crime Lab Proprietary Fund". All revenues received by the Department of Police as a result of fees collected by the Orleans Parish Criminal Sheriff, and related matters shall be deposited into the fund. Expenditures from the fund shall be used to purchase equipment and supplies necessary for the operation of the N.O.P.D. Crime Lab. **(M.C.S., Ord. No. 21422, eff. 1-22-2004) (Audit 2023 Footnotes)**

French Market Corporation (6215) - Funds are held for the French Market payroll and French Market directs the use of the funds. City is solely acting in an administrative capacity. **[GASB 84] (Audit 2020 Footnotes)**

Magnolia Economic Development (6244) - City collects taxes for the Magnolia District, and the city retains a collection fee at 1.6% of the monthly collections and distributes the fund net collection fees to the district. **[GASB 84] (Audit 2020 Footnotes)**

New Orleans Museum of Art Payroll (6245) - The City, through ADP, does the Payroll for the Museum. This Fund keeps track of Payroll Expenses that are paid by the City on behalf of the Museum. The City invoices the Museum and the Museum reimburses the City. Funds are held for the Museum and museum directs the use of the funds. City is solely acting in an administrative capacity. **[GASB 84] (Audit 2020 Footnotes)**

Workmen's Compensation (6254) - This fund was created to hold Workmen's Comp claims and payments. **[GASB 84] (Audit 2020 Footnotes)**

Real Estate DDD Amid Taxes (6401) - Conditional depended upon determination of the LA TAX commission. Funds are distributed to the tax authority (city and outside entity). If the determination is in the favor of taxpayer, a portion may be refunded to a tax payer if applicable. Interest is only paid if requested by the taxpayer. **[GASB 84] (Audit 2020 Footnotes)**

Documentary Trans Fee (6403) - A fee is collected and 97% of the fee goes to a Revenue Account in this fund; the remaining 3% is set aside for Notarial Archives which is an outside agency **[GASB 84] (Audit 2020 Footnotes)**

Personal Property Taxes (6416) - This fund holds contested amounts for Personal Business Property Taxes. If adjudication favors the taxpayer, then the taxpayer will be paid any amounts owed. Interest is only paid if requested by taxpayer. **[GASB 84] (Audit 2020 Footnotes)**

Sales Taxes (6420) - This fund holds Payments Under Protest. If the taxpayer prevails in court, refund. If the city prevails, transferred to the city and other tax authorities. **[GASB 84] (Audit 2020 Footnotes)**

Miscellaneous Escrow (6499) - It appears that most of the liabilities are held in this fund when deposited by State for revenue sharing of Homestead Exemptions. The money is reclassified to Police & Fire retirement plus outside agencies in 3 installments per year. Also, the fund is used to hold confiscated money from citizens upon arrest by NOPD. **[GASB 84] (Audit 2020 Footnotes)**

Debt Service Fund (6900) – All moneys or securities held for the purpose of paying the principal, sinking fund installments, interest, or other valid expenses in connection with the servicing or payment of any obligation which becomes due and payable more than one year from its date shall constitute "debt service funds." The Director of Finance and other officers, departments or boards when required by law or by the terms of any bond, note, certificate or other evidence of indebtedness, shall maintain such funds as may be necessary to enable the City to perform its contractual obligations. **(Audit 2020 Footnotes)**

2026-30 Capital Plan
Audubon Facilities

Sources of Funds	**2026**	**2027**	**2028**	**2029**	**2030**	**Total 2026-30**
2021 Bond Proceeds/EDA Grant	$2.320					$2.320
State Capital Outlay	$19.000	$4.750				$23.750
City Capital Outlay	$2.860					$2.860
Federal HUD CDBG Community Project	$3.000					$3.000
Gov Nicholls/Esplanade Wharf Park Escrow	$2.393					$2.393
City Capital Outlay Gov Nicholls Wharf Park	$5.000					$5.000
Private Donations/Grants	$4.500	$2.500				$7.000
Future Large Repair Maintenance Millage Allocation	$1.000	$1.000	$1.000	$1.000	$1.000	$5.000
Insurance	$0.786					$0.786
FEMA	$0.375					$0.375
Total Sources of Funding for Capital	***$41.234***	***$8.250***	***$1.000***	***$1.000***	***$1.000***	**$52.484**
Uses of Funds						
Major Construction of $250K+	$39.234	$6.250				$45.484
Mid-Level Construction ($50K - $249k)	$1.000	$1.000				$2.000
Larger Repair/Maintenance ($10K - $49K)	$0.500	$0.500	$0.500	$0.500	$0.500	$2.500
Capital Equipment ($10K+)	$0.500	$0.500	$0.500	$0.500	$0.500	$2.500
Total Uses of Funding for Capital	***$41.234***	***$8.250***	***$1.000***	***$1.000***	***$1.000***	**$52.484**

Amounts are in Millions

Audubon Commission
2026 Operations Budget

	2026 Budget	2025 Forecast	Forecast Variance	2025 Budget	2024 Actual
REVENUES*					
Lease Income	872,000	905,000	(33,000)	947,650	714,728
Dedicated Tax Revenues	6,300,000	6,300,000	0	6,300,000	5,834,224
Public Grants					77,445
Interest Income	70,000	79,100	(9,100)	79,100	65,977
TOTAL REVENUES	**7,242,000**	**7,284,100**	**(42,100)**	**7,326,750**	**6,692,374**
EXPENSES*					
Depreciation and Amortization	250,000	185,000	65,000	185,442	249,342
Other Expenses	15,000	10,000	5,000	10,000	15,157
Transfers to Audubon Nature Institute for Operations	5,300,000	5,300,000	0	5,300,000	4,807,444
Transfer of Tax Revenues for Capital Projects	1,000,000	1,000,000	0	1,000,000	1,104,224
TOTAL EXPENSES AND TRANSFERS	**6,565,000**	**6,495,000**	**70,000**	**6,495,442**	**6,176,167**
NET RESULTS	**$ 677,000**	**$ 789,100**	**$ (112,100)**	**$ 831,308**	**$ 516,207**

*The Operations Budget excludes capital revenues and expenditures and the depreciation associated with buildings and fixed exhibitry.

Audubon Nature Institute
2026 Budget

	Aquarium, Insectarium & Riverfront Park	Zoo & Audubon Park	Survival Center	Nature Center	Fundraising & Community Affairs	TOTAL
Operating Revenues and Support						
Admissions	16,706,600	7,421,020	-	28,000	-	24,155,620
Concessions, Catering, & Retail	1,125,340	2,501,500	-	-	-	3,626,840
Member Services	2,364,290	2,364,290	-	-	-	4,728,580
Recreation, Education & Guest Services	1,039,490	4,382,890	-	3,660	-	5,426,040
Administration, Personnel & Information Technology	118,830	196,570	-	-	-	315,400
Total Operating Revenue	**21,354,550**	**16,866,270**	**-**	**31,660**	**-**	**38,252,480**
Operating Expenses						
Operations & Maintenance	5,441,650	6,723,096	736,075	338,643	-	13,239,464
Animal Care & Conservation	3,336,960	6,353,700	1,625,270	-	-	11,315,930
Concessions, Catering, & Retail	4,200	118,860	-	-	-	123,060
Member Services	430,320	434,550	-	-	-	864,870
Recreation, Education & Guest Services	2,510,780	4,021,230	-	127,900	-	6,659,910
Marketing & Public Relations	1,896,800	2,241,900	-	-	-	4,138,700
Administration, Personnel & Information Technology	3,984,500	4,055,580	(250,290)	(1,690)	-	7,788,100
Fringe Benefits	1,056,060	2,368,560	166,120	-	-	3,590,740
Total Operating Expenses	**18,661,270**	**26,317,476**	**2,277,175**	**464,853**	**-**	**47,720,774**
Non-Operating Items						
Transfers from Audubon Commission for Operations	1,775,000	3,255,000	-	270,000	-	5,300,000
Contribution from Audubon Nature Institute Foundation	359,530	497,000	438,190	54,560	-	1,349,280
Fundraising Support for Operations	2,071,720	514,030	660,000	-	-	3,245,750
Fundraising and Community Affairs - Revenues	-	-	-	-	2,371,163	2,371,163
Fundraising and Community Affairs - Expenses					(2,777,404)	(2,777,404)
Excess (Deficit) of Revenues over Expenditures	**6,899,530**	**(5,185,176)**	**(1,178,985)**	**(108,633)**	**(406,241)**	**20,495**

Audubon Nature Institute
6500 Magazine Street • New Orleans, LA 70118
AudubonNatureInstitute.org

November 20, 2025

Via Email

Clerk of Council Office
1300 Perdido Street, 1E09
New Orleans, LA 70112

To whom it may concern:

In accordance with the Home Rule Charter, attached is a copy of the 2026 budget for facilities managed by Audubon Nature Institute on behalf of the Audubon Commission. If you have any questions, please feel free to call me at (504) 861-5100.

Sincerely,

Michael J. Sawaya

Michael J. Sawaya
Chief Executive Officer
L. Ronald Forman Chair in
Conservation Leadership

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 6, 2025

CALENDAR NO. 35,298

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to grant an amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirements and to consider any waivers that are necessary to achieve this goal, on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue (Municipal Addresses: 2300-2308 South Liberty Street, 2224-2226 Philip Street and 2229-2237 First Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 51/25 was initiated by City Council Motion No. M-25-400 and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested amendment to Ordinance in its report to the City Council dated October 3, 2025, presented in **Zoning Docket Number 51/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and were approved by the City Council, and the use subject to six (6) provisos, as revised,

as stated in Motion Number M-25-542 of the Council of the City of New Orleans on October 23, 2025.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirements and to consider any waivers that are necessary to achieve this goal, on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue (Municipal Addresses: 2300-2308 South Liberty Street, 2224-2226 Philip Street and 2229-2237 First Street); is hereby amended, authorized and approved, subject to the following revised provisos, as specifically set forth herein:

PROVISOS:

1. In accordance with **Article 23, Section 23.3.B** and **Section 23.4,** the developer shall submit an updated detailed landscape plan prepared by a licensed Louisiana landscape architect, subject to review and approval of the City Planning Commission staff, indicating the following:
    a. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street right-of-way adjacent to the site, with applicable remarks and details.
    b. Approval from the staff of the Department of Parks and Parkways of any street trees planted within the public right-of-way adjacent to the petitioned site.

2. 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 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.

3. The plans submitted to the City Planning Commission for final approval shall indicate the installation of 7 required bicycle 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.

4. Operations of the community center shall adhere to **Article 26** of the CZO in that a Community Center facility shall be used as a place of meeting, recreation, or social activity, and not operated for profit, which is open to the public.

5. Hours of operation shall be limited to 8am-9pm Sunday through Thursday and 8am-10pm Friday and Saturday.

6. The developer shall secure approval for parking 75 cars within 900 feet of the proposed location from the Department of Safety and Permits as a part of the permitting process. Developer will secure any necessary permits to perform work for the parking of 75 vehicles and shall obtain certificates of completion before the occupation license is obtained.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be guilty of a misdemeanor. Upon conviction of such a misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with Section 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate cancellation of the Use and Occupancy Permit for the premises. Alternatively, the individual shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within

the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void.

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:

REDLINED VERSION

PROVISOS:

1. In accordance with **Article 23, Section 23.3.B** and **Section 23.4,** the developer shall submit an updated detailed landscape plan prepared by a licensed Louisiana landscape architect, subject to review and approval of the City Planning Commission staff, indicating the following:

   a. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street right-of-way adjacent to the site, with applicable remarks and details.

   b. Approval from the staff of the Department of Parks and Parkways of any street trees planted within the public right-of-way adjacent to the petitioned site.

2. 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 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.

3. The plans submitted to the City Planning Commission for final approval shall indicate the installation of 7 required bicycle 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.

4. Operations of the community center shall adhere to **Article 26** of the CZO in that a Community Center facility shall be used as a place of meeting, recreation, or social activity, and not operated for profit, which is open to the public.

5. Hours of operation shall be limited to 8am-9pm Sunday through Thursday and 8am-10pm Friday and Saturday.

~~6. The applicant shall secure approval for parking 75 cars on the lots bearing municipal addresses 2233 Simon Bolivar Ave., 2237 Simon Bolivar Ave., and 2241 Simon Bolivar Ave. pursuant to Section 22.8.A.2.a of the Comprehensive Zoning Ordinance from the Department of Safety and Permits as part of the permitting process. Plans approved by the City Planning Commission shall also depict this parking. Applicant will secure any necessary permits to perform work on these lots to met the requirements of 22.8.A.2.a for parking of 75 vehicles and shall obtain certificates of completion before the conditional use is permitted to commence.~~

6. **The developer shall secure approval for parking 75 cars within 900 feet of the proposed location from the Department of Safety and Permits as a part of the permitting process. Developer will secure any necessary permits to perform work for the parking of 75 vehicles and shall obtain certificates of completion before the occupation license is obtained.**

MOTION

NO. M-25-542

CITY HALL: October 23, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER KING

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** subject to six (6) provisos, related to **ZONING DOCKET 051/25** for property located at Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Street, and La Salle Street/Simon Bolivar Avenue, bearing municipal address 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street, initiated by City Council Motion No. M-25-400, requesting an amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to mee the parking requirement and to consider any waivers that are necessary to achieve this goal, is hereby received and the request is **APPROVED**.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is directed to forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: **Giarrusso, Green, Harris, King, Morrell, Thomas - 6**

NAYS: **0**

ABSENT: **Moreno - 1**

RECUSED: **0**

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 6, 2025

CALENDAR NO. 35,299

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to establish a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 189, Lots 3 and 4, in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street (Municipal Address: 1316 Prytania Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 52/25 was initiated by Victor R. Farrugia and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated October 3, 2025, presented in **Zoning Docket Number 52/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to six (6) provisos, as stated in Motion Number M-25-543 of the Council of the City of New Orleans on October 23, 2025.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 189, Lots 3 and 4, in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street (Municipal Address: 1316

Prytania Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

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 show adherence to applicable vehicle parking design regulations of **Article 22, Section 22.8** of the Comprehensive Zoning Ordinance.
3. The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
    a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details; and
    b. compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including parking lot landscaping in **Article 23, Section 23.7** and **Article 23, Section 23.9**.

4. The plans submitted to the City Planning Commission for final approval shall be revised to demonstrate compliance with buffer yard requirements as well as providing landscape islands at the end of every row per **Section 23.8** and **23.7.C**, respectively.

5. All parking lots shall meet the following requirements:

   a. The parking lot shall be used solely for the parking of passenger vehicles for periods of less than one (1) day and cannot be used as an off-street loading area.

   b. No sale, display, repair, or service of any kind is permitted in any parking lot.

   c. Signs shall comply with the regulations of **Section 24.12**, or for Historic Core Districts, **Section 24.13**.

   d. No buildings other than those for shelter of attendants or payment kiosks are permitted in a parking lot. The allowable shelters shall not exceed ten (10) feet in height and fifty (50) square feet in area.

   e. The parking lots shall be screened and landscaped in accordance with the requirements of **Article 23**.

   f. The parking lot shall be kept free from refuse and debris. All landscape shall be maintained in a healthy growing condition.

   g. Parking lots in the VCS or VCS-1 Districts are conditional uses on existing vacant lots only.

   h. A parking lot 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:

      i. The parking lot shall provide exterior security cameras, the location of which shall be indicated in the plan.

ii. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.

6. The plans submitted to the City Planning Commission for final approval shall show the installation of one electrical vehicle charging station, in accordance with **Article 20, Section 20.3.OO** of the Comprehensive Zoning Ordinance.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be guilty of a misdemeanor. Upon conviction of such a misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with Section 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate cancellation of the Use and Occupancy Permit for the premises. Alternatively, the individual shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of the effective date of this Ordinance, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporates all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the

proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

NO. M-25-543

CITY HALL: **October 23, 2025**

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER GIARRUSSO

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** subject to six (6) provisos, related to **ZONING DOCKET 052/25** for property located at Square 189, Lots 3 and 4 in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street, bearing municipal address 1316 Prytania Street, initiated by Victor R. Farrugia, requesting a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed Use District, is hereby received and the request is **APPROVED**.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is directed to forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: **Giarrusso, Green, Harris, King, Moreno, Thomas - 6**

NAYS: **0**

ABSENT: **Morrell - 1**

RECUSED: **0**

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 6, 2025

CALENDAR NO. 35,300

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit a gas station in a C-1 General Commercial District, on Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway (Municipal Address: 4500 Woodland Drive); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 54/25 was initiated by Tullis Investments, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated October 3, 2025, presented in **Zoning Docket Number 54/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to three (3) provisos, as stated in Motion Number M-25-547 of the Council of the City of New Orleans on October 23, 2025.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a gas station in a C-1 General Commercial District, on Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway (Municipal Address: 4500 Woodland Drive); is

hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. In Accordance with **Article 20, Section 20.3.EE** of the Comprehensive Zoning Ordinance, the developer shall meet the following standards:

   a. Gas station canopies shall be designed with lighting recessed under the canopy to minimize light pollution.

   b. All gas station driveways shall be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Gas stations are limited to two (2) curb cuts. For a corner lot, curb cuts are restricted to one (1) curb cut on each street.

   c. Gas stations may offer convenience items for sale. Retail sales of alcoholic beverages is a separate principal use and is only permitted when allowed in the zoning district.

   d. All structures shall comply with the building design standards of the zoning district. Public entrances shall face the street. Attendant structures shall include windows to allow visibility to all parts of the site.

   e. Gas stations shall be effectively screened from view at the edges of sites adjacent to residential properties in order to minimize the impact of exterior site lighting and headlight glare. Such screening shall consist of a masonry wall, a solid fence, or dense evergreen hedge at least six (6) feet in height. Plant materials shall be installed along the fence or wall to provide a softening effect.

   f. Gas stations may also include an automatic car wash with one (1) bay.

g. In addition, gas stations may be included accessory to a "Minor Motor Vehicle Repair and Service" establishment. However, "Minor Motor Vehicle Repair and Service" areas are subject to the provisions of this Article.

h. A minimum five (5) foot front landscape yard shall be provided along a public right-of-way. The site shall meet all applicable requirements of **Article 23**.

i. The volume on any audio component shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on any audio component shall comply with all local noise regulations.

j. Gas stations are comprised of three (3) main areas: the main structure including parking area, the fuel pump island(s), and the fuel tank "tank farm" area. All development plans for gas stations shall indicate each of these three (3) areas. The fuel tank "tank farm" area shall include the following information: the number, size, and configuration of all underground storage tanks.

k. All underground storage tanks and fuel delivery systems shall meet or exceed minimum requirements, as regulated by EPA and DOT, for leak detection and preventative measures.

l. All stormwater runoff from site operations shall be discharged into the Municipal Separate Storm Sewer System (MS4), subject to the following:

    i. Stormwater from the main structure area is not permitted to run off into the fuel pump island(s) and the fuel tank "tank farm" areas.

    ii. The fuel pump island(s) and the fuel tank "tank farm" areas shall be sloped in such a way as to funnel stormwater into grass or vegetative strips contained within the site.

iii. The fuel pump island(s) and the fuel tank "tank farm" areas shall be constructed as a spill containment pad to prevent stormwater run-off onto the adjacent main structure areas and all other areas not protected by a grass of vegetative strip.

2. In accordance with **Section 23.7.C.2** and **Section 23.7.C.3** of the Comprehensive Zoning Ordinance, the developer shall meet the following standards:

a. In addition to parking lot islands, additional landscaped areas shall be provided within the interior of parking lots. All rows of parking spaces shall terminate in a parking lot island or landscaped area. The minimum total landscaped area, including parking lot islands, is ten percent (10%) of the total parking lot area, excluding any area of perimeter parking lot landscape.

b. Parking lot islands or landscaped areas shall be at least one-hundred sixty (160) square feet in area. However, the parking lot islands shall be the same dimension as the parking stall. Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

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 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be guilty of a misdemeanor. Upon

conviction of such a misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with Section 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate cancellation of the Use and Occupancy Permit for the premises. Alternatively, the individual shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of the effective date of this Ordinance, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporates all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted

by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

NO. M-25-547

CITY HALL: **October 23, 2025**

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER GIARRUSSO

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **APPROVAL,** subject to three provisos, related to **ZONING DOCKET 54/25**, initiated by **TULLIS INVESTMENTS, LLC,** requesting consideration of a conditional use to permit a gas station in a C-1 General Commercial District, Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway (Municipal Address: 4500 Woodland Drive), is hereby received and the request is **approved.**

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

YEAS: **Giarrusso, Green, Harris, King, Moreno, Morrell, Thomas - 7**

NAYS: **0**

ABSENT: **0**

RECUSED: **0**

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

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NEW ORLEANS CITY COUNCIL

JOSEPH I. GIARUSSO III
COUNCILMEMBER - DISTRICT A

PUBLIC HEARING REQUEST

November 12, 2025

Aisha Collier
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 A, 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 #20240290, 628 Jefferson Avenue, Yvonne Cazalot
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 658-1010.

Respectfully submitted,

Claire Byun
Communications and Land Use Director
Councilmember, District "A"
New Orleans City Council

Attachments: 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, October 28, 2025

CONSIDERATION:
RTA RULES: RTA Resolution #R-20-10
RTA APPLICATION #: 20240290 | Initial 5-Year Tax Exemption
APPLICANT: Yvonne M Cazalot
PROJECT ADDRESS: 628 Jefferson Avenue
PROJECT: Single-Family Owner-Occupied Project | Residential

PREPARED BY:
Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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~~XII. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS~~
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3. HIRE NOLA/LIVING WAGE VALIDATION SHEET
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5. PHOTOS
6. PROJECT COMPLIANCE REVIEW SUMMARY

RTA REQUEST | SINGLE-FAMILY OWNER-OCCUPIED RESIDENCIAL PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: Yvonne M Cazalot
- Principal Owners: Yvonne M Cazalot
- Applicant Representative(s): Laura Barth

II. PROJECT DESCRIPTION

This project includes the structural renovation of an owner-occupied single-family home located at 628 Jefferson Avenue. The renovation includes electrical, plumbing, gas and HVAC work as well as framing, siding, new windows, insulation, drywall, painting, flooring, carpentry, and doors. The renovation was a complete rehabilitation of the owner-occupied single-family home, so that the property could be habitable.

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: July 17, 2024
Application Filed: October 1, 2024
Project Dates: July 17, 2024 ~ February 1, 2025

Projected effective date of the tax exemption: July 31, 2025
Projected 5-year period: August 1, 2025 ~ July 31, 2030

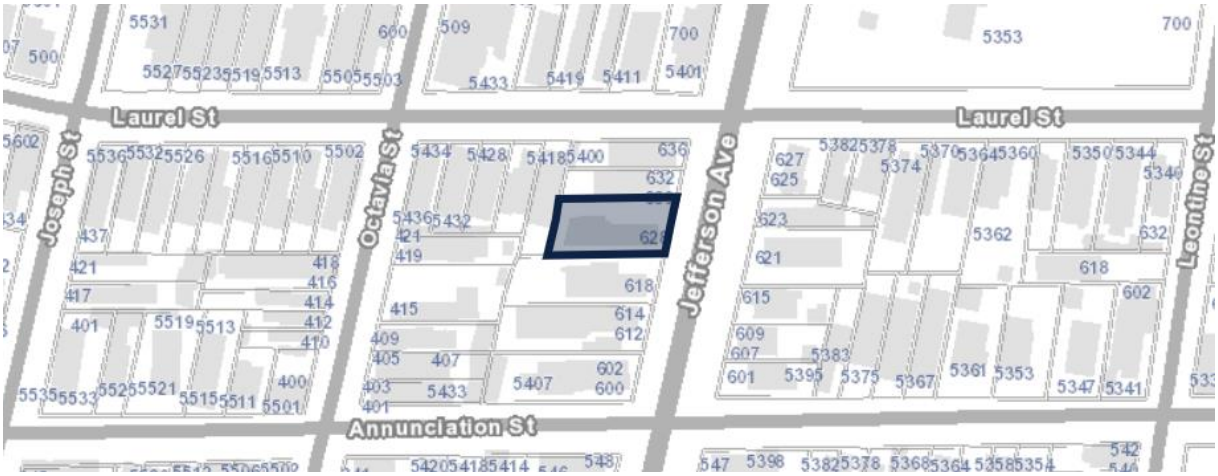
IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = $100,000
- Post-improvement appraisal projection = $550,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 628 Jefferson Avenue between Annunciation and Laurel Streets
- LEGAL DESCRIPTION: 1. SQ 132 LOTS 7A JEFFERSON AV, 2. 59X120, 3. 628 JEFFERSON AV
- COUNCIL DISTRICT: District A, Joe Giarrusso
- DISTRICT LOCATION: Uptown Historic District (local – HDLC and national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Historic Urban Two-Family Residential District | Residential Low Density Pre-War

- PERMITTED AND CONDITIONAL USES: listed in Table 11.1
  actual intended use is a "*single family dwelling*" which is *permitted* within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 628 Jefferson Avenue is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = $312,228
- Estimated equipment purchased = $13,963
- Estimated labor = $166,528
- Estimated engineering = $13,846
- The estimated grand total of the entire project = *$506,565*

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure = Yes ($313,000*25%=$78,250)

VII. PERMITS (see exhibit 4)

Declared Building Permit Job Value = $533,674
(materials, machinery/equipment, and labor are reported at $492,719 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 exhibits1 and 2)

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 = $31,000
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: $8,463
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation ($63,160) of the building for 5 years
- The projected total post-renovation assessed value is estimated at $81,240 which reflects a significantly large increase in property value (estimating roughly $10,723 [$49,380 - post building assessment] in post-renovated taxes)
- 37% increase in assessed building value forecasted resulting from project improvements (increasing from $49,380 to $31,300)
- Applicant's Property Tax Status is currently "up to date"

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at $90,400
- 5-year estimated recipient tax benefit is valued at $13,271; 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 48
- The estimated number of *permanent jobs* created is 0

XI. DBE PARTICIPATION STATUS

Not applicable to residential projects with less than 7 units.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY

Not applicable to projects without tax revenue generated.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 6)

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 5-0 based upon its compliance with all local council criteria.

5 Approve 0 Disapprove 0 Abstain

SUPPORT DOCUMENTS

Exhibit 1: ASSESSOR'S OFFICE VALUE INFORMATION

Est Constr Period Start	Est Constr Period End	Pre-Constr Millage
7/17/2024	2/1/2025	0.14681

PRE Constr Year	PRE Constr Value Land Apr	PRE Constr Value Bldg Apr	PRE Constr Value Total Apr	PRE Constr Value Land Assmt	PRE Constr Value Bldg Assmt	PRE Constr Value Total Assmt
2024	318,600	313,000	631,600	31,860	31,300	63,160

POST Constr Value Land Apr	POST Constr Value Bldg Apr	POST Constr Value Total Apr	POST Constr Value Land Assmt	POST Constr Value Bldg Assmt	POST Constr Value Total Assmt
318,600	493,800	812,400	31,860	49,380	81,240

RTA Local Incentive Value (tax savings)	Est Imp Taxes/Yr	Cumulative 5-Yr Defererred Bldg Assmt
13,271	2,654	90,400

Compiled by: Devin Johnson, Orleans Parish Assessor's Office

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$318,600	$318,600	$318,600
+	Building Value	$313,000	$313,000	$313,000
=	**Total Value**	**$631,600**	**$631,600**	**$631,600**
	Assessed Land Value	$31,860	$31,860	$31,860
+	Assessed Building Value	$31,300	$31,300	$31,300
=	**Total Assessed Value**	**$63,160**	**$63,160**	**$63,160**
-	Total Exemption Value	$0	$0	$0
=	**Taxable Assessment**	**$63,160**	**$63,160**	**$63,160**
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

Change Orders

Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2023	8/11/2023	Other - Reason: RESCIND 2023 HOMESTEAD EXEMPTION and REMOVE S.A.L.VALUES -	$24,780	$38,320	$63,100	$0	$63,100

LED Formula:

Project Amount X Asmt X Milage Rate X 5 =

$506,565 x .10 x 0.14681 x 5 = **$37,184**

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

Exhibit 2: 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
614105304

LAND ASSESSMENT
31,860

DELINQUENT DATE
03/01/2024

IMPROVEMENT ASSESSMENT
31,300

PROPERTY LOCATION
628 JEFFERSON AV

HOMESTEAD EXEMPTION
0

LEGAL DESCRIPTION
SQ 132 LOTS D 7 JEFFERSON
59X120
S-W

CAZALOT YVONNE M
417 JOSEPH ST
NEW ORLEANS LA 70115

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	8,462.80	0.00	0.00	0.00	0.00	8,462.80

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 1-888-387-8027.
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.: 614105304
Location: 628 JEFFERSON AV
Owner: CAZALOT YVONNE M
417 JOSEPH ST
NEW ORLEANS LA 70115

TOTAL DUE BY: 02/28/2024	PAYMENT AMOUNT ENCLOSED
$8,462.80	

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**********628-JEFFERSONAV00008462802024016502S6

Treasury notes that there have been no payments made under protest as reflected in the payment history. Construction was completed on February 2025. Improvements are not yet reflected on the tax rolls.

Exhibit 3: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA			
RTA#20240290		Project:628 Jefferson Avenue	
Date: 09/29/2025		Department: Economic Development	
Contract Value: $533,674		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	$533,674	33

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremon.tapp@nola.gov

Exhibit 4: PERMIT

SAFETY & PERMITS

BUILDING PERMIT

24-17914-RNVS

628 Jefferson Ave

7/26/2024

Applicant: Zach Smith Consulting

DESCRIPTION OF APPROVED WORK

Structural renovation of single-family home as per plans.
Includes electrical, plumbing, gas, and HVAC.
□□□□□□**FINAL INSPECTION** NEED FEMA EC
BFE +12.5 NAVD

USE TYPE: Single Family Dwelling
IMPROVEMENT TYPE: Renovation (Structural)
ZONING: HU-RD2

FLOOD ZONE: X
ELEVATION REQUIREMENT: +12.5 NAVD
VALUE OF APPROVED WORK: $533,674.00

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 5: PHOTOS

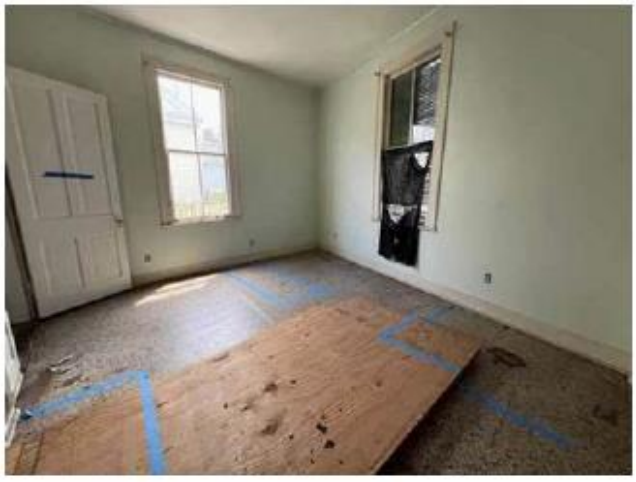
Before Renovation

Kitchen

Laundry Room

Rear Bedroom

Rear Bath



Office

Current Photos/Post Renovation

Additional Street View

Front Left

Front Right

Meters

Driveway and Charging Port

Water Filtration System

Whole House Generator

Rear Left

Right Side

Pool, Porch and Grill Area

Grill Area and Gym

Gym

Gym

Mini-Split System in Gym

Half Bath At Gym, Exterior Door

Main Entrance to House

Sidehall

Front Parlor

Restored Fireplace Detail

Bedroom 1

Restored Hardware

Fireplace Detail

Walk-in Closet

Bath 1

Family Room

Fireplace Detail, Family Room

Bedroom 2

Bath 2

Bath 2

Bath 2

Bath 2

Walk-in Closet and Laundry

Family Room

Kitchen

Kitchen

Kitchen

Exhibit 6: 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#:20240290 Address: 628 Jefferson Avenue Type: Single Owner-Occupied Residence 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

CITY OF NEW ORLEANS
RESTORATION TAX ABATEMENT (RTA) REVIEW COMMITTEE
Meeting Minutes Summary
Tuesday, October 28, 2025

Proceedings/Opening Remarks:
Meeting called to order at 10:39 a.m. by RTA program administrator, Tracey Jackson Bush

Roll Call of Committee Members to Establish Quorum:
A quorum was present to conduct business

- Present In-Person: Kelly Butler (CAO), Tanya Irvin (Law), Justin Nwokolo (OSD), Jeffrey Schwartz (OED), Tremon Tapp (Workforce), Courtney Wilson (Law)
- Absent: Tracy St. Julien (HDLC)

Others Present:
Nicole Webre – Webre Consulting – 2400 Napoleon Ave St | 2400 Napoleon Avenue LLC
Laura Barth – Zach Smith Consulting – 628 Jefferson St | Yvonne M Cazalot
Missy Quigley – Sherman Strategies – 111 Iberville St | 111 Iberville LLC

Approval of minutes from the last RTA Committee Meeting | August 26th, 2025

- A MOTION was MADE (Schwartz) and SECONDED (Butler) to recommend *Approval* of the August 26th, 2025 RTA Meeting Minutes

  Ayes (in Approval): 5
  Nays (in Denial): 0
  Abstain: 0

  Motion **Approved**.

New Business Agenda Item(s)
Requesting Committee Recommendation of 2 Initial RTA Applications and 1 Renewal RTA Application:

- *RTA Application #20230182, 2400 Napoleon Avenue, 2400 Napoleon Ave LLC:*

  A MOTION was MADE (Butler) and SECONDED (Irvin) for committee recommendation of **RTA Application #20230182**, **2400 Napoleon Avenue**

  Project Highlights/Feedback/Comments:
  - The PROJECT was represented by Nicole Webre
  - The subject project consisted of the adaptive reuse and renovation of the Our Lady of Lourdes Church into an event space which has improved the streetscape of a major corridor in the Uptown Historic District.
  - All local criteria were met, including compliance with state filings and construction commencement, qualifying district location, 100% DBE participation, secured permitting, and a positive net impact
  - 40 construction jobs
  - Although not a requirement, 33 new permanent jobs have been created
  - 5-Year Incentive Value is estimated by the Assessor's Office at $160,548
  - 2024 Tax Year (the year prior to construction) is subject to tax abatement. $19,615 was paid that year. Post-projected taxes are estimated at $48,191.
  - In summary, the Application satisfied all requisite program criteria

Ayes (in Approval): 5
Nays (in Denial): 0
Abstain: 0

Motion **Approved**. The Committee recommended *approval* based on the applicant's compliance with local council criteria.

- *RTA Application #20240290, 628 Jefferson Avenue, Yvonne Cazalot*:

A MOTION was MADE (Butler) and SECONDED (Irvin) for committee recommendation of **RTA Application #20240290**, **628 Jefferson Avenue**

Project Highlights/Feedback/Comments:

- The PROJECT was represented by Laura Barth
- The subject project consists of the restoration of an owner-occupied single-family home in the Uptown Historic District.
- All local criteria were met, including compliance with state filings and construction commencement, qualifying district location, and secured permitting
- 48 construction jobs
- 5-Year Incentive Value is estimated by the Assessor's Office at $13,271
- 2024 Tax Year (the year prior to construction) is subject to tax abatement. $8,463 was paid that year. Post-projected taxes are estimated at $10,723.
- In summary, the Application satisfied all requisite program criteria

Ayes (in Approval): 5
Nays (in Denial): 0
Abstain: 0

Motion **Approved**. The Committee recommended *approval* based on the applicant's compliance with local council criteria.

- *RTA Renewal Application #20161122, 111 Iberville Street, 111 Iberville LLC*:

A MOTION was MADE (Butler) and SECONDED (Irvin) for committee recommendation of **RTA Renewal Application #20161122**, **111 Iberville Street**

Project Highlights/Feedback/Comments:

- The PROJECT was represented by Missy Quigley
- The subject renewal request does not involve additional investment.
- 5-Year Renewal Incentive Value is estimated by the Assessor's Office at $693,222
- 2018 Tax Year (the year prior to construction) is subject to tax abatement. $20,912 was paid that year. Post-projected taxes are estimated at $154,529.
- In summary, the Application does not satisfy all requisite program criteria. The Applicant has not made any additional investment for renewal consideration. An additional minimum 25% renovation investment of the existing structure's post-improvement fair market building value is required to qualify for renewal eligibility. Also, the APPLICANT has an outstanding violation reported after the initial construction phase in 2021 for work without permit.

Ayes (in Approval): 0
Nays (in Denial): 6
Abstain: 0

Motion **Denied**. The Committee recommended *denial* based on the applicant's noncompliance with local council criteria (a S&P violation and failure to provide additional investment).

Adjournment:
A MOTION was MADE (Schwartz) and SECONDED (Butler) to **approve** adjournment of the meeting at 11:14 a.m.

Full Meeting Recording:
Recap: Restoration Tax Abatement Committee Meeting [In Person] Tuesday, October 28 | Meeting | Microsoft Teams

RESOLUTION

NO. R-25-601

CITY HALL: December 4, 2025

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provides 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 **Yvonne Cazalot** for a project at municipal address **628 Jefferson Avenue**;

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 **grants** 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 **628 Jefferson Avenue** owned by **Yvonne Cazalot** and further identified by the State Board of Commerce and Industry as application number **RTA #20240290**, effective December 4, 2025; 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.

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

DOCKET #ZD047-20 - Request for Extension on Construction Deadline

From SAFE KIT <safekitonline@gmail.com>
Date Fri 10/31/2025 9:55 AM
To Denise Mills <dmills@nola.gov>; Elizabeth D Holman <elizabeth.holman@nola.gov>; Emily R. Hernandez <erhernandez@nola.gov>
Cc Quds Engineering <Qudsengineering@gmail.com>

Subject: Request for Extension on Construction Deadline
DOCKET ZD047-20
REF#: ERCKM8
ADDRESS: 2420 - 2440 WILLOW

Dear Ms Mills,

I hope this message finds you well. I am writing to formally request an extension for our construction deadline, which is set to end today. We are currently awaiting responses to some technical questions directed to Safety and Permits that need to be resolved before Emily Hernandez can stamp the plans. Unfortunately, it seems likely that we won't receive those answers today.

Given that the deadline is crucial for obtaining our building permit and commencing construction, an extension will be necessary to ensure we meet all requirements.

Could you please confirm the process for requesting this extension? We would appreciate your assistance in this matter.

Thank you for your understanding and support.

Best Regards,

Euricka Alugas
Certified Occupational Safety Specialist
Licensed Arborist
504-274-8707

REQUEST FOR EXTENSION ON CONSTRUCTION DEADLINE

Subject: Request for Extension on Construction Deadline
DOCKET ZD047-20
REF#: ERCKM8
PROPERTY: 2420-2430 WILLOW STREET AND 2837 SECOND STREET

MAILING ADDRESS:
RAMI ENTERPRISES
522 MONTEGUT STREET UNIT 214
NEW ORLEANS LA. 70117

Dear Madame Clerk Of Council,

I hope this message finds you well. I am writing to formally request an extension for our construction deadline, which was set to end on October 30, 2025. We are currently awaiting responses to some technical questions directed to Safety and Permits that need to be resolved before Emily Hernandez can stamp the plans. Unfortunately, it seems likely that we won't receive those answers in a timely manner.

Given that the deadline is crucial for obtaining our building permit and commencing construction, an extension will be necessary to ensure we meet all requirements.

Could you please confirm the process for requesting this extension? We would appreciate your assistance in this matter.

Thank you for your understanding and support.

Sincerely,

Rami Abdeljabar
2701 Washington Avenue
New Orleans, LA 70113

MOTION

NO. M-24-709

CITY HALL: November 7, 2024

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER GREEN

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the request of **RAMI JABBAR,** for an Administrative Extension of Time in which to Record Approved Conditional Use Plans for Zoning Docket 47/20 – Ordinance No. 33,066, pursuant to Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance is hereby granted until October 30, 2025.

BE IT FURTHER MOVED, That a copy of this motion be forwarded to the City Planning Commission to effectuate this request.

THE FORGOING MOTION WAS READ IN FULL, THE ROLLWAS CALLED ON THE ADOPTION THEREOF, AND RESULTEED AS FOLLOWS:

YEAS: Giarrusso, Green, Harris, Moreno, Morrell - 5

NAYS: 0

ABSENT: King, Thomas - 2

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Aisha Collier

ASSISTANT CLERK OF COUNCIL

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: July 16, 2020

CALENDAR NO. 33,066

NO. 28443 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER BANKS

AN ORDINANCE to establish a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two- Family Residential District, on Square 390, Lots 10 and 11, in the Fourth Municipal District, bounded by Willow Street, Clara Street, First Street, and Second Street (Municipal Addresses: 2420-2430 Willow Street and 2837 Second Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 47/20 was initiated by Abud Development, LLC, and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the conditional use in its report to the City Council dated June 1, 2020, presented in **Zoning Docket 47/20**; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to six (6) provisos, as stated in Motion No. M-20-217 of the Council of the City of New Orleans on July 2, 2020.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two- Family Residential District, on Square 390, Lots 10 and 11, in the Fourth

Municipal District, bounded by Willow Street, Clara Street, First Street, and Second Street (Municipal Addresses: 2420-2430 Willow Street and 2837 Second Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

No person shall use any of the properties described herein or permit another to use any of those properties described herein for the use authorized by this ordinance, unless the following requirements are met and continue to be met:

1. The plans submitted to the City Planning Commission for final approval shall indicate the type, locations, and height of any and all exterior lighting. Any proposed exterior lighting shall comply with standards of **Article 21, Section 21.5** of the Comprehensive Zoning Ordinance.
2. The developer shall submit architectural plans to the City Planning Commission for final approval that shall indicate the type, location, size, and materials of all signage. All signage shall conform to the requirements of **Article 24** of the Comprehensive Zoning Ordinance, subject to the review and approval of the City Planning Commission staff.
3. In accordance with **Article 23, Section 23.13.A** of the Comprehensive Zoning Ordinance, the final site plans shall indicate the location of the trash receptacle which shall be within an enclosed structure or screened by a seven foot (7') opaque fence with latching gates. At no time, excepting trash collection days, shall trash be stored as to be visible from the public rights-of-way.
4. In accordance with **Article 20, Section 20.3.W** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:

a. The structure is limited to the existing building footprint. No increase in building footprint or intensity of use permitted.

b. No additional conversions are permitted to the structure that would increase the number of dwelling units from that which historically existed.

5. 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 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.

6. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least two (2) long-term bicycle 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.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subject to a fine or to imprisonment or both, such fine and/or imprisonment set by Section 1-13 of the Code of the City of New Orleans, or shall alternatively be subject to whatever civil liabilities,

penalties or remedies the law may prescribe. Conviction shall be the cause for the immediate cancellation of the Use and Occupancy permit of the premises.

SECTION 3. This ordinance shall have the legal force and effect of authorizing this conditional use only after all the provisos listed in Section 1 of this Ordinance which impose a one-time obligation have been completely fulfilled and complied with, and only after all the provisos listed in Section 1 which impose a continuing or on-going obligation shall have begun to be fulfilled, as evidenced by the Planning Commission's approval of a final site plan, which shall be submitted within one (1) year of adoption of the conditional use ordinance by the City Council. The Executive Director of the City Planning Commission shall verify that the development plan incorporates all conditions set forth in the ordinance authorizing the conditional use and shall sign the plan to indicates final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans within thirty (30) days of the date of final approval, with evidence of such recordation being submitted to the City Planning Commission. No use or occupancy certificates or permits (other than the building permits needed to fulfill the provisos) shall be issued until all the provisos which impose a one-time obligation have been completely fulfilled and complied with, and only after all the provisos listed in Section 1 which impose a continuing or ongoing obligation shall have begun to be fulfilled, as evidenced by the Planning Commission's approval of a final site plan (which shall be incorporated into this ordinance by reference) and its subsequent recordation. If the development plan is not approved and recorded within the timeframes provided herein, this ordinance shall be null and void with no legal force or binding effect. Furthermore, if the development or construction of the conditional use authorized herein is not commenced within three (3) years from the date this ordinance becomes law, as contemplated by Section 3-113 of the Home Rule Charter of the City of New

Orleans, the provisions of this Ordinance shall be null and void with no legal force or binding effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUG 0 6 2020

Jason Rogers Williams

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON AUG 0 7 2020

APPROVED: [redacted] AUG 1 1 2020

LATOYA CANTRELL

MAYOR

RETURNED BY THE MAYOR ON AUG 1 2 2020 **AT** 1:00 PM

LORA W. JOHNSON

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Banks, Brossett, Giarrusso, Gisleson Palmer, Moreno, Nguyen, Williams - 7

NAYS: 0

ABSENT: 0

RECUSED: 0

MOTION

NO. M-25-607

CITY HALL: December 4, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, the City Council adopted Ordinance No. 28,443 M.C.S. (Zoning Docket 47/20) authorizing a conditional use at 2420-2430 Willow Street and 2837 Second Street; and

WHEREAS, on November 21, 2024, the Council adopted M-24-709 granting an extension until October 30, 2025; and

WHEREAS, due to delays caused by a previous engineer and resulting change in engineering teams, applicant requested an additional extension; and

WHEREAS, the applicant is awaiting a technical decision from the Department of Safety and Permits before submitting the final stamped plans for the project to the City Planning Commission; and

WHEREAS, the Council wishes to grant the applicant an extension to allow the project to proceed with the conditional use as previously authorized; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the request for an extension of time for the expiration of the Conditional Use authorized in Ordinance No. 28,443 M.C.S. (Zoning Docket 47/20), in which to obtain permits, pursuant to Article 4, Section 4.4.I.2.b of the Comprehensive Zoning Ordinance, is hereby granted until October 19, 2026.

BE IT FURTHER MOVED, That a copy of this motion be forwarded to the City Planning Commission to effectuate this request.

THE FORGOING MOTION WAS READ IN FULL, THE ROLLWAS CALLED ON THE ADOPTION THEREOF, AND RESULTEED AS FOLLOWS:
YEAS:
NAYS:
ABSENT:
RECUSED:
AND THE MOTION WAS ADOPTED.

WILLIAM S. VINCENT, JR.
2018 PRYTANIA STREET
NEW ORLEANS, LA 70130
504-522-3220

October 22, 2025

Ms. Lola Johnson
Clerk of Council
1300 Perdido St., 1E09
New Orleans, LA 70112
clerkofcouncil@nola.gov

RE: HDLC Appeal 821-823 Fourth St. H8HZDW

Dear Clerk of Council:

I am requesting to appear before the City Council to appeal the decision of the HDLC of Oct. 17, 2025 of a 2nd story addition to an existing one-story double at 821-823 4th St. The proposed rear addition is allowed, however the massing and distance from the street front facade was not approved.

We feel that the addition as proposed is appropriate and allows both sides to have 3 bedrooms and 3 baths in lieu of 2 bedrooms and 2 baths. (total 6 bedrooms and 6 baths) which will increase the housing stock in the City. The proposal is in scale and character with all of the adjacent properties as you can see from the street view enclosed.

Sincerely

Mr. William Vincent

CC: Hon. Lesli Harris City Council District B "lesli.harris@nola.gov"
Ms. Liz Holman "elizabeth.holman@nola.gov"

CITY OF NEW ORLEANS

Monday, October 20, 2025

Jennifer Taylor
1115 Lyons Street
New Orleans, LA 70115

Re: 821-823 Fourth St
Reference Code: H8HZDW

Dear Jennifer Taylor:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Friday, October 17, 2025, concerning your application for the following work: Renovation and construction of a camelback addition at a Contributing rated, one-story, two-family residential building.

At that time the Commission voted to:
Deny the appeal of the ARC recommendations.

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) 658-7055 or wcargile@nola.gov.

Sincerely,
WLC

Wendy Cargile
Chief Plan Reviewer

Approved__BB__ Bryan Block, Director

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, October 27, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 821 – 823 Fourth Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's motion to deny the appeal of ARC recommendations regarding the construction of a camelback addition at a Contributing-rated, one-story, two-family residential building.

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

Staff Recommendations:

821 Fourth St is a ca. 1870 Creole cottage that first appears on the 1883 Sanborn map. The applicant has submitted several proposals for a rear second-story addition at the property. The ARC has recommended conceptual approval of two of those proposals. However, the most recent proposed rear addition was deferred by the ARC at the August 19th meeting. The ARC stated that the two bedrooms at the front of the camelback should be removed so that the overall massing is smaller, citing that the most recent proposal overwhelmed the historic structure.

The applicant is requesting an appeal of this ARC recommendation to allow the proposed second-story addition to be further forward on the building. The Staff agrees with the ARC and recommends denial of the appeal. Staff also recommends that the applicant pursue one of the previously approved two-story additions.

Previous ARC & Commission Recommendations & Actions:

08/19/25: The ARC voted to defer this application for additional review. The ARC stated that the two bedrooms at the front of the camelback should be removed so that the overall massing is smaller.

06/04/25: Commission voted to grant conceptual approval with the details to be worked out at the staff level.

05/20/25: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the roof well construction should be further reviewed for the final drawings.

04/22/25: The ARC voted to defer this application for additional review. The ARC stated that the rear massing should be incorporated into the camelback massing and the HVAC should be in a roof well at the rear, rather than a flat roof. The ARC also stated that the windows at the second floor should be more rectilinear and the header heights should come up.

03/25/25: The ARC voted to defer this application for additional review. The ARC stated that the previous iteration of the addition was more successful. To further delineate the old from the new, the ARC recommended the use of wider horizontal siding at the addition, the use of 1/1 windows without grids, and bringing the fascia across and a vertical trim piece down.

09/04/24: Commission voted to grant conceptual approval with the details to be worked out at the staff level.

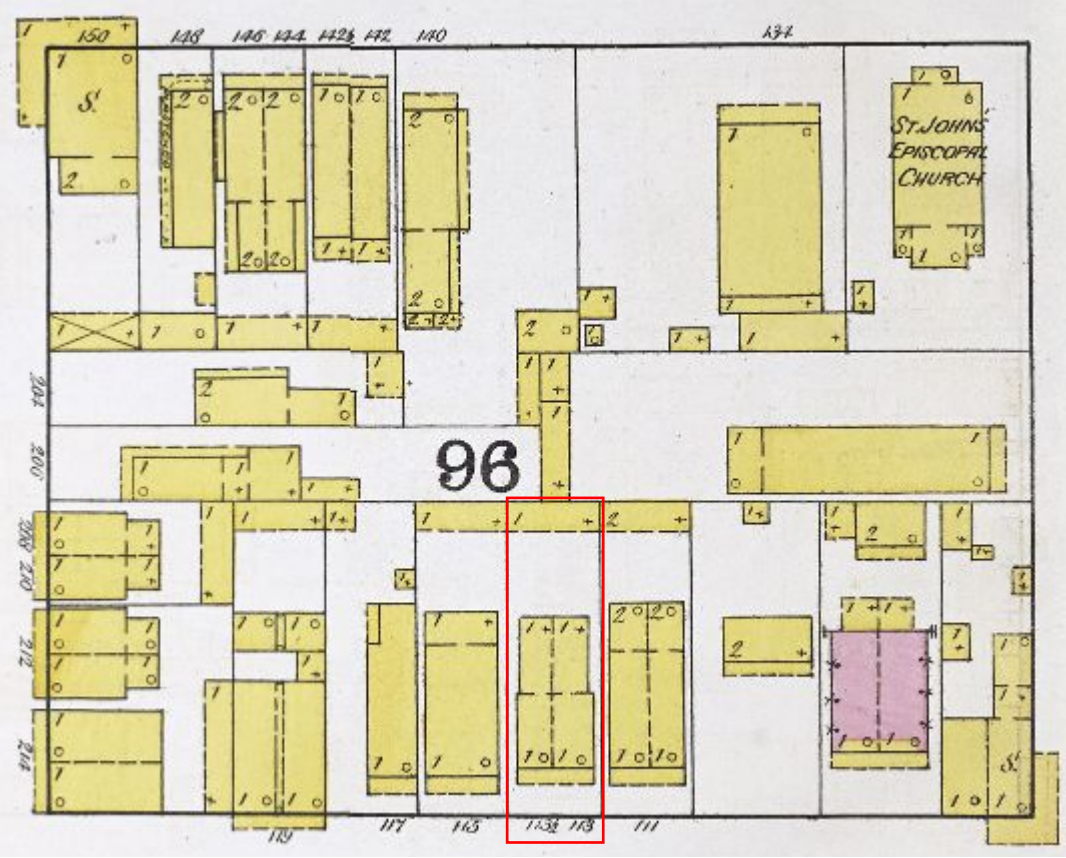
08/20/24: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the overhangs at the new addition should be removed.

Current Proposal

ARC approved 8/20/24

ARC approved 5/20/25

Sanborn Fire Insurance Map



New Orleans, Louisiana Volume Three, Sheet 75L, 1887

Additional information and photos may be found in the staff report:

https://sites.google.com/view/no-cmm-101725/new-work-applications/821-823-fourth-st

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5216

MOTION

NO. M-25-608

CITY HALL: December 4, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the appeal of **William S. Vincent, Jr.** of the Historic District Landmarks Commission's denial of the applicant's request to allow the front of the proposed camelback addition to be further forward on the contributing-rated, one-story, two-family residential building located at **821-823 Fourth Street,** is hereby **approved,** and the decision of the Commission is overruled.

BE IT FURTHER MOVED, 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:

RECUSED:

AND THE MOTION WAS ADOPTED.

Z
Group, LLC

October 21, 2025

Lora W. Johnson, LMMC,MMC
Clerk of Council
1300 Perdido St. Room 1E09
New Orleans, LA 70112

Re: Request to Appear Before the New Orleans City Council – HDLC Appeal
HDLC Reference Code is 1H4LEU, 1516 Erato St.

Dear Councilmembers,

On behalf of 1516 Erato LLC, I respectfully request the opportunity to appear before the New Orleans City Council to appeal the Historic District Landmarks Commission's denial of the proposed construction of a 33,664-square-foot, five-story hotel on a vacant parking lot located at 1512-1516 Erato Street.

The proposed building, as currently designed, fully complies with the Comprehensive Zoning Ordinance (CZO) requirements for both height and footprint within the MU-1 district.

Thank you for your time and consideration.

Respectfully,

Zella V. May

Zella V. May

189 Maple Ridge Dr.
Metairie, LA. 70001
504-494-4463

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

Monday, October 20, 2025

Jessica Becker
6724 Louisville
new orleans, LA 70124

Re: 1516 Erato St
Reference Code: 1H4LEU

Dear Jessica Becker:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, October 8, 2025, concerning your application for the following work: New construction of a 33,664 SF, five-story, hotel on a vacant lot.

At that time the Commission voted to:

Deny the appeal of the ARC recommendations.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal addressed to the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 or via email to clerkofcouncil@nola.gov within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7051 or hdlcstaff@nola.gov.

Sincerely,
JJS

Jesse Stephenson
Senior Plan Reviewer

Approved__BB__ Bryan Block, Director

1516 Erato Street LLC
189 Maple Ridge Dr
Metairie, LA 70001

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, November 03, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1516 Erato Street

Ladies and Gentlemen:

Attached, please find a report summarizing an appeal of the New Orleans Historic District Landmarks Commission's denial of an appeal of the ARC recommendations regarding the construction of a hotel at the above referenced address

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

September 16, 2025

1516 ERATO STREET HOTEL

1516 Erato Street is a vacant lot located in the Lower Garden District, full control, local historic district. The applicant first appeared before the ARC in July of 2025. At that time the ARC noted that the proposed massing envelope of the development was too large in relationship to the existing historic structures of the streetscape. The ARC recommended breaking down the massing of the proposal to allow the development to be more compatible with the historic context.

07/22/25: The ARC voted to defer your application for additional review. The ARC agreed that:

- The massing isn't consistent with the overall Lower Garden District context.
- A widened scale analysis for scale of the surrounding area should be completed prior to the next ARC meeting.
- A five-story building next to an existing two-story is incongruent.
- The detailing on the primary has dimension but the depth needs to be emphasized more.
- Adding more glass for transparency is not the solution to reduce the massing.
- Solutions for massing reduction could be a penthouse condition coupled with an "eroding corner" design.
- If the massing can't be reduced to better align with the context then possibly the program may need to be reduced.

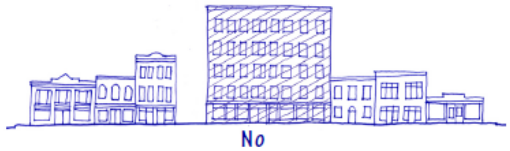
The applicant returned to the ARC two more times in August and September of 2025 but at each review the massing remained the same as initially proposed. The applicant contends that the height and bulk of neighboring, incompatible, non- contributing structures justifies their request to fill the entire allowable zoning envelope at this location. The HDLC and ARC contend that new infill should follow the HDLC Design Guidelines (see below) and be compatible in terms of massing and height with the historic district and immediate, adjacent historic context.

Building Form and Massing

Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes, its overall "bulk" and how it sits on the site. Elements that are typically used to define building form and massing include the roof form, as well as wings, ells and other projecting elements, such as bays. New buildings with similar form and massing to adjacent construction will allow the new building to be compatible with the surrounding neighborhood.

It is Generally Appropriate to...

- Construct a new building with similar form and massing to buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of the proposed building
- Match adjacent cornice heights



The central building in each case is 5-stories tall. In the top example, it abuts adjoining walls and steps up in the center. The new 5-story building in the lower example is a single volume and appears more massive.

Adjacent historic, residentially scaled buildings in the 1500 block of Erato Street

T.D.C., LLC.
FOLSOM, LA
985-966-9090

At their meeting of October 17, 2025, the Commission reviewed the proposal and the ARC recommendations. The Commission agreed that no effort had been made during the ARC review process to reduce the massing of the proposal to better relate to the height and massing of the existing historic context. The HDLC Architectural Review Committee routinely works successfully with architects and developers to adapt development proposals to be compatible with the historic context. Hundreds of large-scale developments throughout the city of New Orleans have been improved and enhanced because of HDLC Architectural Review Committee recommendations. In the end, architects and developers often thank the ARC members for the assistance as they agree the process led to an improved design. Despite this, certain developers do not wish to work within the design review process to achieve sensitive, thoughtful development that fits well within the historic neighborhoods in which they are placed. These developers often seek to extract the maximum amount of profit rather than provide a design that relates to the neighborhood they seek to profit from. The Lower Garden District and the St. Charles Avenue corridor are attractive precisely because of the successful efforts of the historic preservation community to protect and enhance the historic resources. Those that seek to develop in the communities that have benefited from the protections of historic preservation should have to work within the framework that made those places desirable to develop in in the first place. The City Council should not reward developers that refuse to engage in good faith with the HDLC to achieve a development the meets the HDLC Design Guidelines and is compatible with the neighborhood. The HDLC requests that the City Council deny this appeal and require the applicant continue to work with the HDLC ARC to achieve a design that meets the HDLC Design Guidelines.

From: Suzy Lamore <suzy@reverealtors.com>
Sent: Friday, September 12, 2025 1:52 PM
To: Wendy Cargile <wcargile@nola.gov>
Subject: 1516 Erato Street

Hello-

I am wiring to submit public comments for the upcoming September 16, 2025, ARC meeting. My home address is 1704 Prytania St., New Orleans, LA 70130.

1516 Erato is a proposed five story hotel, and my concerns relate to the proposed height of this project (5 stories) and the fact that the neighborhood is already short on parking in that area due to the existence of several other hotels and an office building.

This is not located in Central City as the applicant indicates on its application, but it is located in the Lower Garden District. We've had some bad architecture creeping into the neighborhood from St Charles and Calliope, and I am concerned that this project won't be cohesive with the Lower Garden District's architectural elements. Parking is already a challenge, and this hotel will do nothing but increase the parking headaches currently experienced.

Thank you for your consideration of this matter.

Sincere regards,
Suzy Lamore
1704 Prytania St.
New Orleans, LA 70130
(504) 729-8818

Additional drawings and photos may be found in the staff report: https://sites.google.com/view/no-cmm-101725/new-work-applications/1516-erato-st

Video of the hearing may be found here:
https://cityofno.granicus.com/MediaPlayer.php?view_id=7&clip_id=5216

COMPATIBLE DESIGN PRINCIPLES

The development of each of New Orleans' neighborhoods followed its own pattern and rhythm. The culture of the City's early inhabitants is expressed through its architectural and built environment. To continue the evolution of the built environment, the HDLC encourages creative solutions that reflect current design and are sensitive to the character of their historic surroundings.

Each local Historic District and individual Landmark has its own unique characteristics and vocabulary. The specific styles and types of compatible new construction or additions will vary at each site depending on its specific context. Recognizing that what might be appropriate at one property is not appropriate at another, no specific design "solutions" for new construction or additions are mandated. However, in making determinations regarding the appropriateness of new construction or additions, the HDLC is guided by *The Secretary of the Interior's Standards for Rehabilitation* and general design principles when reviewing the compatibility of a proposal within the property's specific context. When reviewing applications the HDLC will consider the following design principles:

DESIGN PRINCIPLES	NEW CONSTRUCTION AND ADDITIONS
Scale: Height and Width	The proportions and size of the new building / addition compared with neighboring buildings / existing buildings
Building Form and Massing	The three-dimensional relationship and configuration of the new building/ addition footprint, its walls and roof compared with neighboring buildings/ existing building
Setback	The distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	The percentage of the site that is covered by building/addition, when compared to nearby sites of compatible size
Orientation	The location of the front of the new building/addition and principal entrance relative to other buildings on the block
Architectural Elements and Projections	The size, shape, proportions and location of entrances, porches, galleries, balconies, chimneys, dormers, parapets and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings
Alignment, Rhythm and Spacing	The effect the new building/addition will have on the existing patterns on its block
Façade Proportions: Window and Door Patterns	The relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the block/existing building
Trim and Detail	The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs
Materials	The substance of which something is composed or constructed

Joseph Maxfield Vincent
Attorney at Law
October 22, 2025

Ms. Lola Johnson Clerk of Council
1300 Perdido St., 1E09
New Orleans, LA 70112
"clerkofcouncil@nola.gov"

RE: HDLC Appeal 915 Jackson Ave. CXPDXK

Dear Clerk of Council

I am requesting to appear before the City Council to appeal the decision of the HDLC of Oct. 17, 2025 of a 2nd story addition to an existing one-story residence at 915 Jackson Ave. The proposed rear addition is allowed and we have agreed to many detail changes, however the massing and distance from the street front facade was not approved.

We feel that the addition as proposed is appropriate and allows the owner to have the required living spaces for their family. The proposal is in scale and character with all of the adjacent properties as you can see from the street view enclosed.

Sincerely

Mr. Max Vincent

CC: Hon. Lesli Harris Council District B lesla.harris@nola.gov
Ms. Liz Holman elizabeth.holman@nola.gov

561

Outlook

FW: 915 Jackson appeal

From Clerk of Council <clerkofcouncil@nola.gov>
Date Mon 10/27/2025 8:22 AM
To Denise Mills <dmills@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Eleanor S. Burke <esburke@nola.gov>; Angela G. Sarker <agsarker@nola.gov>

1 attachment (27 KB)
DOC040.pdf;

From: Anna Pope <anna@wsvjr.com>
Sent: Friday, October 24, 2025 4:55 PM
To: Clerk of Council <clerkofcouncil@nola.gov>
Cc: lesla.harris@nola.gov; Elizabeth D Holman <elizabeth.holman@nola.gov>
Subject: 915 Jackson appeal

Law Office of
William S. Vincent, Jr.

ANNA POPE

Legal Assistant

Phone (504) 522-3220
Fax (504) 568-1408

2018 Prytania Street
New Orleans, LA 70130
Anna@wsvjr.com

City of New Orleans

Monday, October 20, 2025

Jennifer Taylor
1115 Lyons St. New Orleans, LA 70115
New Orleans, LA 70115

Re: 911 Jackson Ave
Reference Code: CXPDXK

Dear Jennifer Taylor:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, October 8, 2025, concerning your application for the following work: New construction of a 2,200 SF two-story, addition to a Contributing rated, one-story, single-family residential building.

At that time the Commission voted to:

Deny the appeal of the ARC recommendations.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal addressed to the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 or via email to clerkofcouncil@nola.gov within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7051 or hdlcstaff@nola.gov.

Sincerely,
JJS

Jesse Stephenson
Senior Plan Reviewer

Approved BB Bryan Block, Director

Eleanor Burke
Deputy Director
New Orleans & CBD Historic District Landmarks Commission
Office of Business and External Services

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, November 03, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 911- 15 Jackson Avenue

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an appeal of the ARC recommendation regarding a proposed addition.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

915 Jackson Avenue is a Contributing rated building located in the Lower Garden District, full control, local historic district.

The ARC and Commission routinely review and approve camelback additions to historic shotgun and side hall cottages. The HDLC stipulates that these additions shall be set back at least two original rooms back. This regulation exists in order to maintain a reasonable portion of the historic structure, protect the architectural significance and character of the historic streetscape and promote additions that do not overwhelm the historic resource. This applicant is seeking to place the camelback addition only one original room back. This proposal does not meet the HDLC Design Guidelines for additions and will result in the demolition of approximately 78% of the roof. In addition - the ARC made the following recommendations at their August meeting:

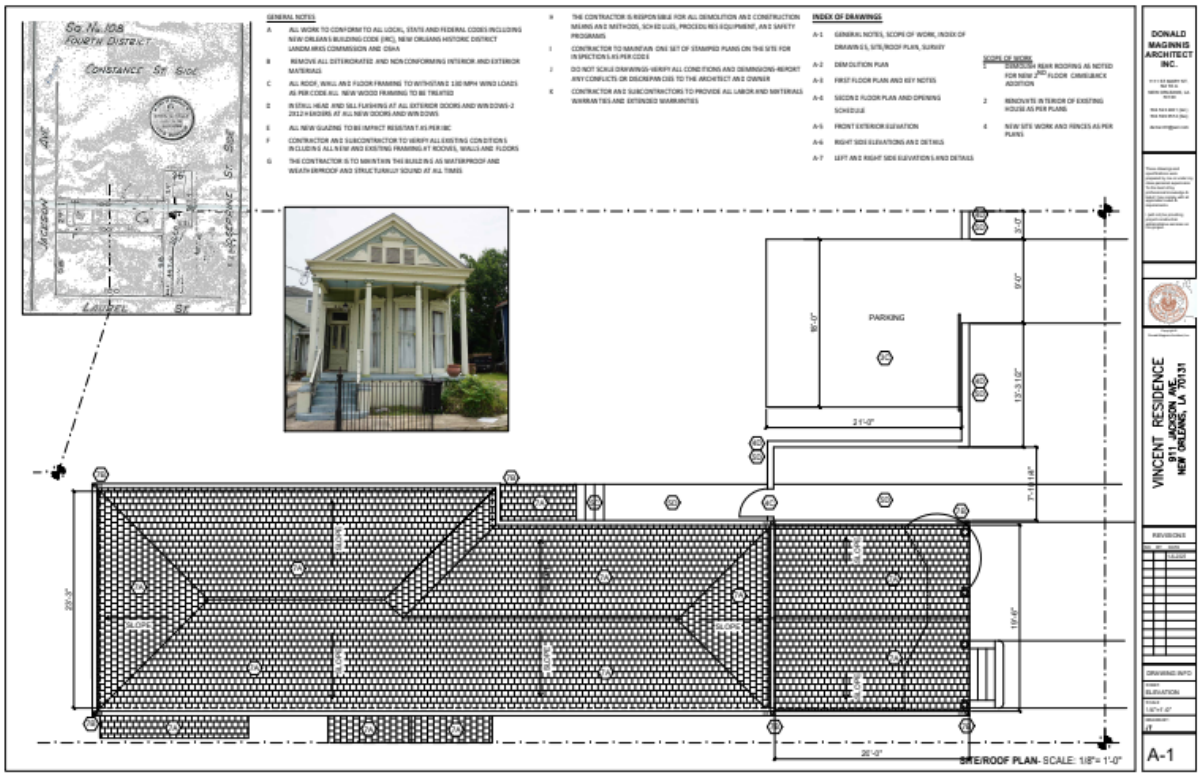
Previous ARC Recommendations:

08/20/25: The ARC voted to defer your application for additional review. The ARC agreed that:

- The camelback addition should be two rooms back from the front exterior wall of the building.
- The new windows on the addition should match the size and style of the windows on the side elevation closest to the front wall.
- The new windows on the upper floor addition should have some relationship to the existing windows below.
- The exterior wall at the laundry should align with the wall preceding it.
- All elevations should match what is drawn in plan.

The HDLC works very hard to meet owners where they are and approve additions to historic structures that allow adaptation to meet modern programmatic demands. Requiring that a minor portion of the historic structure remain intact is not too much for the Commission to request. The HDLC respectfully requests that the City Council upholds the ARC recommendations and Commission decision.

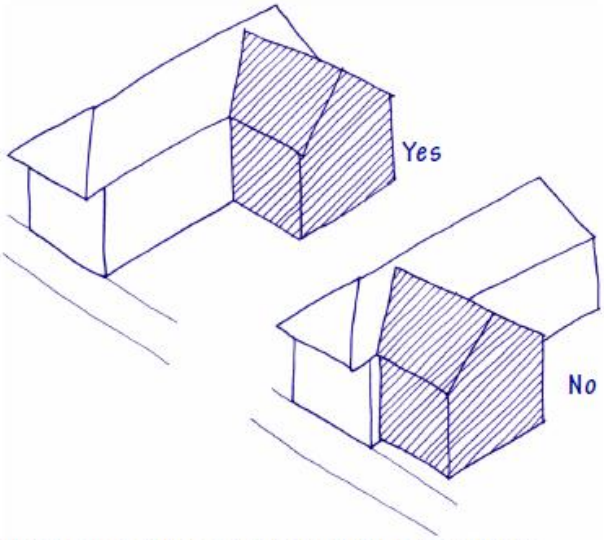
Only portion of the building being proposed to remain unaltered


Sq. No. 108
FOURTH DISTRICT
CONSTANCE ST SIDE
JACKSON AVE
ST. JOSEPH
LAUREL ST
GENERAL NOTES
INDEX OF DRAWINGS
SCOPE OF WORK
PARKING
SITE/ROOF PLAN- SCALE: 1/8" = 1'-0"
DONALD MAGINNIS ARCHITECT INC.
VINCENT RESIDENCE
911 JACKSON AVE.
NEW ORLEANS, LA 70131
REVISIONS
DRAWING INFO
A-1

LEFT ELEVATION
RIGHT ELEVATION
DONALD MAGINNIS ARCHITECT INC.
VINCENT RESIDENCE
911 JACKSON AVE.
NEW ORLEANS, LA 70131
REVISIONS
DRAWING INFO
A-7

FRONT ELEVATION
DONALD MAGINNIS ARCHITECT INC.
VINCENT RESIDENCE
911 JACKSON AVE.
NEW ORLEANS, LA 70131
REVISIONS
DRAWING INFO
ELEVATION
1/4"=1'-0"
A-5

REAR ELEVATION
DONALD MAGINNIS ARCHITECT INC.
VINCENT RESIDENCE
911 JACKSON AVE.
NEW ORLEANS, LA 70131
REVISIONS
DRAWING INFO
ELEVATION
1/4"=1'-0"
A-6



Additions should be set as far back from the street as possible to minimize their impact on apparent spacing.

Principles for Additions

Scale: Height and Width

Additions to existing buildings should generally be smaller than the original building with similar floor-to-floor and first floor heights.

It is Generally Appropriate to...

- Construct an addition that is smaller or similar in scale to the existing building or those on adjacent sites
- Construct an addition larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller masses of the buildings away from the street and adjacent buildings, such as camelbacks

Additions Guide

The HDLC Requires:

- Preservation of the cohesive ambiance of historic buildings and neighborhoods with compatible, sympathetic construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes at all additions
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and surrounding neighborhood
- Construction of additions so that historic building fabric is not radically changed, obscured, damaged or destroyed
- The second story of a proposed camelback addition shall be set back a minimum of two historic rooms from the front wall

The HDLC Recommends:

- Review of related *Design Guidelines* to better understand the historic context and appropriate design and materials
- Consultation with the HDLC Staff early in the planning stages of a project
- Identification, retention and preservation of the character defining features of the existing building
- Minimal alteration to the original design, materials and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting

Additional information, photos and public comment may be found in the staff report:
https://drive.google.com/file/d/1hTTqWxpNBvzYLGIbTZLSMXphXkKfU0Yd/view

Video of the hearing may be found here:
https://cityofno.granicus.com/MediaPlayer.php?view_id=7&clip_id=5216

MOTION

NO. M-25-598

CITY HALL: December 4, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the appeal of **Jospeh Maxfield Vincent** of the Historic District Landmarks Commission's denial of the applicant's request to place the proposed camelback addition only one original room back on the contributing-rated, single-story residential building located at **911 Jackson Ave,** is hereby **approved,** and the decision of the Commission is overruled.

BE IT FURTHER MOVED, 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:

RECUSED:

AND THE MOTION WAS ADOPTED.

J.W. DRENNAN LLC
CONSTRUCTION SERVICES

108 Industrial Ave
Jefferson LA 70121
Tel 504-866-7333
LA License #41060

November 12, 2025

Clerk of Council
1300 Perdido Street, Room IE09
New Orleans, LA 70112

Re: 2831 Livaudais Street
Reference Code QNHDAK

Dear Ms. Marie,

The owners of the property at the above captioned address, wish to appeal the decision rendered by the HDLC that denies the demolition of a contributing rated, one-story, multi-family residential building to grade. The HDLC ordered that the first two rooms of the main structure be preserved. We believe we have uncovered replacement or non-original materials within these two front rooms. In the absence of any original doors or windows in these two rooms, we believe this portion of building does not merit preservation. We will be meeting with members of Councilperson Harris' staff in the coming week to review our position.

Respectfully submitted,

Douglas Kohnke

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, November 6, 2025

Zach Smith Consulting & Design
1829 Esplanade Ave
New Orleans, LA 70116

Re: 5326 Prytania St
Reference Code: ZWGPCT

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, November 5, 2025, concerning your application for the following work: Demolition through raising of the building at a Contributing rated, raised basement, single-family residential building.

At that time the Commission voted to:

Deny the application for partial 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

Mauney Thomas H Mauney Lynn
5326 Prytania St
New Orleans, LA 70115

_____

Wednesday, November 12, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 2831 Livaudais 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 to demolish 100% of a Contributing rated structure located in the Uptown, partial control, local historic district.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

2831 Livaudais Street is a Contributing rated, single shotgun house located in the Irish Channel, full control, local Historic District. The building, purchased by the current owner in 2020 for $249,000, was inhabited until recently. The recently published *Transient Lodging Study* requested by the City Council, noted the following: "…it is the very exceptional community character in New Orleans that drives the tourism industry and increases demand for STRs. For this reason, protecting community character must come first."[i] Community character is derived from the vibrant mix of modest and grand vernacular architecture that survives. The continued destruction of authentic historic resources and their replacement with historicist new construction undermines the "exceptional community character" that the City of New Orleans must maintain to ensure its long term economic viability.

1896 Sanborn Map

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 estimates the single-shotgun was constructed between 1890 and 1900 and first appears on the 1896 Sanborn map. The footprint and massing of the house remain very similar to that of the 1896 Sanborn map. The house retains its original footprint and massing. However, almost all other architectural elements have been stripped or covered up. The front roof form has also been altered to cover the enclosed porch. The entire front wall reframed at some point and a much later period Arts & Crafts style door with sidelites was installed at the center.
- **The alternatives to demolition that have been explored by the applicant:** None on record.

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail: It may not be cost prohibitive to replicate the massing but it would be highly unlikely that the historic details would be replicated.**

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** The house continues to Contribute to the tout ensemble of the Irish Channel neighborhood in its scale and massing, but has been heavily altered and stripped of its architectural features. It is one of four remaining historic houses facing Livaudais St, as all others have been demolished to pave the way for new construction and warehouses.

- **The condition of the building or structure:** An interior and exterior visual inspection was completed on August 27 by the HDLC inspector. The building appeared to be in poor structural condition with the roof appearing to be in fair condition and intact.

At the exterior, the building was covered in vinyl siding that appeared to be intact, with windows a mix of historic and vinyl throughout. The building envelope had extensive Demolition by Neglect conditions which, if allowed to continue to deteriorate, will continue to cause considerable damage to the building. The building framing and roof structure were not square and the building appeared to have settled throughout. There were several areas with holes present in the ceiling.

At the interior, the flooring was found to be in very poor condition throughout, and the building was not currently habitable. The flooring was missing in places, deteriorated and undulating throughout the building. There was moisture rot and insect damage visible on the floors, walls and ceilings. The floor system was compromised with uneven areas and soft spots throughout. There was significant evidence that some type of animal (rodents, cats, opossum or raccoons possibly) was living in the building.

A supplemental inspection was conducted on October 28, 2025. At the time of that inspection, all trash and debris had been removed from the building and access to all rooms was possible. Selective exploratory demolition had been completed in areas showing more of the framing. The majority of the exterior walls throughout were barge board construction indicating the age of the existing building. Wood destroying insect damage was visible throughout most of the subfloor as well as in many, but isolated, areas of wall framing. The subfloor in most locations was soft and failing, likely due to the compromised areas of the roof and windows which allowed for water intrusion.

Staff Recommendations:

The supplemental inspection revealed more of the existing framing that is in fair condition and structurally sound. While the house is in poor condition and would require remediation, the barge board constructed single shotgun is not beyond rehabilitation. However, much of the historic architectural elements of the house have been stripped, altered, or covered up. The house does not retain any historic windows or doors; the front door is a much later period Arts & Crafts center door with sidelites in lieu of what was likely a typical door and window shotgun configuration. The front gable roof was likely extended over the enclosed porch and is not the original condition. The house does retain its barge board structure, footprint, massing, and wood weatherboards under the applied vinyl siding. As a result, the Staff left the decision to the discretion of the Commission.

At their meeting of November 5, 2025 the Commission reviewed the supplemental inspection report and updated Staff recommendations. The Commission voted unanimously approve the demolition of all but the front two rooms of the historic structure. The HDLC has approved renovations of and additions to countless single shotguns located in the local historic districts – many of which were in far worse condition. The continued demolition of New Orleans' vernacular, modest building stock erodes the architectural character, authenticity and significance of our economically and culturally diverse neighborhoods.

Additional information, inspection photos and public comment may be found in the staff report: https://sites.google.com/view/no-cmm-110525/old-demolition-applications/2831-livaudais-st

A recording of the hearing may be found here: https://nola.gov/next/hdlc/meetings/

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE DIRECTOR

2831 Livaudais St. Supplemental Demolition Request Inspection Results

• An interior and exterior visual inspection of the structure took place on October 28, 2025.

Additional building information:

- Any trash and debris has been removed from the building and access to all rooms was possible.
- There was selective exploratory demolition completed in areas of the building were not previously open to see isolated areas of the structural frame of the building.
- The subfloor in most locations is soft and failing, likely due to the compromised areas of the roof and windows which allows for water intrusion.
- Wood destroying insect damage is visible throughout most of the subfloor as well as in many, but isolated, areas of wall framing.
- The majority of the exterior walls throughout are barge board construction indicating the age of the existing building.
- There are many layers of finishes that should be stripped down to the framing or to the original finish condition if it still remains.

While the exploratory demolition does show evidence of some structural compromise, there is no further evidence that the structure of the building is beyond rehabilitation. A new roof, new windows, and weatherboards should be installed on the building to prevent further deterioration. The interior could be gutted and refinished with new building materials. The many layers of flooring and subflooring should likely be stripped to the existing floor joists and reinstalled using the proper assembly and materials. The front porch enclosure should be removed and the historic architectural elements should be visible from the street. I do not believe there is evidence available that would indicate this building is a good candidate for demolition. Rehabilitation of the building would not be prohibitively expensive, dangerous, or uncommonly difficult.

2831 Livaudais St. Demolition Request Inspection Results

- An interior and exterior visual inspection of the structure took place on August 27, 2025.

Building description:

- The vacant 1-story residential building appeared to be in poor structural condition.
- The building sits above grade on masonry piers and utilizes a standard wood framed flooring structural system.
- The building's exterior walls, ceiling and roof are likely standard wood frame construction.
- The asphalt shingle roof appears to be in fair condition and is intact.

Exterior:

- The building is covered in vinyl siding which appear mostly intact throughout.

- The building framing and roof structure are not square and the building appears to be settling throughout.
- There are several areas with holes present in the ceiling.
- The windows are a mix of historic, surface mounted vinyl or aluminum windows throughout.
- The building envelope has extensive Demolition by Neglect conditions which, if allowed to continue to deteriorate, will continue to cause considerable damage to the building.

Interior:

- The interior of the building was accessible at the time of the inspection.
- The floor is in very poor condition throughout, and the building is not currently habitable. The flooring is in places missing, deteriorated and undulating through the building.
- There is moisture rot and insect damage visible on the floors, walls and ceilings.
- The floor system is compromised with uneven areas and soft spots throughout.
- The interior space does not appear to have been conditioned for some time.
- There was significant evidence that some type of animal (rodents, cats, opossum or raccoons possibly) is living in the building.

Overall, the building appears to be in very poor condition, showing signs of neglect and a compromised building envelope. The building's roof is intact and appears to be functional. Rehabilitation of the interior of the building as a single or multi-family dwelling would not be particularly difficult, however would likely be very costly. The floor structural system is compromised and would likely need major restructuring. Some original historic elements of the building visible on the exterior of the building have been removed and replaced with non-historic building materials. There is very little historic material to be preserved on this building. There is significant moisture and insect damage evident on the interior of the building. The full extent of the damage to the structure of the building is not known. Exploratory demolition of the interior wall finishes and flooring would show the extent of the structural damage conclusively. Without knowing the full extent of the damage to the building's structural system, I do not believe this application is a good candidate for demolition.

HDLC Inspector Alex Nassar

DEMOLITION

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.

As a result, the HDLC rarely considers the demolition of Significant or Contributing buildings or structures within a local Historic District or on a Landmark site to be an appropriate option.

When reviewing demolition applications at properties located within a Full Control Historic District or at a Landmark site, the HDLC uses the following criteria in its evaluations:

a. The historic or architectural significance of the building or structure as designated by its "rating";
b. The importance of the building or structure to the tout ensemble of the area;
c. The alternatives to demolition that have been evaluated and explored by the applicant;
d. The special character and aesthetic interest that the building or structure adds to the local Historic District or Landmark site;
e. The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail;
f. The condition of the building or structure;
g. The future utilization of the site; and
h. The proposed mitigation measures such as, but not limited to, fencing, landscaping and maintenance contracts.

If the proposed demolition involves only a portion of a building or structure or if there are multiple buildings on a site, demolition applications must include a site plan that clearly shows the area proposed for demolition. The application should include details for the stabilization and protection of the remaining portion of a building or structure for partial demolition proposals. The HDLC may also require photographs or drawings of the existing building or structure as part of the application. If the applicant believes the building is structurally unsound or a hazard, they are encouraged to provide documentation of the unsound conditions prepared by a licensed structural engineer or architect. The only instances in which the HDLC Staff can approve demolition applications are when:

- The HDLC's Building Inspector indicates the building, monument or structure is in a state of imminent danger of collapse; or
- It is a Non-Contributing building or structure which is less than 1,000 square feet in area and its demolition is approved by the Executive Director of the HDLC.

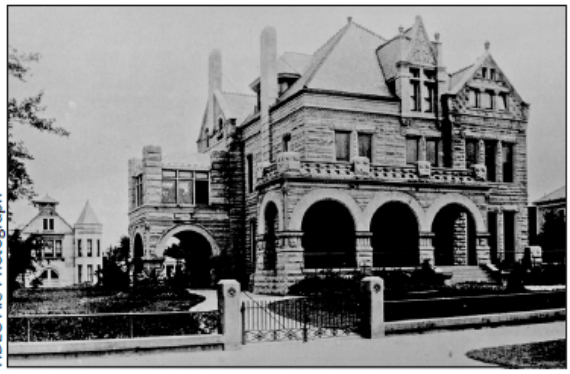
All demolition Applications that do not meet the criteria for Staff review will be considered by the Commission at a public hearing. After initial review, the Commission typically requires demolition applications to lie over for 30 days. This allows further investigation by Staff and the Building Inspector, particularly as to the historic importance and current condition of the resource, and provides an opportunity for public comment.

If the Commission votes in favor of a proposed demolition, a Certificate of Appropriateness (CofA) will be issued for the work after all conditions of the Commission's approval have been met. No work may begin on a proposed demolition until a CofA has been issued by the Staff and the applicant has obtained all other necessary permits from the applicable City agencies including the Department of Safety and Permits.

HDLC DEMOLITION JURISDICTION

The HDLC's demolition jurisdiction varies depending whether the property is located within a Partial Control Historic District or a Full Control Historic District. (Refer to HDLC District Jurisdiction, Guidelines Introduction, Page 01-4.)

- Partial Control Historic Districts: In Partial Control Districts in which the HDLC's jurisdiction is limited to demolition review, the review criteria shall be limited to criteria a through f. The design of any proposed redevelopment will not be considered.
- Full Control Historic Districts: In Full Control Historic Districts, the HDLC has jurisdiction over the demolition and retains jurisdiction over alterations or new construction visible from a public way. The Commission strongly encourages the submission of redevelopment plans concurrently with Demolition Applications for all properties in Full Control Historic Districts.



HDLC File Photograph

The Isidore Newman House, constructed in 1890, designed by Thomas Sully, was demolished in 1972. Its demolition galvanized the organization of what is now known as the St. Charles Avenue Association, and the push for preservation ordinances to protect historic districts.

[i] New Orleans City Planning Commission. *Transient Lodging Study.* Desire Line, 2025. https://nola.gov/nola/media/City-Planning/Major%20Projects/Inclusionary%20Housing%20Study/10-29-2025-ALL-TransientLodgingStudyReport.pdf

MOTION

NO. M-25-599

CITY HALL: December 4, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the appeal of **Douglas Kohnke, J.W. Drennan LLC, Construction Services** of the Historic District Landmarks Commission's denial of the application for demolition of a contributing rated, one story multi-family residential building to grade of the property located at **2831 Livaudais Street,** is hereby **approved** and the decision of the Commission is overruled.

BE IT FURTHER MOVED, 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:

RECUSED:

AND THE MOTION WAS ADOPTED.

ZACH SMITH
CONSULTING & DESIGN

November 13, 2025

Clerk of Council
1300 Perdido St. Room 1E09
New Orleans, LA 70112

HDLC
1300 Perdido St. 7th floor
New Orleans, LA 70112

RE: 3513 Chartres HDLC Appeal Request

To Whom It May Concern:

We are appealing the Historic District Landmark Commission's denial decision from the Wednesday, November 5th HDLC meeting for the property located at 3513 Chartres St. HDLC denied the application request to increase the height of the existing 7-foot fence to 10 ft.

We are asking for this appeal request to be placed on the next council agenda.

Thank You,

Ron Loesel

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, November 6, 2025

Stay Heirloom
5130 Tchoupitoulas Street
New Orleans, LA 70115

Re: 3513 Chartres St
Reference Code: HTYV7P

Dear Stay Heirloom:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, November 5, 2025, concerning your application for the following work: Request to increase the height of the existing 7-foot fence to 10 feet at a non-contributing, two- story, single- family residential building.

At that time the Commission voted to: Deny the application for the request to increase the height of the existing 7-foot fence to 10 feet.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal to both the HDLC and the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7046 or Michala.Daniels@nola.gov.

Sincerely,
Michala Daniels

Michala Daniels
Plan Reviewer

Approved__BB__ Bryan Block, Director

ZACH SMITH
CONSULTING & DESIGN

November 13, 2025

Clerk of Council
1300 Perdido St. Room 1E09
New Orleans, LA 70112

HDLC
1300 Perdido St. 7th floor
New Orleans, LA 70112

RE: 3517 Chartres HDLC Appeal Request

To Whom It May Concern:

We are appealing the Historic District Landmark Commission's denial decision from the Wednesday, November 5th HDLC meeting for the property located at 3517 Chartres St. HDLC denied the application request to increase the height of the existing 7-foot fence to 10 ft.

We are asking for this appeal request to be placed on the next council agenda.

Thank You,

Ron Loesel

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, November 6, 2025

Stay Heirloom
5130 Tchoupitoulas Street
New Orleans, LA 70115

Re: 3517 Chartres St
Reference Code: HM7M4U

Dear Stay Heirloom:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, November 5, 2025, concerning your application for the following work: Request to increase the height of the existing 7-foot fence to 10 feet at a Non- Contributing, two- story , single-family residential building.

At that time the Commission voted to: Deny the application for the request to increase the height of the existing 7-foot fence to 10 feet.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal to both the HDLC and the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7046 or Michala.Daniels@nola.gov.

Sincerely,
Michala Daniels

Michala Daniels
Plan Reviewer

Approved__BB__ Bryan Block, Director

ZACH SMITH
CONSULTING & DESIGN

November 13, 2025

Clerk of Council
1300 Perdido St. Room 1E09
New Orleans, LA 70112

HDLC
1300 Perdido St. 7th floor
New Orleans, LA 70112

RE: 3521 Chartres HDLC Appeal Request

To Whom It May Concern:

We are appealing the Historic District Landmark Commission's denial decision from the Wednesday, November 5th HDLC meeting for the property located at 3521 Chartres St. HDLC denied the application request to increase the height of the existing 7-foot fence to 10 ft.

We are asking for this appeal request to be placed on the next council agenda.

Thank You,

Ron Loesel

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, November 6, 2025

Stay Heirloom
5130 Tchoupitoulas Street
New Orleans, LA 70115

Re: 3521 Chartres St
Reference Code: FJ31B2

Dear Stay Heirloom:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, November 5, 2025, concerning your application for the following work: Request to increase the height of the existing 7-foot fence to 10 feet at a non-contributing, two- story, single- family residential building.

At that time the Commission voted to: Deny the application for the request to increase the height of the existing 7-foot fence to 10 feet.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal to both the HDLC and the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7046 or Michala.Daniels@nola.gov.

Sincerely,
Michala Daniels

Michala Daniels
Plan Reviewer

Approved__BB__ Bryan Block, Director

City Planning Commission
Preliminary Staff Report
Tuesday, October 28, 2025

Zoning Docket 049/25

Prepared by: Rachael Berg, Sarah King, Mitchell Kogan, Stephen Kroll, Sabine Lebailleux, Haley Molina, Julia Nickle, Emily Ramírez Hernández
Date: October 21, 2025
Deadline for CPC action: 11/8/2025
CC Deadline: 60 Days from Receipt
City Council District: All

Applicant: City Council Motion No. M-25-380
Request: Amendment to the text of Articles 1, 2, 3, 4, 19, and 26 of the Comprehensive Zoning Ordinance in order to streamline administrative processes, clarify unclear provisions, codify evolving practices, and consider the amendments included in Exhibit A, attached to City Council Motion No. M-25-280

Description

The City Council initiated this matter to allow for relatively minor, technical changes to the administrative articles of the zoning ordinance. In using the ordinance, the staffs of City Planning Commission, City Council, and the Department of Safety and Permits have identified a number of regulations that are unworkable, unclear, or ineffective. In some cases, regulations have interpretation by the Department of Safety and Permits' Zoning Division, which is charged interpreting and applying the regulations, in order the for the regulations to be used. This amendment would address those interpretations, sometimes codifying the interpretations and sometimes making the regulation clear in a way that deviates from the interpretation.

Attached to the Council motion is an exhibit that includes a number of suggested amendments to Articles 1, 2, 3, 4, 19, and 26. These are intended not to be an exhaustive list of all potential amendments to the articles. They are included because there is specific language proposed by the Council motion for those matters, but the Council motion also empowers the City Planning Commission to suggest additional amendments to accomplish the general purpose of streamlining the regulations.

In this report, each item is identified as being included in the attachment to M-25-380 or as not being included in that attachment and being suggested by the staff.

Each of the articles affected by this text amendment—Articles 1, 2, 3, 4, 19, and 26—has a distinction purpose. They are briefly summarized below, along with the themes of the proposed amendments.

Article 1 – Title Purpose Intent & Application – *No proposed amendments*
Article 1 officially establishes the Comprehensive Zoning Ordinance as the legal framework for land use across New Orleans. The article sets broad objectives such as promoting public health, safety, and welfare,

supporting efficient development, preserving neighborhood character, and promoting sustainability and resilience. It establishes zoning districts that regulate land use, height, density, yard sizes, open space, and the arrangement of buildings.

- Provides for the purpose of the CZO
- Provides regulations for when new laws go into effect; for example, when there's a city-wide zoning change that nullifies a prior conditional use on a property.

Article 2 – Ordinance Administrators – *No proposed amendments*

Article 2 details the roles, powers, and responsibilities of the boards, commissions, and officials who administer the Zoning Ordinance. It designates which bodies grant approvals and issue decisions on land use matters and amendments. The City Council has final authority over amendments to the zoning map and text, conditional use, and planned development applications, while the City Planning Commission gives recommendations on those matters. The Board of Zoning Adjustments handles appeals, variances, and determinations of errors in enforcement. The Design Advisory Committee reviews development plan and design applications. The Director of the Department of Safety and Permits has authority to issue permits, conduct inspections, and enforce compliance. Historic districts have additional oversight by commissions such as the Vieux Carré Commission, which regulates exterior changes in the French Quarter but not building use.

- Outlines the specific power of the different boards, commissions and officials as they relate to the CZO.
    - City Council
    - City Planning Commission
    - Board of Zoning Adjustments
    - Design Advisory Committee (DAC)
    - Executive Director of the City Planning Commission
    - Director of the Department of Safety and Permits
    - Vieux Carre Commission
    - Historic District Landmarks Commission

Article 3 – Administrative Procedures – *2 proposed amendments*

Article 3 outlines the step-by-step procedures for nearly every type of zoning application—text or map amendments, conditional uses, variances, developments, and appeals. It specifies which city officials accept applications, what information and documents are required, and the standards for completeness. Public participation is ensured through notification procedures, including mailed, posted, and published notices for hearings. The article establishes timelines for application processing, withdrawal, and resubmittal. It further details applicant withdrawal rights and limits the frequency of reapplication after denials, unless substantial new evidence is provided. The public hearing process is clearly described, from place and time to required notifications, and any technical error in notification does not invalidate a council action as long as the applicant received adequate notice.

- Outlines the general application, notice and public hearing procedures for the applications and approvals found within the CZO.
    - The section details the submittal of application process (completeness reviews), fees involves with the application and the resubmittal procedures of withdrawn or denied applications.
    - Details the NPP process and posted notice requirements

Proposed amendments:

- Refine the NPP regulations to be easier for the public to understand

- Make a legal requirement for the existing NoticeMe public notice system
- Create limitations on zoning appeal re-applications that are consistent with limitations on other re-applications

Article 4 – Applications and Approvals – ***Approximately 71 proposed amendments***
Article 4 of the New Orleans Comprehensive Zoning Ordinance provides a detailed structure for how zoning requests, amendments, conditional uses, and planned developments are reviewed and approved in the city.

Article 4 delineates the types of applications covered, including zoning text amendments, zoning map amendments, conditional uses, and planned developments. It emphasizes compliance with the Master Plan and consistent evaluation of each application against established citywide standards. All applications must undergo the Neighborhood Participation Program (NPP), which mandates public notification and input opportunities prior to formal hearings. Applicants must submit detailed documentation specifying the purpose, existing conditions, and proposed changes.

This section details the purpose, initiation, authority, procedure, approval standards, appeal process and provides a charted diagram for the following projects:

- Conditional uses
- Zoning Text and Map Amendments
- Planned Developments
- Development plan and Design Review
- Variances

- The section also details the procedure of
  - Minor map adjustments
  - Zoning appeals
  - Zoning verifications
  - Interpretations
  - Sign permits; and
  - Campus development plans

Proposed Amendments:

- Enhance public notice of decisions and appeal rights
- Crate a process for regular CZO updates
- Makes minor technical amendments to improve CZO language around the City Council consideration of a zoning ordinance
- Eliminate unnecessary administrative barriers
- Improve approval standards for zoning applications
- Improve notice and content of waivers and provisos
- Codifies interpretations that have been made by the Department of Safety and Permits
- Clarify CPC design review requirement and processes
- Rectify inconsistences with the language used for changes to approved plans that may be allowed by CPC staff, City Planning Commission, or City Council
- Clarify the variance process
- Make updates to fulfill the administration of the zoning ordinance

Article 19 – Temporary Prohibitions – *1 proposed amendment*
Article 19 outlines the purpose and process of establishing temporary zoning prohibitions, which can take the form of Interim Zoning Districts or moratoria.

Proposed Amendment:

- State that Neighborhood Participation Program pre-application meetings are not required for text amendments creating an Interim Zoning District or moratorium.

Article 26 – Definitions – *No proposed amendments*

Reason for Commission Review

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

Reason for text amendment

Over more than a decade of using the current zoning ordinance, the staffs of the City Planning Commission, City Council, and Department of Safety and Permits have identified many regulations throughout the ordinance that would benefit from revisions to make the regulations clearer, more workable, and improve their content. Many of the regulations that most urgently need to be revisited are contained within Articles 1 through 4, 19, and 26.

The City Council Motion requests that the City Planning Commission revisit these regulation to address their deficiencies. The motion has a broad scope. It includes a list of suggested revisions, which are included Exhibit A to M-25-380, that are included for review, but it also empowers the City Planning Commission to identify other revisions that are needed to achieve the purpose of the motion.

Existing Regulations and Changes Proposed by Applicant

The below sections discuss each proposed modification. Please note that the text included in strikethrough and bold, underlined text is the text recommended by the City Planning Commission staff. For items with proposed language in the attachment to the Council motion, only the language recommended by CPC staff is shown in formatted text. In some instances, the staff-recommended language is the same as what is in the motion; in others, the staff recommends different language from what is in the Council motion.

Article 3

What is the Article/Section for proposed amendment?

Article 3, Section 3.2.E.1

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance mandates a two-year waiting period before any denied zoning text or map amendment, conditional use, planned development, or variance application can be resubmitted.

Without such a waiting period, the City Planning Commission, Board of Zoning Adjustments, and staff could be subjected to repeatedly reviewing the same request within short periods of time. Unless there is substantial new evidence, or a significant mistake of law or fact affected the prior denial, the recommendation/decision would remain the same. This provision reduces unnecessary administrative burdens for staff and the waste of City resources.

Zoning appeals are one application type not included in this provision. There have been instances in which applicants have submitted zoning appeals (e.g., appealing the Department of Safety and Permits' zoning review comment on a building permit application) to the Board of Zoning Adjustments and been denied, only to later submit another appeal application (e.g., appealing the building permit issuance) citing the same argument they raised in the first appeal. As noted above, this is an unnecessary use of City resources, only to rehash something that had been previously denied, which is why zoning appeals should have the same two-year waiting period.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

3.2.E Resubmittal of Denied Applications

1. An application for a zoning text or map amendment, conditional use, planned development**,** ~~or~~ variance**, or zoning appeal** that has been denied will not be reviewed or heard within two (2) years of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial. The official charged with receiving applications in Table 3-1 shall decide whether the subsequent application is appropriate for resubmittal before expiration of the two (2) year wait requirement.

What is the benefit of the proposed amendment?

The proposed amendment would align zoning appeals with other application types that prohibit resubmittal of the same request within a two-year period. As noted, this would reduce unnecessary administrative burdens and use of City resources. This would not preclude an applicant from resubmitting

a denied application in cases where substantial new evidence becomes available or a significant mistake of law or fact affected the prior denial.

Article 3

What is the Article/Section for proposed amendment?

Article 3, Section 3.5 (new section)

What is the problem that needs to be addressed?

In the years that the requirement for a pre-application Neighborhood Participation Program has been in place, the staff has consistently heard feedback from applicants as to how difficult the process is for applicants to understand and navigate. Much of this difficulty stems from the fact that the meeting and notification requirements are cumbersome and overcomplicated, and the language explaining how to fulfill them is unclear.

For example, the regulations list a series of requirements, but do not indicate the order in which the actions must be taken. Second, the process requires an applicant to draft their own public notice letter, but makes the technical requirements of the notice so daunting and unclear that many applicants struggle to understand how to fulfill them. Oftentimes, these public notice letters are rejected based on a technical deficiency, such as a missing citation, even when the letters are effective in providing actual notice of the application. Third, the NPP requirements vary slightly across different types of zoning applications even when there is no need for different requirements, creating unnecessary confusion for applicants submitting NPPs for multiple application types.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The Council motion proposing consolidating all of the existing Neighborhood Participation Program regulations in Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2 into an entirely new section, Article 3, Section 3.5. The new section would clearly outline the steps that must be taken to hold an NPP and the sequence in which they must occur.

3.5 Neighborhood Participation Plans

3.5.A. Purpose.

Pursuant to Sec. 5-411 of the City Charter, the Neighborhood Participation Plan (NPP) is intended to provide timely initial notification to a neighborhood of any proposed land use action affecting the neighborhood and provide the opportunity for meaningful neighborhood review of and comment on such proposals.

3.5.B. Applicability.

NPPs are required for the following types of applications:

1. **Zoning Text and Map Amendments**
2. **Conditional Uses**
3. **Planned Developments**
4. **Variances (except variances for single- and two-family residences)**
5. **Major Subdivisions**

NPPs are also required for changes to the Master Plan. These Master Plan NPPs shall be facilitated by the City Planning Commission staff and are not subject to the procedural rules of this Section.

3.5.C. NPP Procedure.

1. Applicants begin the NPP process by applying with the CPC staff, who will provide a list of required parties to be noticed.

2. Applicants must provide CPC staff with a copy of the NPP meeting notice.

3. Applicants must send the required notice to all parties listed by CPC staff. Proof of actual delivery is not required. For notice sent through the U.S. mail, an attestation of mailing alongside a copy of the notice is sufficient. For notice sent through e-mail, a copy of the email including addresses the email was sent to with the notice embedded in the body or attached as a pdf is sufficient.

4. Applicants must hold the required NPP meeting at the date, time, and location included in the notice, and must keep the necessary records for submission of the NPP Report. If the NPP meeting is rescheduled, notice of the rescheduling must be sent by the same means as the original notice.

5. Applicants must submit the NPP Report as part of their application for a zoning text or map amendment, conditional use, planned development, major subdivision or variance. This application will not be considered complete until a satisfactory NPP Report has been received by CPC staff.

3.5.D. Parties to Receive Notice.

1. Applications affecting up to one city square or its equivalent must provide notice to all property owners (as indicated in the records of the Orleans Parish Assessor's Office) and residents within 300 feet of the property lines of the subject property. However, if the subject property is twenty-five thousand (25,000) square feet or more in area or the subject development is twenty-five thousand (25,000) square feet or more in floor area, such notice shall be provided to all owners and residents of properties within six-hundred (600) feet of the property lines of the subject property.

Notice shall also be provided to any neighborhood associations registered with the city representing the area encompassing the city square. CPC staff will, upon application, provide a list of these properties as well as relevant neighborhood associations and their designated contact information. Notice to neighboring properties must be sent by U.S. Mail or hand-delivered, while notice to neighborhood associations registered with the city and notice to the City Planning Commission must be sent by e-mail. Notice to other interested parties may be sent through the City's electronic notification system.

2. Applications affecting more than one city square or its equivalent must provide notice to all neighborhood associations registered with the city by e-mail.

3.5.E. Contents of Required Notice.

Notice of the NPP must include the following information, at a minimum:

1. **The date, time, and location of a meeting to be held to receive review and comment on the proposal. NPPs affecting more than one city square or its equivalent may hold their meeting virtually, through a commercially accepted virtual meeting service, such as Zoom, Teams, or WebEx. Virtual meetings must have the option for participants to call in without requiring video services. The meeting must be held within 14-30 days of mailing or emailing of the required notice.**
2. **A brief description of the proposal:**

a. **Map amendment applications shall include the type of land use request, the name of the existing and proposed zoning district, and the article of the Comprehensive Zoning Ordinance for the proposed zoning district. Map amendment applications shall also include an outlined area map.**
b. **Text amendment applications shall include the citation and existing language of the Comprehensive Zoning Ordinance, if applicable, the proposed changes or additions to the language of the Comprehensive Zoning Ordinance and which zoning district(s) the amendment would affect, or a statement that the changes would be effective citywide.**
c. **Conditional use applications shall include a brief description of the proposal, including the type of land use request, and known needed variances**
d. **Planned development applications shall include a brief description of the proposal, including known needed variances.,**
e. **Variance applications shall include a brief description of the proposal, including known needed variances.**
f. **Major subdivision applications shall include a description of how the lots are being subdivided (ex: Resubdivision of Lot(s) x into Lot(s) y)**
g. **All parties should recognize that the proposal may change as part of the usual review process and that failure to notice every possible permutation of the proposal shall not render the NPP insufficient.**

6. Contact information for the applicants, including at a minimum a telephone number and email address, so that parties who may not attend the NPP meeting due to time constraints can participate in the process.

3.5.F. NPP Meeting.

1. NPP meetings must be held in generally accessible public locations at reasonable times and should be sufficiently large to accommodate all attendees.

2. Virtual NPP meetings may require pre-registration to facilitate a "webinar" style presentation with the ability to mute participants, provided that there is a dedicated period of time for participants to provide comment with the technical ability for them to do so.

3. Meetings may end at a specified time, even if all participants have not yet had a chance to speak, provided that there is at least 30 minutes provided for public comment and that the set end time is included in the notice for the NPP.

3.5.G. NPP Report.

The applicant shall submit a Project NPP report with the application. The report shall provide the following information:

1. The names of the individuals and entities that were notified.

2. A list of the concerns, issues, and problems expressed by the participants.

3. A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If the concern, issue, or problem is not being addressed, the applicant should state the reasons.

4. Copies of emails, letters, communications affidavits, meeting invitations, newsletters, publications, and petitions requesting additional information related to the project, received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process.

5. The date, time, and location of all meetings held with interested parties, or a statement

indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application shall be accepted as part of the Project NPP report, except where subsequent meetings with interested parties have occurred within the one hundred eighty (180) days preceding the submittal of the Project NPP report.

6. A completed sign-in sheet that includes the names, addresses, and contact information for meeting attendees. A list of participants prepared by the virtual meeting service is acceptable for virtual meetings.

In addition to creating Section 3.5 containing this language, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2, which contain the current NPP regulations, would be deleted.

What is the benefit of the proposed amendment?

The problems with the existing NPP regulations would be solved by starting from scratch with a fresh set of regulations. These regulations would not change the real substance of the NPP process, but would make it easier to understand the process and fulfill its requirements. The steps of the NPP process should be listed in the order that they are to be performed. Instructions on how to fulfill each step should be detailed, clear, and there should be no unnecessary requirements. The regulation should be consolidated into a single section of the zoning ordinance, rather than being restated in slightly different form in multiple sections.

These revisions would help ensure that the NPP process is effective in fulfilling its true purpose of encouraging real, meaningful community engagement, rather than being perceived simply as a burdensome part of the application process.

Article 3

What is the Article/Section for proposed amendment?

Article 3, Section 3.6 (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not codify the requirement to electronically notice interested parties for land-use projects.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

3.6 Electronic Notification System.

CPC staff will maintain an electronic notification system capable of providing notice of all land use actions specified in the Comprehensive Zoning Ordinance to interested parties. This system may require participants to sign up and to indicate which notices they are interested in receiving. The City's NoticeMe system shall be deemed to fulfill this requirement, or the CPC may designate an alternative system if NoticeMe becomes unavailable for a considerable length of time or otherwise does not meet the requirements herein.

What is the benefit of the proposed amendment?

The proposed amendment ensures that NoticeMe or an equivalent electronic system is used for land use notifications. NoticeMe is currently used by the City Planning Commission staff and codification of this procedure secures this procedure into the future as a requirement of the land-use process.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.B.4 (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently allow CPC to introduce Zoning Text and Map amendments in connection with Master Plan revisions, land use plans or studies. Instead, Article 4 Section 4.2.B reserves these rights for City Council or "property owners" in the city. This creates difficulty in allowing the City Planning Commission to ensure consistency between adopted Future Land Use Map changes and the underlying zoning district, or to implement adopted recommendations in CPC studies.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.2.B Initiation

4. The City Planning Commission may initiate zoning map and text amendments in connection with Master Plan revisions, land use studies, land use plans or as otherwise required by this Ordinance.

What is the benefit of the proposed amendment?

The proposed amendment reflects City Charter language in Section 5-402 contemplating CPC-introduced zoning amendments, allowing for the CPC to introduce Zoning Text and Map amendments in connection with Master Plan revisions, land use plans and land use studies. This amendment allows the CPC to align a property's future land use map (FLUM) designation with its underlying zoning district and creates a clear path for implementing CPC study recommendations once adopted.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.3.c

What is the problem that needs to be addressed?

Section 4.2.D.3.c - Action by the City Planning Commission for zoning text and map amendments states that the City Planning Commission shall provide a recommendation 60 days from the opening of the public hearing. This timeline is not feasible for some complex amendments that are initiated by the City Council.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.2.D.3.c
> The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. **For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause.** The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.

What is the benefit of the proposed amendment?

The proposed amendment adds language allowing the City Council to ensure adequate review and public engagement for complex amendments.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.4.a

What is the problem that needs to be addressed?

This item is intended to accurately describe the purpose of City Council action by motion on a conditional use application. When the motion is for approval, it simply directs the Law Department to draft an

ordinance to approve the application. The motion does not itself approve the application. The existing language in the zoning ordinance does not correctly address this, instead indicating that the motion itself approves the application.

Additionally, the existing language is outdated regarding instances where the City Planning Commission fails to approve or deny an application with a majority vote of the commission members. Until recently, when the commission failed to obtain a majority vote, it was considered that the commission took no action. After a recent amendment, the zoning ordinance now states that when there is no majority vote by the commission, a matter is effectively denied for lack of a legal majority. Thus, because any vote will result in an approval, denial, or effective denial, there is no possibility for a no recommendation vote and this section no longer needs to address instances where there is no recommendation.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

> 4.2.D.4 Action by City Council
> a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

The proposed amendment also updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial, and since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.4.b

What is the problem that needs to be addressed?

This section contains language addressing the City Council's deadline to act by motion when the City Planning Commission has made no recommendation. Recent changes to the text of the zoning ordinance mean that any time the Commission fails to adopt an approval or denial vote, the matter will receive a recommendation of effective denial for lack of legal majority. No matter will not receive a recommendation, so language addressing a no recommendation scenario is no longer needed.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

4.2.D.4 Action by City Council

b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

What is the benefit of the proposed amendment?

The proposed amendment updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial. Since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.4.c

What is the problem that needs to be addressed?

Section 4.2.D.4.c, when addressing the Council's action on a zoning matter at the ordinance phase, repeats Charter language requiring the layover of an ordinance for 20 days before it is adopted. The inclusion of this language is not necessarily problematic, but is also unnecessary because the requirement is from the Charter and need not be repeated in the zoning ordinance.

A second issue that this item addresses is what happens when the Council adopts a motion instructing the Law Department to draft an ordinance approving a zoning matter but then decides not to introduce the ordinance. Currently, there is no requirement of an affirmative statement that the ordinance will not be introduced, which means the decision to not introduce it is often not reflected in the public record. This makes it difficult for the public to track the Council's approval or denial of a zoning matter from motion to introduction of ordinance through adoption of ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

Article 4, Section 4.2.D.4.c

~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.2.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they should notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

What is the benefit of the proposed amendment?

The proposed amendment makes the section more concise by deleting language that repeats procedural requirements that already exist in the Charter. It also bolsters the record when an approval motion is adopted but an ordinance is not introduced by requiring a statement be made to the Clerk of Council that an ordinance will not be introduced.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.E (Table 4-1)

What is the problem that needs to be addressed?

Table 4-1 Standards for Zoning Amendments contains 12 approval standards that the City Planning Commission and the City Council shall consider. Standard 2 requires the proposed amendment to be compatible with the place designations of the Comprehensive Zoning Ordinance. In practice, the staff has determined that including this approval standard is not advisable. This is for two reasons. First, the Comprehensive Zoning Ordinance does not meaningfully define place designations. Second, most zoning changes do not implicate the place designations. When they are implicated, this implication can be discussed in another approval standard. There does not need to be a separate approval standard solely addressing place designations.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text.

> Article 4, Section 4.2.E (Table 4-1)
> ~~2. The proposed amendment is compatible with the place designations of this Ordinance.~~

What is the benefit of the proposed amendment?

The proposed amendment removes the reference to "place designations" a vague term not defined within the Comprehensive Zoning Ordinance. Where an application does require a discussion and analysis of place designations, this can be done in the response to other approval standards, such ones addressing compatibility with the Master Plan's future land use map, existing use and zoning and land, and the suitability of a proposed zoning classification given a site's location and context.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.G (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not consider necessary amendments to the Comprehensive Zoning Ordinance that do not require their own text amendment. These minor amendments should be compiled and addressed on a yearly basis.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> **4.2.G Administrative Amendments**
>
> **By June 1st of each year, the City Planning Commission will transmit a report to the City Council containing recommended administrative amendments to the Comprehensive Zoning Ordinance. These recommended amendments shall not reflect policy changes, but shall consist of amendments which would achieve one of the following goals, as well as a statement of the necessity for each change. 1. Provide clarity to existing text of the Comprehensive Zoning Ordinance; 2. Correct an error or address a conflict in the existing text of the Comprehensive Zoning Ordinance; or 3. Codify an interpretation of the Department of Safety and Permits.**

What is the benefit of the proposed amendment?

The City Planning Commission staff retains an ongoing list of minor amendments to the Comprehensive Zoning Ordinance. The list is typically comprised of small changes to clarify processes or address inconsistencies. These amendments are more substantive than a technical correction but less substantial than what would normally go through the text amendment process. The Omnibus list - as it's known to the City Planning Commission staff – isn't addressed on a consistent basis because the process isn't codified. Therefore, the list can grow to hundreds of amendments before a Motion is adopted directing the CPC staff to provide the City Council with its recommended text changes. The proposed amendment would codify this process and ensure it happens on a yearly basis.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.Chart

What is the problem that needs to be addressed?

Chart 4.2 outlines the zoning amendment process. There is a slight error in one of the steps – "introduction of ordinance by City Council". The chart states a 21-day lie-over period. Whereas, the City Charter states 20-days.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language for this amendment. Staff's proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.2.Chart
Introduction of Ordinance by City Council. The Ordinance will layover a minimum of ~~21~~ **20** days before adoption.

What is the benefit of the proposed amendment?

The proposed amendment creates consistency in timelines between the Comprehensive Zoning Ordinance and the City Charter. The correct lie-over period after City Council introduction of an ordinance is 20 days.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.Chart

What is the problem that needs to be addressed?

The City Council action on a zoning amendment includes, first, action on a motion and, section, action on an ordinance. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The purpose of the motion to direct the preparation of an ordinance is not accurately captured in the flow chart outlining the zoning amendment process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

Article 4, Section 4.2.Chart
Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny.

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.A

What is the problem that needs to be addressed?

This section outlines the purpose of the conditional use process. The purpose statement suffers from phrasing that emphasizes consideration in the approval process of the *need* for the particular use. This consideration of need alone is problematic in that it seemingly adds an additional approval standard that preempts the approval standards itemized in Section 4.3.F: that a land use is only permissible when there is an undisputed need for it (which is subjective in itself) without giving consideration to whether it benefits its surroundings.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.A Purpose
>
> Within each zoning district, the use of land and structures are substantially uniform. However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land**,** ~~and of~~ **as well as** the public **benefit or** need for the particular use at the particular location. These uses are allowed as conditional uses within the zoning districts. This section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved. No conditional use may be established and no building permit may be issued for any use designated as a conditional use within a zoning district until a conditional use ordinance is adopted by the City Council and final drawings are submitted to and approved by the Executive Director of the City Planning Commission.

What is the benefit of the proposed amendment?

The proposed revisions are effective in resolving the problem with the existing regulation. Allowing the City Planning Commission and City Council to apply the designated approval standards in Section 4.3.F in a way that considers both whether a proposed land use is needed and whether it has any public benefit is beneficial in that it ensures that the "Purpose" articulated in Section 4.3.A provides an appropriate context for the application of the approval standards in Section 4.3.F, rather than suggesting an additional,

preemptive and highly subjective standard based solely upon a demonstrated need. This proposed change is consistent with the recommendations of the CPC's recent Land Use Barriers Study, which recommends eliminating regulations that lack clarity and/or add unpredictability to development review processes. This proposed change is also more consistent with the broader conditional use provisions in the CZO, which allow for consideration of numerous uses such as coffee shops, bookstores, yoga studios, and similar uses that may be beneficial to the neighborhood quality of life even if they are not absolutely necessary to day to day living.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.C

What is the problem that needs to be addressed?

This section authorizes the City Council to act upon conditional use applications after receiving the recommendation of the City Planning Commission. There are minor aspects of the current language that could be improved. The current language says that the Council shall act upon a conditional use application, when the reality is that the Council also has the option of not acting, with the result being that the application is denied for a lack of action. The current language is also silent as to when City Council action on conditional use applications is to occur, making no reference to Section 4.3.D.4, which states when such action is to occur.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends making clear that the Council has the option of not acting on a conditional use application by stating that the Council may act, not that it shall. The staff suggests clarifying the time limitations on Council action by referencing Section 4.3.D.4.

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.C Authority
>
> The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for conditional uses after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for conditional uses and shall calendar said requests for hearing in accordance with Section 4.3.D.4.**

What is the benefit of the proposed amendment?

The proposed revisions are effective in clarifying the existing regulation. They make it explicitly clear that the Council may act on a conditional use application but is not required to. The revisions also link the authority for the Council to act upon applications with a statement of when this must happen. In combination, these changes eliminate any ambiguity in the existing language as to what Council may do and when Council is required to do it.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.D.4.a

What is the problem that needs to be addressed?

As with the previous item, this item is intended to accurately describe the purpose of City Council action by motion on a conditional use application. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The existing language in the zoning ordinance does not correctly address this, instead indicating that the motion itself approves the application.

Additionally, the existing language is outdated regarding instances where the City Planning Commission fails to approve or deny an application with a majority vote of the commission members. Until recently, when the commission failed to obtain a majority vote, it was considered that the commission took no action. After a recent amendment, the zoning ordinance now states that when there is no majority vote by the commission, a matter is effectively denied for lack of a legal majority. Thus, because any vote will result in an approval, denial, or effective denial, there is no possibility for a no recommendation vote and this section no longer needs to address instances where there is no recommendation.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.3.D.4 Action by the City Council

a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested conditional use as well as any needed provisos or waivers, or shall deny the conditional use application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without~~

~~recommendation.~~

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

The proposed amendment also updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial, and since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.D.4.b

What is the problem that needs to be addressed?

This section contains language addressing the City Council's deadline to act by motion when the City Planning Commission has made no recommendation. Recent changes to the text of the zoning ordinance mean that any time the Commission fails to adopt an approval or denial vote, the matter will receive a recommendation of effective denial for lack of legal majority. No matter will not receive a recommendation, so language addressing a no recommendation scenario is no longer needed.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

4.3.D.4 Action by the City Council

b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

What is the benefit of the proposed amendment?

The proposed amendment updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial. Since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.D.4.c

What is the problem that needs to be addressed?

Section 4.3.D.4.c, when addressing the Council's action on a zoning matter at the ordinance phase, repeats Charter language requiring the layover of an ordinance for 20 days before it is adopted. The inclusion of this language is not necessarily problematic, but is also unnecessary because the requirement is from the Charter and need not be repeated in the zoning ordinance.

A second issue that this item addresses is what happens when the Council adopts a motion instructing the Law Department to draft an ordinance approving a zoning matter but then decides not to introduce the ordinance. Currently, there is no requirement of an affirmative statement that the ordinance will not be introduced, which means the decision to not introduce it is often not reflected in the public record. This makes it difficult for the public to track the Council's approval or denial of a zoning matter from motion to introduction of ordinance through adoption of ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.D.4 Action by the City Council
>
> c. ~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.3.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

What is the benefit of the proposed amendment?

The proposed amendment makes the section more concise by deleting language that repeats procedural requirements that already exist in the Charter. It also bolsters the record when an approval motion is adopted but an ordinance is not introduced by requiring a statement be made to the Clerk of Council that an ordinance will not be introduced.

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.E.1

What is the problem that needs to be addressed?

Conditional use applications are typically approved subject to conditions (also called "provisos") that are included as requirement of the approval to ensure compatibility of the use in terms of design, operation, and other characteristics with the surrounding development. This allows the City Council to impose special conditions that are tailored for the particular nature of the site, use and surroundings, and which augment the general requirements of the zoning ordinance. At least in recent years, the City Planning Commission staff has routinely recommended the inclusion of provisos that simply restate general requirements of the zoning ordinance that relate to the proposed use, such as operational requirements, parking requirements, or design requirements. The problem with this approach is that, if a proviso restates a requirement that is later changed, the proviso will no longer accurately represent the requirement. This change address this by requiring provisos to not merely restate zoning requirements.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The existing regulations are silent as to whether provisos can or should restate existing requirements of the zoning ordinance. The Council motion suggested that the Section 4.3.E.1, which speaks generally to the Council's ability to add conditions to conditional use approval, should require provisos to not simply re-state zoning requirements.

The staff understands the motivation behind this matter but believes it does not require codification in the zoning ordinance. The City Planning Commission can accomplish this without a legislative change but it is important to identify and work through all of the potential consequences of doing so. The staff will work with the City Council staff and Safety and Permits zoning division to create a workable solution.

What is the benefit of the proposed amendment?

The staff believes no amendment is needed and will address the issue through other means.

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.E.4

What is the problem that needs to be addressed?

The problem that needs to be addressed is that the City Council, when reviewing a conditional use application, will sometimes grant waivers of requirements that were not requested when the matter was being reviewed by the City Planning Commission and, as a result, were not addressed in the City Planning Commission's report. The problem with this is that the public does not receive notice that a waiver is being considered until it occurs as part of the Council action at the end of the process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

The staff recommends correcting the problem by changing in the section's text as follows:

> 4.3.E Conditions
>
> 4. The City Council may grant a ~~variance~~ **waiver** from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section **or any other section for which variances may not be granted under the terms of this Ordinance**. **Any waiver which was not considered by the City Planning Commission must be included in the motion directing the preparation of an ordinance described in 4.3.D.4.a.**

What is the benefit of the proposed amendment?

The proposed amendment addresses the problem by requiring that any waivers be stated at the motion phase. Because there is significant time between the adoption of a motion and an ordinance (up to ninety days and usually about six weeks), including the waiver in the motion provides ample time for the public to comment on the waiver prior to final action on the matter by ordinance.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.H.1

What is the problem that needs to be addressed?

For approved conditional uses, Article 4, Section 4.3.H.1 provide deadlines to record plans that demonstrate compliance with the terms of the conditional use ordinance and then to begin substantial construction/establish the use. In practice, these deadlines have proven to be unnecessarily limiting, as they do not sufficiently account for the time a developer must spend on other aspects of the development process (financing, permit review, historic agency review, construction) that generally occur after a zoning entitlement is granted and before a building permit is issued.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text and deletions shown in ~~strikethrough~~ text:

> 4.3.H.1 Expiration
> **a. Plans Deadline. For all conditional uses, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date granting the conditional use.**
>
> **b. Construction/Use Deadline**
> **i.** For new construction, the conditional use approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued ~~and substantial construction has not commenced,~~ and no request for an extension of time is pending.
> **ii.** For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established for a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.

What is the benefit of the proposed amendment?

The proposed amendment adds an additional year for conditional use plans to be recorded (extending the deadline from 1 to 2 years) as well as extending from 3 years to 5 years the deadline for conditional use construction to substantially begun (if construction is required) or for the use to be established (if construction is not required). The reason for this is to acknowledge the fact that there can be multiple regulatory process at the local, state, and federal levels that must be completed before construction can begin, in addition to the need for ample time to secure financing and have construction drawings produced, among other time-consuming aspects of the development process. Extending the zoning entitlement deadlines would recognize these constraints and eliminate the potential for the loss of a zoning entitlement while a developer works toward completing the obligations.

Article 4, Item 3.H.2.a

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.H.2.a

What is the problem that needs to be addressed?

The amendment clarifies the CZO language pertaining to administrative extensions granted by the Executive Director of the City Planning Commission to more accurately reflect the CPC staff's standard practice since the new CZO was adopted in 2015. A recent determination by the Department of Safety & Permits indicated that the language was not clear, and could be interpreted in a way that unreasonably limits administrative extensions. This proposed amendment makes it clear that the Executive Director can administratively extend both the deadline to submit final development plans and the deadline to begin substantial construction (for conditional use applications involving construction) or establish the use (for conditional use applications not involving construction).

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides language to complete the amendment. The staff recommends a modified version, shown below, that would retain the ability for an extension to be granted by the City Planning Commission when the original period of validity for a CPC staff-level extension has lapsed. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.3.H.2.a
> Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **the deadline established in Section 4.3.E.2** for a period not to exceed one (1) year upon a showing of good cause by the applicant. **Additionally, unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of the deadlines established in Section 4.3.H.1 for a period not to exceed on (1) year upon a showing of good cause by the applicant. When granting the request, the Executive Director shall articulate in writing the showing of good cause justifying the extension.** A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An**y** extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below. Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

What is the benefit of the proposed amendment?

The proposed amendment is beneficial because it clarifies the language in the CZO and eliminates an ambiguity about administrative extensions. It is also in keeping with the CPC's findings in the Land Use Barriers Study suggesting that the City should eliminate unnecessary and overly-burdensome regulations and processes. Having longer deadlines that more accurately reflect the realities of the real estate market, financing, and construction management achieves this goal.

The Council motion also proposes deleting language that says, "[a] request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning

Commission." This language was recently added to address a circumstance where an applicant holding a valid conditional use ordinance loses that entitlement because they narrowly miss the deadline for recording plans or beginning construction. The existing regulations allow the City Planning Commission to extend the deadline at that point. This has proven effective because it provides an opportunity in a public hearing for a lost property right to be restored without requiring the entire, lengthy conditional use process to be restarted. Again, this provision is in keeping with the CPC's recommendations in the Land Use Barriers Study. The CPC staff recommends that this language be retained.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.H.2.b

What is the problem that needs to be addressed?

Article 4, Section 4.3.H.2.b clarifies the current process by establishing that the applicant of a conditional use can request a longer extension for a final development plan OR to complete construction than what the Executive Director of the City Planning Commission may authorize. It clarifies that the City Council may consider additional extensions, as well as adds language on how long the City Council has to act on said extension request.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.H.2 Extension of Time
> b. The holder of a conditional use may petition the City Council **for an extension of time longer than the Executive Director of the City Planning Commission may authorize. The holder of a conditional use may also petition the City Council for a second extension of either/both the plans deadline or the construction/use deadline.** A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request.**

What is the benefit of the proposed amendment?

The amended text provides more clarity and flexibility for applicants by stating when and how they may seek additional extensions for conditional uses. It also adds an explicit deadline of 60 days for Council

action to provide more concrete timelines for both staff and the applicant to follow.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.J to be replaced by Article 3, Section 3.5.

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance states that Conditional Uses must be mapped "[w]ithin (30) thirty days of receiving the approval." However, this requirement does not include Zoning Changes, Planned Developments, or Minor Map Adjustments. The proposed regulation removes Article 4, Section 4.3.J in its entirety and replaces it with a new section in Article 3. Section 3.5 to include any land use changes that require subsequent mapping, not just conditional uses.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> ~~4.3.J Zoning Map Record of Conditional Use~~
> ~~Within thirty (30) days of receiving evidence of the recording of an approved conditional use, the City Planning Commission shall designate the location of the conditional use on the Official Zoning Map with the symbol "CU" and shall indicate the boundaries of the conditional use in a manner that is distinct from the manner in which zoning district boundary lines are indicated. The City Planning Commission shall remove the symbol for and boundaries of a conditional use from the Official Zoning Map upon a determination by the Director of Safety and Permits that the conditional use has expired or upon the revocation of the conditional use by the City Council.~~
> **3.5 Official Zoning Map Amendments**
> **Within thirty (30) days of receiving evidence of the recording of an approved conditional use/planned development, or within thirty (30) days of receiving approval of a zoning map amendment or minor map adjustment, the official Zoning Map shall be modified to reflect such change. Additionally, within thirty (30) days of receiving determination that a conditional use/planned development has been rescinded by the City Council, the official Zoning Map shall be modified to reflect such change.**

What is the benefit of the proposed amendment?

The proposed amendment ensures that all land use requests resulting in a change to the Zoning Map have been recognized within a thirty (30) day period.

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.Chart

What is the problem that needs to be addressed?

The City Council action on a conditional use includes, first, action on a motion and, section, action on an ordinance. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The purpose of the motion to direct the preparation of an ordinance is not accurately captured in the flow chart outlining the conditional use process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.Chart Conditional Use Process
>
> "Motion to ~~Approve~~ **Direct the Preparation of an Ordinance** / ~~Motion to Approve with Modification~~s / Motion to Deny"

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.Chart – Conditional Use Process

What is the problem that needs to be addressed?

Section 4.3.Chart includes a flow chart that outlines the steps in the conditional use process, beginning with the pre-application Neighborhood Participation Program, including the various steps at the City Planning Commission and Council levels, and concluding with the recording of final development plans.

In one of the steps, the chart reads that the ordinance approving the conditional use, once introduced, must layover at least 21 days before adoption. This is not accurate. The ordinance must lay over at least 20 days per City Charter Section 3-112(5). The chart must be corrected to be accurate.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> "Introduction of Ordinance by City Council. The Ordinance will layover a minimum of ~~21~~ **20** days before adoption"

What is the benefit of the proposed amendment?

The proposed amendment ensures that the conditional use process chart accurately reflects City Charter requirements.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.C

What is the problem that needs to be addressed?

Article 4, Section 4.4.C of the Comprehensive Zoning Ordinance states that the City Council shall take formal action on requests for Planned Developments and cites two sections of the City's Charter. The proposed language clarifies what actions the City Council is required to take and is more accurate than the existing language.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language and recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.C. Authority
>
> The City Council~~, after receiving a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for planned developments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for planned developments and shall calendar said requests for hearing in accordance with Section 4.4.E.4.**

What is the benefit of the proposed amendment?

The proposed amendment removes the word, "shall" and replaces it with "may" and clarifies that the City Council must calendar planned development requests for consideration. This word swap more accurately reflects what actions the City Council is required to take. The City Council is not required to take formal

action on requests and may elect not to act on the request at either the Motion or Ordinance stage.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.E.4.a

What is the problem that needs to be addressed?

Article 4, Section 4.4.E.4.a of the Comprehensive Zoning Ordinance addresses action by the City Council as it relates to Planned Development requests. This section states the City Council shall hold a public hearing within 60 days from receipt of a City Planning Commission recommendation and specifies that adoption of a Motion does not automatically translate to an approval of the request but rather initiates the preparation of an Ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.E.4 Action by City Council
>
> a. The City Council shall hold a public hearing ~~in accordance with Section 3.4~~ and ~~take action by motion of approval, modified approval, or denial~~ **to determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning action, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

What is the benefit of the proposed amendment?

The proposed amendment recognizes and clarifies that the purpose of the motion phase is to direct the preparation of the Ordinance. This clarification helps set public expectations and aligns it with case low. Additionally, the proposed amendment removes language regarding outcomes with no legal majority. Regardless of the outcome of the City Planning Commission vote, the application will be forwarded to City Council, thus, this language is unnecessary and redundant.

Moreover, there was a recent text amendment to the Comprehensive Zoning Ordinance (Zoning Docket 11/25; Ordinance No. 30345 M.C.S.) that removes the language that an application will be forwarded to the City Council "without recommendation of no legal majority" and replaces it with "with a

recommendation of effective denial for lack of legal majority" in section 4.2.D.3.c, section 4.3.D.3.c, and section 4.4.E.3.c. The proposed text amendment aligns the language in Section 4.4.E.4.b with the recently adopted text amendment.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.E.4.b

What is the problem that needs to be addressed?

Article 4, Section 4.4.E.4.b of the Comprehensive Zoning Ordinance addresses action by the City Council as it relates to Planned Development Requests. This section states that if City Council fails to take action by motion within sixty (60) days from receipt of the City Planning Commission recommendation, then the application is effectively denied. There is an added sentence in this section pertaining to a "no recommendation" from the City Planning Commission. This sentence should be removed because it is redundant and uses language that is inconsistent with a recently adopted text amendment (Ordinance No. 30345 M.C.S.).

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.E.4 Action by City Council
>
> b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

What is the benefit of the proposed amendment?

The proposed amendment would remove language stating that if an application is forwarded to City Council with a "no recommendation" from the City Planning Commission, and the City Council fails to take action by motion within sixty (60) days from the date it's received, then the application is effectively denied. This language is redundant and is captured in the first sentence in that section. All applications heard by the City Planning Commission requiring City Council consideration are forwarded to City Council, regardless of how the City Planning Commission voted.

Moreover, there was a recent text amendment to the Comprehensive Zoning Ordinance (Zoning Docket 11/25; Ordinance No. 30345 M.C.S.) that removes the language that an application will be forwarded to the City Council "without recommendation of no legal majority" and replaces it with "with a recommendation of effective denial for lack of legal majority" in section 4.2.D.3.c, section 4.3.D.3.c, and section 4.4.E.3.c of the Comprehensive Zoning Ordinance. The proposed text amendment aligns the language in Section 4.4.E.4.b with the recently adopted text amendment.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.E.4.c

What is the problem that needs to be addressed?

Article 4, Section 4.4.E.4.c of the Comprehensive Zoning Ordinance addresses action by the City Council as it relates to Planned Development Requests. This section states that if City Council acts by motion of approval or modified approval, the preparation of an Ordinance follows. However, the adoption of a Motion does not constitute approval of the zoning matter nor does it guarantee the introduction and adoption of an ordinance. Should the City Council elect not to introduce an Ordinance, this section does not provide a process in which to inform the Clerk of Council. The proposed language below would rectify this omission.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.E.4 Action by City Council
>
> c. ~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under Section 4.4.E.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

What is the benefit of the proposed amendment?

The proposed amendment would add language that reconciles proposed changes to Section 4.4.E.4.a with Section 4.4.E.4.c. It would also remove redundant language between this section and the City Charter requirements. Lastly, the proposed language clarifies a process to inform the Clerk of Council when an Ordinance is not introduced despite passage of a Motion directing the preparation of an ordinance.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.I.1

What is the problem that needs to be addressed?

For approved planned developments, Article 4, Section 4.4.I.1 provide deadlines to record plans that demonstrate compliance with the terms of the conditional use ordinance and then to begin substantial construction/establish the use. In practice, these deadlines have proven to be unnecessarily limiting, as they do not sufficiently account for the time a developer must spend on other aspects of the development process (financing, permit review, historic agency review, construction) that generally occur after a zoning entitlement is granted and before a building permit is issued.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text and deletions shown in ~~strikethrough~~ text:

> 4.4.I.1 Expiration
> **a. Plans Deadline. For all planned developments, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date granting the planned development.**
>
> **b. Construction/Use Deadline**
> **i.** For new construction, the planned development approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued ~~and substantial construction has not commenced,~~ and no request for an extension of time is pending.
> **ii.** For planned developments approved for existing structures or for a parcel of land where no structure is planned, if the planned development has not been established for a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development, then the planned development will expire.

What is the benefit of the proposed amendment?
The proposed amendment adds an additional year for planned development drawings to be recorded (extending the deadline from 1 to 2 years) as well as extending from 3 years to 5 years the deadline for planned development construction to substantially begun (if construction is required) or for the planned development to be established (if construction is not required). The reason for this is to acknowledge the fact that there can be multiple regulatory process at the local, state, and federal levels that must be completed before construction can begin, in addition to the need for ample time to secure financing and have construction drawings produced, among other time-consuming aspects of the development process. Extending the zoning entitlement deadlines would recognize these constraints and eliminate the potential for the loss of a zoning entitlement while a developer works toward completing the obligations.

What is the Article/Section for proposed amendment?
Article 4, Section 4.4.I.2.a
What is the problem that needs to be addressed?
Article 4, Section 4.4.I of the Comprehensive Zoning Ordinance addresses expiration and extension of time as it relates to Planned Development requests. Section 4.4.I.2.a states that a one year extension may be granted by the Executive Director of the City Planning Commission and an extension for a period over one year may only be granted by the City Council. This section does not specify if the extension is for the plans deadline or the construction/use deadline.
What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.4.I.2 Extension of Time

a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

What is the benefit of the proposed amendment?
The proposed amendment would clarify language to provide for one administrative extension request to the CPC Executive Director and one extension request to City Council for either the plans deadline or the construction/use deadline.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Section 4.4.I.2.b
What is the problem that needs to be addressed?
Article 4, Section 4.4.I of the Comprehensive Zoning Ordinance addresses expiration and extension of time as it relates to Planned Development requests. Section 4.4.I.2.b states the planned development holder may request a longer extension to the City Council. The current language does not specify if the extension is for the plans deadline or the construction/use deadline.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.4.I.2 Extension of Time

b. The holder of a planned development may petition the City Council for ~~a longer extension of time~~ **an extension of time longer than the Executive Director of the City Planning Commission may authorize. The holder of a planned development may also petition the City Council for a second extension of either/both the plans deadline or the construction/use deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request**.

What is the benefit of the proposed amendment?
The proposed amendment would clarify language and provide for the extension of longer than one year.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Section 4.4. Chart – Planned Development Process
What is the problem that needs to be addressed?
Article 4, Section 4.4.*Chart* of the Comprehensive Zoning Ordinance illustrates the Planned Development process with a chart that contains information that needs to be revised to match proposed amendments to Section 4.2.D.4.a. *Action by City Council*. These amendments are intended to clarify the purpose of the motion phase as directing the preparation of an ordinance.
What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.4.Chart

Motion to ~~Approve~~ **Direct the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny

What is the benefit of the proposed amendment?
The proposed amendment corrects the illustrative flow chart to match the language proposed in the

related section of the Comprehensive Zoning Ordinance, Section 4.2.D.4.a. relative to the motion phase. The proposed amendment clarifies the purpose of the motion phase to set public expectations and accord with case law.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4. Chart – Planned Development Process

What is the problem that needs to be addressed?

Article 4, Section 4.4.Chart of the Comprehensive Zoning Ordinance illustrates the Planned Development process with a chart that contains an incorrect reference to the lie-over period after Council introduction of an ordinance. The chart incorrectly states that the ordinance will layover a minimum of 21 days between introduction by City Council and adoption, which conflicts with the Charter requirement of 20 days and with existing language found elsewhere in the CZO. The proposed language corrects the minimum layover period to 20 days.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.Chart
>
> Introduction of Ordinance by City Council. The Ordinance will layover a minimum of ~~21~~ **20** days before adoption.

What is the benefit of the proposed amendment?

The proposed amendment corrects a conflict with the Charter requirements.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.2

What is the problem that needs to be addressed?

Article 4, Section 4.5.B lists several thresholds for applicability of design review. Items 2a and 2b both speak to developments over 40,000 square feet in floor area. Item 2a relates to multi-family dwellings or townhouse developments. Item 2b relates to non-residential or mixed-use structure. These can be combined to simplify the requirements.

Another problem with this section is that it speaks to development proposal where an existing structure(s) under 40,000 is to be over 40,000 square feet. The problem is that it does not account for existing structures over 40,000 square feet where an addition further increases the size.

In this case, it makes sense to review only if the addition results in a 10% or greater increase in square footage. These square footage increases will be substantial enough to have a meaningful design impact and should require review. Square footage increases under 10% are less likely to have a significant design impact, so review should not be required.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B Applicability

2. Unless otherwise required by this section or this Ordinance, applications for additions or enlargements as follows are reviewed by the Executive Director of the City Planning Commission and the Design Advisory Committee. Developments or portions of a development that are located in an industrial or institutional zoning district and that are not visible from the public right-of-way shall be exempt.

a. Additions or enlargements to multi-family ~~dwellings~~ **developments,** ~~or~~ townhouse developments**, or a non-residential or mixed-use developments** that bring the total gross floor area to forty-thousand (40,000) square feet or more. **If the total square footage of the development is already over forty-thousand (40,000) square feet, then review is only required if there is a total increase of ten percent (10%) or more.**

~~b. Enlargement to a non-residential or mixed-use structure that brings the total gross floor area to forty-thousand (40,000) square feet or more.~~

~~c. Additions of new structure~~**~~(~~**~~s~~**~~)~~** ~~to a non-residential or mixed-use development on a lot that bring the total gross floor area of all structures on the lot to forty-thousand (40,000) square feet or more.~~

~~d~~**b**. Substantial improvements to any non-residential or mixed-use structure, or group of structures on the same lot, where the total gross floor area is forty-thousand (40,000) square feet or more. Substantial improvements are defined as demolition and reconstruction of existing buildings valued at fifty percent (50%) or more of the initial value of the existing building.

What is the benefit of the proposed amendment?

The amendment clarifies what proposals for development that are 40,000+ square feet in floor area require design review and which do not. It also eliminates the review of minor expansions of developments 40+ square feet in floor area because the small size of such expansion generally have minimal design impacts.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.3.b

What is the problem that needs to be addressed?

Article 4, Section 4.5.B contains 11 thresholds that trigger design review. Currently, Item 3.b requires design review for the entirety of each block located at major intersections along design overlays. The thought is that larger, more intense uses along major corridors have more of a visual impact to the public and therefore warrant a closer look through design review. Further, the location at major intersections within these corridors could also increase the site's importance for a heightened level of design quality for development. However, this additional requirement primarily captures residentially-zoned properties. The standards for review are not relevant to many of these projects and the requirement creates unnecessary process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

Article 4, Section 4.5.B.3.b

~~b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.~~

What is the benefit of the proposed amendment?

The proposed amendment to remove the requirement for all developments within the block of major intersections eliminates the need for unnecessary reviews. In practice, the requirement has captured side streets that are near major corridors, but not part of them. The fact that a property is near a major corridor does not justify it undergoing a design review if the property would not otherwise require design review.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.3.c

What is the problem that needs to be addressed?

Article 4, Section 4.5.B contains 11 thresholds that trigger design review. Currently, subsection 3.c requires review by the Design Advisory Committee for development on a through lot within an overlay district. The thought is that through-lots have more impact from the public right of way and, therefore, require a heightened level of review. However, this is not correct. In general, development of a through lot has no more impact on a design corridor than similar development on a non-through lot of similar size within that corridor.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B. Applicability

~~c. Development on a through lot in an identified design overlay districts of Article 18~~

~~d.~~ **c**. Development with one-hundred (100) feet or more of lot frontage in an identified design overlay districts of Article 18

~~e.~~ **d**. UAD University Area Design Overlay District

What is the benefit of the proposed amendment?

Design review by the Design Advisory Committee (which is a supplemental review that is done in addition to the normal staff-level design review) is reserved for developments that have an unusually significant design impact as a result of their size or location. The current regulation that requires DAC-level review

for all through-lots in design review overlay districts presumes that development of any through lot is inherently significant from a design perspective. This is not the case. Development on a small through lot is not necessarily more impactful from a design perspective than development on conventional lot of the same size. Requiring DAC-level review for any development of a through lot, no matter the size of the lot, is an excessive level of review that places an undue burden on the developer.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.4

What is the problem that needs to be addressed?

Article 4, Section 4.5.B lists several thresholds for applicability of design review.

The problem is that Safety and Permits cannot easily determine if a design review is necessary due to the vagueness of the language used in this section. If an application is not implicated in paragraphs 1, 2, and 3, the current language in paragraph 4 is too ambiguous for determining if a design review is necessary. Most significant, it requires review of applications for "any development," which is undefined and could read so broadly as to require any construction activity, no matter how minor or temporary, to undergo design review.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **<u>bold underlined</u>** text:

Article 4, Section 4.5.B.4

4. ~~Unless otherwise required by this section or this Ordinance, applications for any development, new building construction, substantial improvement, and exterior redesign which implicates the design requirements of the base zoning or design overlay district and site plan modifications that implicate the standards of the overlay district that does not meet the thresholds of Paragraphs 1, 2, and 3 above, and sign applications, as applicable, within the following overlay districts (Article 18), are reviewed solely by the Executive Director of the City Planning Commission. Except in the UAD Overlay District, single-family dwellings, two-family dwellings, and any development or portions of a development that are located in an industrial or institutional district and that are not visible from a public right-of-way are exempt.~~

   ~~a. RIV Riverfront Design Overlay District~~

   ~~b. EC Enhancement Corridor Design Overlay District~~

   ~~c. CT Corridor Transformation Design Overlay District~~

   ~~d. GC Greenway Corridor Design Overlay District~~

   ~~e. UAD University Area Design Overlay District~~

4.In the RIV Riverfront Design, EC Enhancement Corridor, CT Corridor Transformation, GC Greenway, and UAD University Area Design overlay districts, applications are reviewed solely by the Executive Director.

Review is limited to applications for new construction, substantial improvement, and exterior re-design that substantially alters the architecture of a principal structure. Anything that is not visible from the public right-of-way is exempt from design review. Except in the UAD University Area Design Overlay District, single- and two-family residences are exempt from design review. The City Planning Commission may determine that no review is necessary based on the nature and scope of a proposal.

What is the benefit of the proposed amendment?

The proposed amendment clarifies ambiguous language that determines whether design review is required for a given construction project. Only new construction, substantial improvement, and exterior re-design proposals that can be seen from the public right of way is substantial enough in its design impact that it should require review. Applications containing this scope of work are substantial in their design impact and would benefit significantly from review.

In instances where it is debatable as to whether a design review is required or not, the City Planning Commission staff should be empower to determine whether the review is warranted. The zoning ordinance recognizes the staff's urban design knowledge and, based on this knowledge, grants the staff the authority to comment on the effectiveness of a particular design application. Similarly, the staff should be granted the authority to briefly review an application and determine that a formal review is not needed given the scope of work. This is particularly important given the proposed "exterior re-design" threshold. The staff should be required to review construction work that fundamentally alters the architecture of a structure. It should not be required to review construction that only minimally alters exterior design, such as the replacement of exterior windows, doors, or other work that generally preserves the existing design. If a design review is located in one of the Article 18 overlay districts, CPC staff can determine if the nature and scope of the project requires a design review.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.10

What is the problem that needs to be addressed?

Article 4, Section 4.5.B.10 suggests that the City Planning Commission may review the design of traffic signals, fire hydrants, utilities, and other infrastructure. This infrastructure and equipment is generally standard in design. Their appearance is dictated by function rather than by urban design or architectural principles. In no way do they benefit from the design review performed by the City Planning Commission.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B Applicability

~~10. All essential services described in Section 6.4. Unless otherwise required by this section or this Ordinance, such applications are reviewed solely by the Executive Director of the City Planning Commission. However, the Executive Director of the City Planning Commission may waive this requirement.~~

~~11.~~ **10.** When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.

What is the benefit of the proposed amendment?

The proposed amendment eliminates unnecessary review of essential services.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.11

What is the problem that needs to be addressed?

Article 4, Section 4.5.B contains 11 thresholds that trigger design review. Item 11 focuses on properties that require multiple reviews. For example, some properties are both within a City Planning Commission design overlay district and a Historic District Landmarks Commission local historic district. In such cases, the Historic District Landmarks Commission may review building design, and the City Planning Commission will review the site design. The problem that needs to be addressed is clarifying requirements as to when and to what extent site plan and design review are required for developments located in historic districts.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends maintaining the following language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B Applicability

11. ~~When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt~~

~~from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.~~ **When a property is located within the Vieux Carré Historic District, development is exempt from site plan and design review by the City Planning Commission. However, development is subject to the site plan and design review procedures of the Vieux Carré Commission.**

When a property is located within the Historic Districts Landmark Commission's full control Historic Districts, development is exempt from site plan and design review by the City Planning Commission. However, development is subject to the site plan and design review procedures of the Historic Districts Landmark Commission.

When a property is located within the Historic Districts Landmark Commission's partial control local Historic Districts, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.

When a property is located within the RIV Riverfront Design Overlay District, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.

What is the benefit of the proposed amendment?

The benefit of the amendment is twofold. First, the revised language clearly states when CPC site plan and design review is required in local historic districts.

Second, the revised language eliminates instances where design review is required by both the CPC and the VCC or HDLC. Currently, some developments are subject to reviews by both entities, with the building design review typically done by VCC or HDLC and site plan review done by CPC. This is problematic because the VCC/HDLC and CPC may make recommendations that are inconsistent with one another. It is also burdensome to the developer, who must navigate two agencies handling design review, each with their own review standards, submittal requirements, and review timelines. The amendment rectifies these problems by eliminating CPC design review in full control districts (where the HDLC/VCC does a full design review) and requiring CPC design review in partial control districts (where HDLC does not conduct a full design review; the VCC does not have any partial control districts).

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.C

What is the problem that needs to be addressed?

The submittal requirements for design reviews found in Article 4, Section 4.5.C currently do not emphasize the presentation-style submission that is needed, especially for applications considered by the Design Advisory Committee. The staff often receives a construction document that does not clearly show how the design goals are met. The design review process would be enhanced with better submissions.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.C Submittal Requirements

7. **Architectural elevations or perspectives that convey the visual character of the development.** ~~Building elevations, locations, and dimensions.~~ **Contextual drawings that are drawn to scale and show the streetscape, including the proposed structure and adjacent structures. Label the height of the adjacent structures. A materials sheet that identifies all proposed exterior materials, finishes, and colors.**
8. General location of parking and site circulation.
9. General location, height, and material of all fences, walls, screening, and landscape.
10. A tabulation of the total gross area in square feet or acres of the project site and the floor area in square feet of any building(s) in the proposed development.
11. Landscape and stormwater management plan, where applicable.
12. Such other information as may be required in order to meet standards in the district in which the use is to be located.
13. A narrative description of how the proposed development addresses the design goals**, including compatibility with adjacent property, landscape and open space, circulation systems, and building design strategies. Reference published design guides and principles and how they informed the design concept in terms of sustainability, transit-oriented design, architectural, landscape architectural, and urban design, etc.**
14. **A color-rendered site plan and landscape plan that clearly illustrates the design concept and spatial relationships.**
15. **Site context plans that highlight opportunities and constraints.**
16. **Images or specifications of proposed fixtures, furnishings, and lighting elements.**
17. **Design precedent images to show architectural styles or urban design strategies.**

The Executive Director of the City Planning Commission may waive submittal requirements where such information is not necessary to determine the nature of the development or that the development meets relevant approval criteria.

What is the benefit of the proposed amendment?

The proposed amendment facilitates the review of design review applications by emphasizing presentation-style materials that clearly depict the design of structures, their relationship to surrounding development, and indicate how the design addresses relevant approval criteria.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.D.3 (New Section)

What is the problem that needs to be addressed?

The process for design reviews does not currently include a time limit that begins with application submittal and ends with approved plans. Oftentimes plans must be revised before they can be approved. The duration of the revisions phase depends on the applicant's timely response. With no specified limit, design comments may remain open for extended periods of time.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

Article 4, Section 4.5.D.3 (New Section)

The applicant shall have a maximum of one (1) year from the date of the application submittal to meet the stated conditions for approval in 4.5.E. At the written request of the applicant, the Executive Director may grant an extension not to exceed one (1) year. If the stated conditions have not been met by the expiration of this period, the application will be deemed denied.

What is the benefit of the proposed amendment?

The proposed amendment establishes a process for the City Planning Commission staff to follow when design review comments remain open due to the failure of an applicant to respond with compliant plans within a timeframe.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.F.2

What is the problem that needs to be addressed?

Article 4, Section 4.5.F.2 outlines the approval process when changes are made to previously approved development or design review plans and delineates the threshold of changes that require review by the City Planning Commission. Section 4.5.F.2.a states the Commission may approve changes to approved plans that do not increase "total building coverage" beyond 20 percent. The Comprehensive Zoning Ordinance does not define nor use the term "total building coverage" in other sections of the Ordinance. This term is commonly known as "floor area." To remove ambiguity and confusion, "total building coverage" should be change to "floor area."

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The attachment to Council Motion M-25-380 provides specific language for this amendment, which is shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.F.2. Changes Approved by the City Planning Commission

a. ~~Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan.~~ **a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district.**

What is the benefit of the proposed amendment?

The proposed amendment removes the undefined term "building coverage" that is not used elsewhere in the Comprehensive Zoning Ordinance and replaces it with a term that is defined. Additionally, it creates consistency with Section 4.5.F.1.b which uses the terminology of "floor area." The proposed change removes ambiguity from the Ordinance and ensures consistent language is used.

Article 4,

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.C.6 (New Section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently mandates that two separate processes are required for CPC to grant any variances in connection with a subdivision. These variances could include yard setback or permeable open space requirements. The applicant must receive approval from the City Planning Commission for the subdivision and separate approval from the Board of Zoning Adjustments for the variance(s). There is no streamlined way to process both requests for a singular project at once, creating additional burden for both staff and the applicant.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.C Authority

6. In considering a subdivision application, the City Planning Commission may grant variances of zoning requirements where the need for the variances results from the subdivision.

What is the benefit of the proposed amendment?

The proposed amendment would allow the City Planning Commission to grant variances in connection with a subdivision, thus streamlining multiple requests at once instead of having to go through multiple approval bodies. This would limit the administrative burden for staff, as well as the financial burden for applicants, furthering efficiency in CPC processes.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.C.7 (New Section)

What is the problem that needs to be addressed?

Design overlay district design review approval standards are, by and large, subjective standards that are only required to be *considered*. For instance, Article 18.17.C states that "[n]ew development should promote safe, convenient and attractive pedestrian and bicycle access to the greenway" but does not provide a specific rubric for accomplishing this.

In contrast, development standards (e.g., building height, bulk and yard regulations, and design requirements such as transparency percentage) are quantifiable and have clearly defined requirements (e.g., an interior side yard setback requirement of 3 feet). In these instances, it is easily determinable whether a particular development plan is compliant with a particular requirement or not.

The Comprehensive Zoning Ordinance does not currently preclude the Board of Zoning Adjustments from granting variances of most design overlay district design review approval standards.1 However, the Board is not best suited to reviewing these types of requests due to their subjective nature. The proposed amendment clarifies that only the Executive Director of the City Planning Commission has the authority to consider these standards when making final decisions on development plans. Appeals of the Executive Director's decisions are available pursuant to Section 4.5.H of the CZO.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

1 One such exception, outlined in Section 4.6.C.5, states that "[t]he variance process shall not be used to allow prohibited sign types…" As a result, the additional design review approval standard delineated in Section 18.16.B.7 that prohibits neon signage on the interior or exterior of windows, except for an open sign, would be ineligible for consideration by the BZA. However, other additional design review approval standards of Article 18 may be eligible for consideration if they are not explicitly exempt by Section 4.6.

4.6.C Authority

7. The additional design review approval standards of Article 18 shall not be subject to variances by the Board of Zoning Adjustments.

What is the benefit of the proposed amendment?

The proposed amendment would prohibit the Board of Zoning Adjustments from granting variances of design overlay district design review approval standards and would result in clarifying the Executive Director's authority "[t]o make final decisions on development plan and design review applications…" already outlined in Article 2.8.A, which includes consideration of these standards.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.D.2

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently requires all multi-family developments (three or more dwelling units) to include a Project Neighborhood Participation Program (Project NPP) when requesting a variance, creating a regulatory barrier for small multi-family developers. This contributes to the red taping of housing development at large in the city, further burdening City agencies and developers with superfluous procedures and resulting administrative work. Ultimately, this undermines the goals and intent of the Master Plan, which is to both improve access to and supply of market rate and affordable housing.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.D.2 Pre-Application Meeting and Project Neighborhood Participation Program

All applications for variances, with the exception of applications for variances involving a ~~single-family or two-family~~ **residential development with less than five (5) dwelling units**, shall include a Project Neighborhood Participation Program (Project NPP). During a time of declared emergency by the Governor or Mayor, when in-person meetings are not an available option, the City Planning Commission Director shall be authorized to require teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements.

What is the benefit of the proposed amendment?

The proposed amendment would exempt 3- and 4-unit residential developments from a Project Neighborhood Participation Program (Project NPP) when requesting variances, decreasing regulatory barriers to provide small multi-family housing. This is a measure responsive to the context and character of neighborhoods these developments would likely be present in, limiting the NPP exemption to lower-impact developments. The intention is to incentivize smaller multi-family unit developments throughout the city, increasing housing supply broadly.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.D.3.c

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently allows for variance cases to be deferred indefinitely, indefinitely expending both BZA staff and applicants' time and resources. This increases administrative and financial burden and further deteriorates public trust and perceptions of governmental efficiency.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.6.D.3 Action by the Board of Zoning Adjustments
>
> c. The Board of Zoning Adjustments may approve, approve with modifications, ~~or~~ **deny, or defer** the application ~~within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP.~~ **No application may be deferred for longer than a total of 180 days, including all individual deferrals of shorter time periods. Any item deferred for longer than 180 days will be deemed denied for deferral past deadline.** The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial **at any time**.

What is the benefit of the proposed amendment?

The proposed amendment sets deadlines for BZA action, offering greater transparency and clear expectations of Board processes for the public. By managing public expectations, the Board may expect improved communications and relations with the public at large. Additionally, the Board may be able to move forward with items with greater legal clarity and ease, allowing for potentially quicker turnaround

times on assignments.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.F

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently lists the BZA approval standards in an order that does not make sense from a review standpoint. This has also proved confusing for applicants, as the approval standards are currently listed at random, rather than ordered and categorized.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following:

4.6.F Approval Standards

A. The basic elements for a variance exist because the below standards have been met:

1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other ~~lands~~ **land** or structures in the same zoning district.

2. ~~Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.~~ **The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.**

3. ~~The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.~~ **Literal interpretation of ~~the provisions of~~ this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

4. ~~Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated.~~ **The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party~~(s)~~.**

5. ~~The variance, if granted, will not alter the essential character of the locality.~~ **Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**

B. The impacts of granting a variance are acceptable because the below standards are met:

1. ~~6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.~~ **Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated.**

2. ~~7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).~~ **The variance, if granted, will not alter the essential character of the locality.**

3. ~~8.~~ The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located.

4. ~~9.~~ The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.

What is the benefit of the proposed amendment?

The proposed amendment provides clarity for applicants by separating the variance approval standards into two sections: standards that apply to the applicant and project site itself, and standards that explore potential impacts from a variance. Certainly, this would improve applicants' understanding of the approval standards and their ability to respond to whether or not their variance request meets each one. This will also allow a more streamlined approached to staff's review process as they evaluate the approval standards.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.G

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently have introductory text for Article 4.6.G, which governs expiration and extensions of time for approved variances. Other application types, including conditional uses (Article 4.3.H) and planned developments (Article 4.4.I), for example, do provide this section. This text amendment proposes to better align variance expiration and extension language with other land use entitlement processes.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.G Expiration of Approvals and Extension of Time

Termination of approval of a variance for failure to obtain final approval, a building permit and to start substantial construction, or to commence the use, or an extension of the time is governed as follows:

1. ~~A variance expires one (1) year from the date of approval unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~

2. ~~The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.~~

What is the benefit of the proposed amendment?

The proposed amendment provides an introduction for Article 4.6.G, which governs expiration and extensions of time for approved variances. This aligns the section with those for conditional uses and planned developments.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.G.1

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently sets expiration of variances as one (1) year from the date of approval "… unless a building permit is obtained within such period and substantial construction is

started or the use is commenced within such period." This requires that applicants work to satisfy conditions of the variance approval, receive final approval from the Executive Director of the City Planning Commission, obtain a building permit, and complete substantial construction (or commence the use if no construction is required) all within one (1) year. This can result in the need for extensions, which creates unnecessary administrative work for staff, or expiration of variance approvals, which may delay or be fatal to development projects. This text amendment would provide a more realistic timeframe and would create separate deadlines for applicants to first finalize variance approvals and then to obtain a permit or commence the use.

This text amendment also eliminates the "begin substantial construction" requirement because it is unnecessary and difficult to enforce. First, there is no "begin substantial construction" event that is monitored by the Department of Safety & Permits that would definitively establish compliance, and it would be difficult to establish one. Once the building permit is issued, there are legal effects related to the vesting of property rights, which would make it difficult to enforce if the approval lapsed after the permit but before the start of construction. Additionally, the building permit is only valid for a limited period of time if there is no activity or an extension, which effectively provides the same protection as the "begin substantial construction" requirement.

Additionally, this text amendment would provide clarity as to when a variance approval expires and would better align with the Board of Zoning Adjustments' Rules, Policies, and Procedures. A discrepancy currently exists between the Comprehensive Zoning Ordinance, which provisions that a variance expires one (1) year from the date of approval, and the Rules, which state that variance approvals are valid for one (1) year from the BZA "Filed" date.2

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.G Expiration of Approvals and Extension of Time

1 **EXPIRATION**

a. **The Board of Zoning Adjustments' approval of a** ~~A~~ variance **is valid for** ~~expires~~ one (1) year from the **resolution "Filed"** date**. If the Executive Director of the City Planning Commission, or their designee, has not signed the development plan indicating final approval, or has not authorized an extension of time in accordance with Article 4, Section 4.6.G.2, the variance approval will expire.**

b. A variance expires ~~of approval unless~~ **if** a building permit is **not** obtained ~~within such period and substantial construction is started~~ or the use ~~is~~ commenced within ~~such period~~ **two (2) years of the final approval of the Executive Director of the City Planning Commission, or their designee, unless an extension of time is authorized in accordance with Article 4, Section 4.6.G.2.b.** ~~Unless otherwise prohibited, the Executive Director of the City Planning Commission~~

2 The "Filed" date refers to the date that a disposition notice is stamped and filed, which can occur on any date within 10 days of the hearing.

~~may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~

What is the benefit of the proposed amendment?

The proposed amendment would provide both clarity and longer timeframes for applicants to proceed through the development process. This may result in fewer expirations and reduce barriers to development. A portion of the deleted language will be relocated to Article 4, Section 4.8.G.2.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.G.2

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently allows for a maximum extension period of three additional years from the Board of Zoning Adjustments' original approval. As part of that, the Executive Director of the City Planning Commission has the authority to grant a single one-year extension. Any extension request in excess of that, and no greater than two additional years, must be heard at a Board of Zoning Adjustments meeting and granted by the Board themselves. This text amendment would set new extension timetables and clarify the process for variance extensions.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.G Expiration of Approvals and Extension of Time

2. **EXTENSION OF TIME**

a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance in accordance with the provisions of this section **upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of either of the below may be granted only by the Board of Zoning Adjustments in accordance with Paragraph b below.**

i. One (1) year from the Board of Zoning Adjustments' approval as indicated by the resolution "Filed" date; or

ii. **Two (2) years from the final approval of the Executive Director of the City Planning Commission, or their designee**.

~~2.~~ b. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years **from the date of the final approval of the Executive Director of the City Planning Commission, or their designee**. A request for extension shall be made in writing within the ~~original~~ period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.

What is the benefit of the proposed amendment?

The proposed amendment would provide for longer periods of extension, including granting the Executive Director of the City Planning Commission the authority to grant extensions of up to three additional years in total from the date of the Board's approval. This has the potential to reduce barriers to development and set clearer expectations for variance extensions for applicants.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.H

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance text concerning the time limit for the appeal of the Board of Zoning Adjustments (BZA) to Civil District Court is currently not in alignment with state enabling legislation.3 This creates a legal discrepancy and complicates determining appeal legitimacy.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

3 See Louisiana R.S. 33:4727(E)(1): Any person or persons jointly or severally aggrieved by any decision by the board of adjustment of any officer, department, board, or bureau of the municipality, may present to the district court of the parish or city in which the property affected is located a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court *within thirty days after the filing of the decision in the office of the board.* **(emphasis added)**

4.6.H Appeals

An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of **the filing of the decision in the office of the** Board of Zoning Adjustments~~' decision~~.

What is the benefit of the proposed amendment?

The proposed amendment aligns current CZO language with pertinent state legislation, thus legitimizing the appeal process and clarifying what officiates a "decision" with regards to an appeal.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.7.B

What is the problem that needs to be addressed?

Article 4, Section 4.7.B addresses the initiation of minor map amendments but the regulations do not provide language addressing what constitutes a minor map adjustment. However, a Zoning Interpretation Memorandum (Z-18-1) was published in 2018 by the Department of Safety and Permits, defining the term "minor" for the purposes of application of Section 4.7 *Minor Map Adjustments*. The term "Minor" was defined as follows: "A portion of a lot or multiple lots which do not constitute a reasonably developable portion of ground and where the resultant adjustment does not expand the portion of a lot within the proposed zoning classification which is greater than 15% of the portion of the lot from which the District boundary is proposed to be adjusted."

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.7.B. Initiation

Applications for minor map adjustments may be initiated by a property owner in the city or a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, and the City Council in the following instances~~:~~**, provided that the adjustment results in a change to no more than 15% of the total area of the lots affected by the adjustment**:

What is the benefit of the proposed amendment?

The proposed amendment adds clarifying language that codifies the Department of Safety and Permits interpretation relative to the threshold for what constitutes a minor map adjustment, as opposed to zoning map adjustment that would require a zoning change.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.7.D.2.c (new section)

What is the problem that needs to be addressed?
Article 4, Section 4.4.D.2 addresses minor map amendments to the Future Land Use Map considered by the Executive Director of the City Planning Commission. Once a decision has been made, the regulations do not provide language addressing how the decision is memorialized.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.7.D.2. Action on Application

c. The decision on an application for a minor map adjustment shall be communicated to the applicant in writing and shall be made available on OneStop and the City's electronic notification system for any interested parties.

What is the benefit of the proposed amendment?
The proposed amendment adds clarifying language that codifies the procedure for noticing the applicant of when a decision is made.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.B

What is the problem that needs to be addressed?

Article 4, Section 4.8.B of the Comprehensive Zoning Ordinance identifies the types of decisions of the Director of the Department of Safety and Permits that may be appealed to the Board of Zoning Adjustments: zoning verifications, zoning ordinance interpretations, and permits issued under the Comprehensive Zoning Ordinance.

The problem at hand is two-fold:

Firstly, per the City of New Orleans Home Rule Charter Section 5-408(2), the Board only has the authority to hear appeals of *zoning* decisions. While Article 2, Section 2.6 of the CZO clearly reiterates the Board's powers, per the Charter, there is a lack of clarity in Article 4, Section 4.8.B. This has resulted in assumptions that any administrative decision whatsoever of the Director of the Department of Safety and Permits is appealable to BZA, which has created confusion for both applicants and City staff. This text amendment would provide further clarity about the types of decisions that may be appealed.

Secondly, there has been a longstanding interpretation that allows for appeals of any written decision of the Director of the Department of Safety and Permits under the Comprehensive Zoning Ordinance. This has included email correspondence and comments in the LAMA permitting database, for example. This text amendment would officially authorize this longstanding interpretation in the Comprehensive Zoning Ordinance and clarify applicants' understanding that any type of documentation bearing a decision of the

Director of the Department of Safety and Permits, in accordance with the City of New Orleans Home Rule Charter Section 5-408(2) et al., is acceptable.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

A portion of this item is not included in Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.B Applicability

1. **Appeals are authorized by the Board of Zoning Adjustments in accordance with Article 2, Section 2.6, Louisiana Revised Statute 33:4780.46, and Section 5-408 of the City Charter.**
2. Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits **in the enforcement of the zoning ordinance of the City** on the following applications of this Ordinance **(Section 2.6)**:
    - **a.** ~~1.~~ The decision of the Director of the Department of Safety and Permits on zoning verifications.
    - **b.** ~~2.~~ The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations.
    - **c.** ~~3.~~ The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.
3. **These decisions need not be formal, and any written communication of such a decision, including but not limited to an email or LAMA approval or disapproval, shall be considered appealable.**
4. **For purposes of this Section, a decision made "in the enforcement of the zoning ordinance of the City" shall be those decisions that specifically apply the provisions of the zoning ordinance. Appeals made pursuant to this Section must therefore allege an error in the application of a provision of the zoning ordinance.**

What is the benefit of the proposed amendment?

The proposed amendment would provide further clarity around the types of decisions of the Director of the Department of Safety and Permits that are appealable. In addition, it would formalize a longstanding interpretation of the types of documentation that are considered appealable. Overall, this amendment furthers applicant understanding of what they are entitled to appeal and provides clarity for staff.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.D

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently provide specific detail on determining whether an appeal application is proper. This amendment authorizes a clearer process through which appeal applications are received and handled, providing greater clarity for both staff and the applicant.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.D Procedure

1. **Applications for appeal of the decision of the Director of the Department of Safety and Permits or Executive Director of the City Planning Commission shall be made in writing to the Board of Zoning Adjustments within forty-five (45) days of the decision.**
2. **All applications shall be filed with the Executive Director of the City Planning Commission in accordance with the requirements of Section 3.2 and reviewed for completeness by the Executive Director who shall determine whether the application is ripe for review by the Board, not moot, or otherwise unable to be heard in accordance with Section 4.8.B.**
    a. **If the application is determined to be incomplete, unripe, moot, or otherwise unhearable, this determination will be conveyed to the applicant by the Board of Zoning Adjustments in writing.**
    b. **Notwithstanding this determination, the Department of Safety and Permits or other interested parties may present arguments to the Board that an application is incomplete, unripe, moot, or otherwise unhearable and the Board may make a finding in accordance with this argument rather than rule on the merits of the appeal.**

~~3. Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.~~

What is the benefit of the proposed amendment?

The proposed amendment would elaborate on the overall procedure for appeal applications, including determining whether an appeal application is able to be heard. This amendment would result in enhanced

cooperation between the Board of Zoning Adjustments and the Department of Safety and Permits, as well as better applicant understanding of the process.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Section 4.8.E – 4.8.G (new section)
What is the problem that needs to be addressed?
The Comprehensive Zoning Ordinance does not currently provide a distinct section for the standard of review for zoning appeals. In order to insert a section listing those standards, two existing sections must be renumbered.
What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion No. M-25-380 recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.E ~~Stay of Proceedings~~ **Standard of Review**

4.8.F ~~Appeals~~ **Stay of Proceedings**

4.8.G Appeals

What is the benefit of the proposed amendment?
The proposed amendment simply reorganizes existing sections to allow the insertion of a section related to approval standards of zoning appeals.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.E

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently provide a distinct section for the standard of review for appeals in the same way that it does for other application types (i.e., "Approval Standards"). Instead, this language is currently part of a single paragraph under Article 4, Section 4.8.D Procedure, which also addresses several other procedural processes, and can be difficult for applicants and others to locate. Thus, this must be extracted from Article 4, Section 4.8.D Procedure and given its own section for better organization and clarity.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.E Stay of Proceedings

~~An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.~~ **The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.**

What is the benefit of the proposed amendment?

The proposed amendment would streamline the decision appeal application section of the CZO for both the public and internal purposes, specifically concerning the standard of review for appeals, and make it more easily identifiable. Deleted language will be moved to a separate section for better organization of text (see Article 4, Section 4.8.F).

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.F

What is the problem that needs to be addressed?

In concurrence with the proposed amendments to Article 4, Section 4.8.E, the deleted section must be relocated as sections are reordered. Additionally, further legal clarity for both staff and the public is needed in that an appeal stays all administrative *enforcement* proceedings rather than all administrative proceedings.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.F Appeals

~~An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.~~

An appeal stays all administrative enforcement proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.

What is the benefit of the proposed amendment?

The proposed amendment would contribute to streamlining the decision appeal section of the CZO for both the public and internal purposes, in that it would clarify that an appeal only stays administrative *enforcement* proceedings rather than all administrative proceedings. It would also reorder the section to after the new standard of review section proposed under Article 4, Section 4.8.E. Language removed from that former section is included here for better organization. Deleted language will be moved to a new section for better organization of text (see Article 4, Section 4.8.G).

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.G

What is the problem that needs to be addressed?

Another text amendment currently under consideration would strike the existing language of Article 4, Section 4.8.E and shift that language to Article 4, Section 4.8.F. As a result, the existing language of Article 4, Section 4.8.F, which would also be stricken, must be relocated. This would require the creation of a new section as Article 4, Section 4.8.G does not currently exist. This amendment would continue the restructuring of Article 4, Section 4.8 initiated in other pending text amendments to provide better organization.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.G Appeals

An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.

What is the benefit of the proposed amendment?

The proposed amendment would streamline the zoning appeal application section of the CZO for both the public and internal purposes. This text amendment aligns with several others currently under consideration that would moderately restructure Article 4, Section 4.8 to provide better organization and clarity. The language proposed here was relocated from a prior section.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Section 4.9.D.2
What is the problem that needs to be addressed?
Article 4, Section 4.9.D provides the process for zoning verifications issued by the Department of Safety and Permits. The existing language in Section 4.9.D.2 however, does not fully recognize existing practice.
What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.9.D Process
>
> 2. The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license. **These verifications may take the form of an approval or denial in the City's permit review system (LAMA).**

What is the benefit of the proposed amendment?
The proposed amendment would specify that LAMA approvals and denials constitute zoning verifications, thus recognizing existing practice and setting accurate expectations from the public.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Section 4.9.D.4
What is the problem that needs to be addressed?
Article 4, Section 4.9.D address zoning verifications and subsection 4.9.D.4 states the interest party shall

submit an application containing the subsequent list of documentation. Specifically is uses the word "material" which isn't necessary and is ultimately redundant.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-38 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.9.D Process
>
> 4. The interested party shall submit an application containing the following ~~material~~, unless waived by the Director of the Department of Safety and Permits:

What is the benefit of the proposed amendment?

The proposed amendment does not change the meaning of the regulation, but simply removes an unnecessary word.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.9.D.4.e (new section)

What is the problem that needs to be addressed?

Article 4, Section 4.9.D.4 addresses what constitutes a complete application for zoning determinations. However, the list of required items is missing a section for application fees.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.9.D. Process
>
> 4. The interested party shall submit an application containing the following materials, unless waived by the Director of the Department of Safety and Permits:
>
> **e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.**

What is the benefit of the proposed amendment?

The proposed amendment adds language that aligns with a recent update to section 70-564 of the City Code. This section states that zoning verification fees are $100.00 and non-conforming use determinations are $200.00. The proposed amendment to the CZO simply adds that a fee is required to set applicants' expectations.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Section 4.9.E
What is the problem that needs to be addressed?
The Comprehensive Zoning Ordinance does not currently mandate appeal deadlines be included in zoning verifications from the Department of Safety and Permits (DSP), resulting in lack of transparency and ease of access to pertinent information for applicants.
What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

Section 4.9.E. Appeals

An interested party may appeal the zoning verification decision by the ~~Director of the~~ Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision. **All verifications issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**

What is the benefit of the proposed amendment?
The proposed amendment would require that appeal deadlines be provided to applicants with any and all zoning determinations from the Department of Safety and Permits (DSP). This provides greater ease of access to and sooner communication of pertinent deadlines associated with an applicant's case.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Sections 4.10.E.
What is the problem that needs to be addressed?
Zoning text interpretations are made by the Director of the Department of Safety and Permits. Interpretations of the zoning map and the Master Plan future land use map (FLUM) are made by the Executive Director of the City Planning Commission. The Safety and Permits Director and City Planning Commission Executive Director are required to maintain a written record of all interpretations. Currently, there is no requirement to make interpretations available online and through NoticeMe. Also, there is no statement for the right to appeal.
What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?
Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.10.E Procedure

1. All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the

Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Director of the Department of Safety and Permits shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**

2. All applications for a zoning map or Future Land Use Map interpretation shall be filed with the Executive Director of the City Planning Commission in accordance with the requirements in Section 3.2. The Executive Director of the City Planning Commission shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Executive Director of the City Planning Commission has the ability to request additional information prior to rendering an interpretation. The Executive Director of the City Planning Commission shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Executive Director of the City Planning Commission shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Executive Director of the City Planning Commission must contain a statement explaining that there is a right to appeal to the City Planning Commission and the deadline to do so.**

What is the benefit of the proposed amendment?
The proposed amendment ensures that interpretations are publicly available through NoticeMe or an equivalent electronic system. In addition, it ensures that interested parties are notified of interpretations and provided appeal procedures.

Article 4

What is the Article/Section for proposed amendment?
Article 4, Table (Table 4-3) Administrative Summary Table
What is the problem that needs to be addressed?
Two issues need to be addressed. The first is a formatting issue that wrongfully labels the table as Table 4-2 instead of Table 4-3. The proposed amendment would renumber it to Table 4-3. Further the table calls for the submittal of a Zoning Appeal from a decision made by the Department of Safety and Permits to be

taken in by the Director of Safety and Permits. However, this has historically not been the case, as it is the City Planning Commission who handles intake of zoning appeal applications. Those appeals are then sent to the Board of Zoning Adjustments, which the CPC serves as staff for. This amendment clarifies the correct department for submission.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The updated text adds the following in **bold and underlined**:

> Table 4-~~2~~**3**: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: ~~Director of the Department of Safety and Permit~~s **Executive Director of the City Planning Commission**

What is the benefit of the proposed amendment?

The proposed amendment is a corrective measure and an administrative change to ensure consistency in the code.

Article 4

What is the Article/Section for proposed amendment?

Article 19, Section 19.3.C.2

What is the problem that needs to be addressed?

Article 19, Section 19.3.C.2 currently states that, if a motion for an Interim Zoning District (IZD) is brought to the council "by request," the respective party who requested that motion may be required to fulfill Neighborhood Participation Program (NPP) requirements. This can delay certain emergency IZDs that may need to be quickly addressed.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 19.3.C Procedure
>
> 1. The zoning text amendment creating an interim zoning district or moratorium shall be initiated by the adoption of a motion by the City Council. Except as otherwise provided in this section, an interim zoning district or moratorium for a particular area shall be established on the Official Zoning Map.
>
> ~~2. Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.~~
>
> ~~3~~**2**. The City Council motion initiating the interim zoning district or moratorium shall specify the type of review or study required in order to achieve the objectives of the temporary

prohibition. The motion shall also specify the City agency responsible for the review or study. The designated agency shall complete its review and provide its report to the Council within the time limits established for such temporary prohibitions.

~~4~~**3**. The motion initiating the interim zoning district or moratorium shall also incorporate regulations addressing the following factors, where applicable:

a. Intent of the interim zoning district or moratorium.

b. Delineation of interim district boundaries or area subject to the moratorium.

c. Uses permitted.

d. Limitations on uses.

e. Land use intensity, yard, lot area, and similar requirements.

f. Special provisions necessary to the accomplishment of the intended intent and purpose of the district (i.e. landscape requirements, site plan review, etc.).

g. Submittal requirements, if any.

h. Appeal procedure

~~5~~**4**. Upon adoption of the City Council's motion authorizing the City Planning Commission to conduct a public hearing to consider an amendment to this Ordinance to create an interim zoning district or moratorium, all appropriate agencies shall refuse to accept any new applications for permits that are in conflict with the intent and provisions of the proposed interim zoning district or moratorium. However, applications determined to be complete and received prior to adoption of such motion, may be reviewed and processed under existing regulations.

What is the benefit of the proposed amendment?
The proposed amendment allows for emergency action by the City Council which is the purpose of the Interim Zoning Districts (IZD).

Evaluation of 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.

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. The recommended changes are consistent with the Master Plan because they are all minor edits that continue to work within the CZO's administrative purposes and place-based regulations that implement the Master Plan.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The amendment will not alter the place designations of the Ordinance.

The proposed amendment promotes the public health, safety, and welfare of the City.

This standard is met. The text amendments will have a minor positive impact on the welfare of the city by making the zoning ordinance clearer, more usable, and more accessible to development professionals, property owners, as well as neighbors and community stakeholders.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. The recommended text amendments provide minor clarifications to address needs, efficiency, and to codify or correct existing interpretations.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The recommended amendments correct omissions and errors and add clarification to exiting requirements. Generally, they do not constitute a significant change in policy.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. The amendments address minor issues identified by City staff as hampering the usability of the zoning ordinance.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This text amendments are all generally seen as a more workable and practical way to achieve the purposes of the CZO and Master Plan

The proposed amendment does not create a significant number of nonconformities.

The text amendment generally does not affect property-specific regulations and do not create nonconformities.

Staff Recommendation

Staff recommend approval of Zoning Docket 050/25 with the changes stated in this report.

City Planning Commission Meeting (October 28, 2025)

Following deferrals at the September 9 and October 14 City Planning Commission meetings, the Commission acted on the application at the October 28 meeting. The Commission received a presentation from the staff, followed by comments in objection from one speaker, Jeffrey Seymour. The staff responded to the speaker's comments at the Commission's request.

Commissioner Steeg made a motion for approval as recommended by the staff. Commissioner Josh-Gupta seconded the motion, and it was adopted unanimously.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 049/25 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: Joshi-Gupta, Kepper, Poché, Steeg, Stewart, Witry
NAYS:
ABSENT: Flick, Jordan

Section	Summary of Change	Need for Change	Current Text	Proposed Change
Article 3 amendments				
Purpose: Refine the NPP regulations to be easier for the public to understand				
3.5 (new section)	Create a dedicated section for NPP procedures	Resolve inconsistencies between NPPs for different application types and create authoritative citation	None	*See word document*
Purpose: Make a legal requirement for the existing NoticeMe public notice system.				
3.6 (new section)	Codify the requirement for an electronic notification system	Ensures that NoticeMe or an equivalent system is used for land use	None	**3.6 Electronic Notification System. City Planning Commission staff will maintain an electronic notification system capable of providing notice of all land use actions specified in the Comprehensive Zoning Ordinance to interested parties. This system may require participants to sign up and to indicate which notices they are interested in receiving. The City's NoticeMe system shall be deemed to fulfill this requirement, or the City Planning Commission may designate an alternative system if NoticeMe becomes unavailable for a considerable length of time or otherwise does not meet the requirements herein. The unavailability or failure of such a system shall not be reason to invalidate any application or action taken under this ordinance.**
Purpose: Create limitations on zoning appeal re-applications that are consistent with limitations on other re-applications				
3.2.E.1	Add zoning appeals		1. An application for a zoning text or map amendment, conditional use, planned development, or variance that has been denied will not be reviewed or heard within two (2) years of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial. The official charged with receiving applications in Table 3-1 shall decide whether the subsequent application is appropriate for resubmittal before expiration of the two (2) year wait requirement.	1. An application for a zoning text or map amendment, conditional use, planned development, **zoning appeal** or variance that has been denied will not be reviewed or heard within two (2) years of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial. The official charged with receiving applications in Table 3-1 shall decide whether the subsequent application is appropriate for resubmittal before expiration of the two (2) year wait requirement.
Article 4 amendments				
Purpose: Enhance public notice of decisions and appeal rights				
4.10.E.1	Specify that interpretations must be available online and through NoticeMe and must include statement of the right to appeal	Ensure that interpretations are publicly available, that interested parties are notified of new interpretations for appeal purposes, and provide additional information to applicants	All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations.	All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Director of the Department of Safety and Permits shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**
4.10.F.3 (new section)	Require DSP to include appeal deadline in zoning interpretations	Provide additional information to applicants	None	**3. All formal interpretation decisions by the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**
4.7.D.2.c (new section)	Codifies how decision is memorialized	Current text is silent, provides public clarity	None.	**c. The decision on an application for a minor map adjustment shall be communicated to the applicant in writing and shall be made available on OneStop and the City's electronic notification system for any interested parties.**
4.8.B.	Add language that any written communication from DSP is appealable	Clarity on longstanding interpretation	Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.	Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance. **These decisions need not be formal, and any written communication of such a decision, including but not limited to an email or LAMA approval or disapproval, shall be considered appealable.**
4.9.D.2	Specify that LAMA approvals and denials constitute zoning verifications	Recognize existing practice and set accurate expectations	The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license.	The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license. **These verifications may take the form of an approval or denial in the City's permit review system (LAMA).**
4.9.E	Require DSP to include appeal deadline in zoning verifications	Provide additional information to applicants	An interested party may appeal the zoning verification decision by the Director of the Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision.	An interested party may appeal the zoning verification decision by the ~~Director of the~~ Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision. **All verifications issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**
Purpose: Create a process for regular CZO updates				
4.2.G (new section)	Add section requiring CPC to report to council annually on proposed changes to code	Makes the "omnibus amendment" process routine	None	**By June 1 of each year, the City Planning Commission will transmit a report to the City Council containing recommended administrative amendments to the Comprehensive Zoning Ordinance. These recommended amendments shall not reflect policy changes, but shall consist of amendments which would achieve one of the following goals, as well as a statement of the necessity for each change. 1. Provide clarity to existing text of the Comprehensive Zoning Ordinance; 2. Correct an error or address a conflict in the existing text of the Comprehensive Zoning Ordinance; or 3. Codify an interpretation of the Department of Safety and Permits.**
Purpose: Makes minor technical amendments to improve CZO language around the City Council consideration of a zoning ordinance				

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.2.C	Clarify what actions Council is required to take	More accurate than existing language	The City Council shall take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council ~~shall~~ **may** take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for zoning text or map amendments and shall calendar said requests for hearing in accordance with Section 4.2.D.4.**
4.2.Chart	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay *over* a minimum of ~~21~~ **20** days before adoption.
4.2.Chart	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny
4.2.D.4.a	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received**,** ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~
4.2.D.4.b	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~
4.2.D.4.c	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.2.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.
4.3.C	Clarify what actions Council is required to take	More accurate than existing language	The City Council, after receiving a recommendation from the City Planning Commission, shall take formal action on requests for conditional uses, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council~~, after receiving a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for conditional uses after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for conditional uses and shall calendar said requests for hearing in accordance with Section 4.3.D.4.**
4.3.Chart	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay *over* a minimum of ~~21~~ **20** days before adoption.
4.3.Chart	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny
4.3.D.4.a	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested conditional use as well as any needed provisos or waivers, or shall deny the conditional use application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received**,** ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~
4.3.D.4.b	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.3.D.4.c	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.3.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.
4.4.C	Clarify what actions Council is required to take	More accurate than existing language	The City Council, after receiving a recommendation from the City Planning Commission, shall take formal action on requests for planned developments, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for planned developments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for planned developments and shall calendar said requests for hearing in accordance with Section 4.4.E.4.**
4.4.Chart	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ **20** days before adoption.
4.4.Chart	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny
4.4.E.4.a	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with Sectio 3.4 and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing ~~in accordance with Section 3.4~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received~~, or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~
4.4.E.4.b	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~
4.4.E.4.c	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.4.E.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.
Purpose: Eliminate unnecessary administrative barriers				
4.2.D.3.c	Add language allowing Council to provide for more time	Enables Council to ensure adequate review and public engagement for complex amendments	The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.	The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. **For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause.** The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.3.E.4	Provide longer period before expiration of conditional use, add deadline to submit plans	Recognize realities of current financing and construction industries and consolidate all requirements pertaining to expiration in one section	a. For new construction, the conditional use approval will expire within three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.	a. **Plans Deadline**. **For all conditional uses, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the conditional use. b. Construction/Use Deadline. (i)** For new construction, the conditional use approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. ~~b.~~ **(ii)** For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.
4.3.H.2.a	Provide for one administrative extension request to CPC Executive Director and one extension request to council for each deadline	Clarify current process	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.
4.3.H.2.b	Provide for council extension of either deadline, including extensions longer than one year	Clarify current process	The holder of a conditional use may petition the City Council for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension.	The holder of a conditional use may petition the City Council **for an extension of time longer than the Executive Director of the City Planing Commission may authorize. The holder of a conditoinal use may also petition the City Council for a second extension of either/both the plans deadline or the construction/use deadline.** A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request.**.
4.4.I.1	Provide longer period before expiration of planned development, add deadline to submit plans	Recognize realities of current financing and construction industries and consolidate all requirements pertaining to expiration in one section, ensure consistency with conditional uses	a. The planned development will expire within three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. For planned developments approved for existing structures, if the planned development has not been established within a period of three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the planned development will expire.	a. **Plans Deadline**. **For all planned developments, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the planned development. b. Construction/Use Deadline. (i) For new construction.** the planned development **approval** will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. ~~b.~~ **(ii)** For planned developments approved for existing structures **or for a parcel of land where no structure is planned**, if the planned development has not been established within a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development, then the planned development will expire.
4.6.d.2	Adding 3- and 4- unit developments to the NPP exemption	Barrier for small MF housing developments	All applications for variances, with the exception of applications for variances involving a single-family or two-family dwelling, shall include a Project Neighborhood Participation Program (Project NPP). During a time of declared emergency by the Governor or Mayor, when in-person meetings are not an available option, the City Planning Commission Director shall be authorized to require teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements.	All applications for variances, with the exception of applications for variances involving a ~~single-family or two-family~~ **a** dwelling **with under 5 residential units**, shall include a Project Neighborhood Participation Program (Project NPP). During a time of declared emergency by the Governor or Mayor, when in-person meetings are not an available option, the City Planning Commission Director shall be authorized to require teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements.
Purpose: Improve				
4.2.E (Table 4-1)	Remove references to place designations	Place designations are not meaningfully defined in the CZO and do not provide helpful standards of analysis	2. The proposed amendment is compatible with the place designations of this Ordinance.	~~2. The proposed amendment is compatible with the place designations of this Ordinance.~~
4.3.A	Clarify public need justification for conditional uses	Additional explanation is helpful	However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.	However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land**,** ~~and of~~ **as well as** the public need for **or public benefit of** the particular use at the particular location**, if any**.

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.6.C.3	Amend BZA Approval Standards	Provide additional clarity to applicants	The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district. 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated. 5. The variance, if granted, will not alter the essential character of the locality. 6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. 7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.	[Delete existing text; not reproduced here to preserve space.] **The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: A. The basic elements for a variance exist because the below standards have been met: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other land or structures in the same zoning district. 2. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 3. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party. 5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. B. The impacts of granting a variance are acceptable because the below standards are met: 1. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated. 2. The variance, if granted, will not alter the essential character of the locality. 3. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located. 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.**
Purpose: Improve notice and content of waivers and provisos				
4.3.E.1	Add language preventing provisos that restate the CZO	Ensure that provisos do not contain outdated general CZO requirements	The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare.	The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare. **Said restrictions and conditions, codified as provisos, shall not merely restate the text of the Comprehensive Zoning Ordinance.**
4.3.E.4	Specify that waivers must be noticed by motion directing preparation of ordinance if they do not appear in the CPC's report	Ensure notice to the public of any potential waivers associated with a conditional use	The City Council may grant a variance from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section.	The City Council may grant a ~~variance~~ **waiver** from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section **or any other section for which variances may not be granted under the terms of this Ordinance**. **Any waiver which was not considered by the City Planning Commission must be included in the motion directing the preparation of an ordinance described in 4.3.D.4.a.**
Purpose: Codify intepretations that have been made by the Department of Safety and Permits				
4.4.I.2.a	Provide for one administrative extension request to CPC Executive Director and one extension request to council for each deadline	Clarify current process	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.
4.4.I.2.b	Provide for council extension of either deadline, including extensions longer than one year	Clarify current process	The holder of a planned development may petition the City Council for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the	The holder of a planned development may petition the City Council for a longer extension of time **or for a second extension of either deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following
4.7.B	Create a threshold for what constitutes a minor map adjustment	Resolve unclear text and codify DSP interpretation	Applications for minor map adjustments may be initiated by a property owner in the city or a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, and the City Council in the following instances:	Applications for minor map adjustments may be initiated by a property owner in the city, a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, or the City Council in the following instances**, provided that the adjustment results in a change to no more than 15% of the total area of the lots affected by the adjustment**:
Amend section 4.5.F to clean up	Make clear that reductions in scope can be admin approved; reconcile lot coverage/floor area			Revise 4.5.F
19.3.C.2	Delete in entirety; renumber remaining sections accordingly	Allows for emergency action (purpose of IZDs)	Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.	~~Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.~~
Purpose: Clarify CPC design review requirements and processes				

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.5.B.11	Clarifes the requirements as to when and to what extent site plan and design review are required for developments located in historic districts.	Provide clarity as to what areas do or do not require site plan review	When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.	~~When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.~~ **When a property is located within the Vieux Carré Historic District, developments upon the property are exempt from site plan and design review by the City Planning Commission. However, such developments are subject to the site plan and design review procedures of the Vieux Carré Commission.** **When a property is located within the Historic Districts Landmark Commission's full control Historic Districts, developments upon the property are subject to site plan review procedures establish by the City Planning Commission. Such developments are further subject to review procedures established by the Historic Districts Landmark Commission.** **Unless otherwise specified by law, when a property is located within the Historic Districts Landmark Commission's partial control local Historic Districts, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.** **When a property is located within the RIV Riverfront Design Overlay District, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.**
4.5.B.3.b	Delete standard requiring Design Review for all developments within the block of major intersections	Requires design review for residentially-zoned property not subject to overlay, causing unnecessary process	b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.	~~b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.~~
4.5.D.3 (New Section)	Include time limit for design reviews	No time limit in text currently, allows design reviews to sit for extended periods of time	None	**4.5.D.3 The applicant shall have a maximum of one (1) year from the date of the application submittal to meet the stated conditions for approval in 4.5.E. At the written request of the applicant, the Executive Director may grant an extension not to exceed one (1) year. If the stated conditions have not been met by the expiration of this period, the application will be deemed denied.**
Purpose: Rectify inconsistences with				
4.5.F.2	Remove references to "total building coverage"	Undefined term not used elsewhere in CZO	The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan. b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.	The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: ~~a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan.~~ **a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district.** b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.
Purpose: Clarify the variance process				
4.6.C.6 (New Section)	Allow the City Planning Commission to grant variances in connection with a subdivision	Two separate processes are currently required to achieve this--BZA and CPC hearings.	None	**4.6.C.6 The City Planning Commission may grant a variance from specific zoning standards otherwise applicable to the subdivision by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. The Commission cannot waive or modify any approval standards of this section.**
4.6.C.7 (New Section)	Prohibit variances of design review standards in overlays	These standards are reviewable by executive director and variance standards can be considered in that review	None	**4.6.C.7 The additional design review approval standards of Article 18 shall not be subject to variances by the Board of Zoning Adjustments.**
4.6.D.3.c	Set clear deadlines for BZA action	BZA cases can currently be deferred indefinitely	c. The Board of Zoning Adjustments may approve, approve with modifications, or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial.	c. The Board of Zoning Adjustments may approve, approve with modifications, ~~or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial.~~**deny, or defer the application. No item may be deferred for longer than a total of 180 days, including all individual deferrals of shorter time periods. Any item deferred for longer than 180 days will be deemed denied for deferral past deadline.**
4.6.H	Clarify time limit for appeal of BZA to Civil District Court	Current text is not in alignment with state enabling legislation	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of the Board of Zoning Adjustments' decision.	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of **the filing of the decision in the office of the** Board of Zoning Adjustments' ~~decision~~.
4.6.G (new section)	Provide introductory text	Administrative change	None	**Termination of approval of a variance for failure to obtain final approval, a building permit or to commence the use, or an extension of the time is governed as follows:**

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.6.G.1	Specifies actions required to prevent variance expiration	Clarity for applicants	1. A variance expires one (1) year from the date of approval unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.	4.6.G.1 **EXPIRATION** a. **The Board of Zoning Adjustments' approval of a** ~~A~~ variance **is valid for** ~~expires~~ one (1) year from the **resolution "Filed"** date. **If the Executive Director of the City Planning Commission, or their designee, has not signed the development plan indicating final approval, or has not authorized an extension of time submitted by such date by the holder of the variance , in accordance with Article 4, Section 4.7, the variance approval will expire. b. A variance expires** ~~of approval unless~~ **if** a building permit is **not** obtained ~~within such period~~ and substantial construction ~~is~~ started, or the use ~~is~~ commenced within ~~such period~~ **two (2) years of the date of the Executive Director of the City Planning Commission's, or their designee's, final approval unless an extension of time at the holder of the variance 's request, submitted by such date, is authorized by the Executive Director of the City Planning Commission, or their designee, or by the Board of Zoning Adjustments, in accordance with Article 4, Section 4.**
4.6.G.2	Provide process for variance extensions	Clarity for applicants	2. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.	4.6.G.2 **EXTENSION OF TIME** a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) **additional** year **from either of the following deadlines upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year from either of the below dates may be granted only by the Board of Zoning Adjustments in accordance with number 2 b. below. i. One (1) year from the Board of Zoning Adjustments' approval as indicated by the resolution "Filed" date; or ii. Two (2) years from the Executive Director of the City Planning Commission's, or their designee's, final approval** ~~date upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~ b. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years **from the date of the Executive Director of the City Planning Commission's, or their designee's, final approval**. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.
4.8.D	Add additional detail about completeness and sufficiency review of appeal applications	Current text is silent, provides public clarity	Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.	**1. Applications for appeal of the decision of the Director of the Department of Safety and Permits or Executive Director of the City Planning Commission shall be made in writing to the Board of Zoning Adjustments within forty-five (45) days of the decision. 2. The Board of Zoning Adjustments will review the application for completeness and shall consult with the Law Department to determine whether the application is ripe for review by the Board, not moot, or otherwise unable to be heard. If the application is determined to be incomplete, unripe, moot, or otherwise unhearable, this determination will be conveyed to the applicant by the Board of Zoning Appeals in writing. Notwithstanding this determination, the Department of Safety and Permits or other interested parties may present arguments to the Board that an application is incomplete, unripe, moot, or otherwise unhearable and the Board may make a finding in accordance with this argument rather than rule on the merits of the appeal. 3. Once the appeal is determined to be complete and hearable, it shall be docketed for hearing by the Board of Zoning Adjustments and the Department of Safety and Permits will be notified of the pendency of the appeal in writing. 4. No less than ten (10) business days before the hearing, the Department of Safety and Permits shall provide their entire record relating to the appeal, including but not limited to all papers, correspondence, records and other documents to the Board of Zoning Adjustments and the applicant. This record may be provided digitally.**
4.8.E	Provide separate section for standard of review	Administrative change to provide better organization	An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.	~~An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.~~ **The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.**
4.8.E - 4.8.G (new section)	Provide separate section for standard of review, renumber sections accordingly	Administrative change to provide better organization	4.8.E Stay of Proceedings; 4.8.F Appeals	4.8.E **Standard of Review** ~~Stay of Proceedings~~ 4.8.F **Stay of Proceedings** ~~Appeals~~ **4.8.G Appeals**
4.8.F	Renumbered section, clarity regarding when stays apply	Administrative change to provide better organization, additional details for clarity	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.	An appeal stays all administrative **enforcement** proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.8.G (new section)	Renumbered section	Administrative change to provide better organization	None	**An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.**
Purpose: Make updates to facilitate the administration of the zoning ordinance				
4.9.D.4.e (new section)	Add payment of application fee to application requirements	Recognizes code change in 70-564	None	**e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.**
Add new section in Article 3, Article 4, or Article 6 re: mapping land use actions	There's a regulation that CUs have to be mapped within 30 days but not one for zoning changes, minor map adjustments	Make the 30 day mapping requirement apply for all changes to the map	Delete 4.3.J.in its entirety	Add section that says "Within thirty (30) days of receiving evidence of the recording of an approved conditional use/planned development or within thirty (30) days of receiving the approval of a zoning map amendment or minor map adjustment, the Official Zoning Map shall be modified to reflect such change. Additonally, within thirty (30) days of receiving determination that a conditional use/planned development has been expired or rescinded by the City Council, the Official Zoning Map shall be modified to reflect such change.
4.9.D.4	Remove the word material	Administrative cleanup to make language flow	The interested party shall submit an application containing the following material, unless waived by the Director of the Department of Safety and Permits:	The interested party shall submit an application containing the following ~~material~~, unless waived by the Director of the Department of Safety and Permits:
4.Table (Table 4-3)	Update table to reflect changes, correct table number	Administrative change to ensure consistency in code	Table 4-2: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: Director of the Department of Safety and Permits	Table 4-~~2~~**3**: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: ~~Director of the Department of Safety and Permits~~ **Executive Director of the City Planning Commission**
4.8.B.3		Clarify language to reflect city charter language - 5-408(2)	3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.	Make consistent with the Charter's language

Article 3

What is the Article/Section for proposed amendment?

Article 3, Section 3.2.E.1

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance mandates a two-year waiting period before any denied zoning text or map amendment, conditional use, planned development, or variance application can be resubmitted.

Without such a waiting period, the City Planning Commission, Board of Zoning Adjustments, and staff could be subjected to repeatedly reviewing the same request within short periods of time. Unless there is substantial new evidence, or a significant mistake of law or fact affected the prior denial, the recommendation/decision would remain the same. This provision reduces unnecessary administrative burdens for staff and the waste of City resources.

Zoning appeals are one application type not included in this provision. There have been instances in which applicants have submitted zoning appeals (e.g., appealing the Department of Safety and Permits' zoning review comment on a building permit application) to the Board of Zoning Adjustments and been denied, only to later submit another appeal application (e.g., appealing the building permit issuance) citing the same argument they raised in the first appeal. As noted above, this is an unnecessary use of City resources, only to rehash something that had been previously denied, which is why zoning appeals should have the same two-year waiting period.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

3.2.E Resubmittal of Denied Applications

1. An application for a zoning text or map amendment, conditional use, planned development**,** ~~or~~ variance**, or zoning appeal** that has been denied will not be reviewed or heard within two (2) years of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial. The official charged with receiving applications in Table 3-1 shall decide whether the subsequent application is appropriate for resubmittal before expiration of the two (2) year wait requirement.

What is the benefit of the proposed amendment?

The proposed amendment would align zoning appeals with other application types that prohibit resubmittal of the same request within a two-year period. As noted, this would reduce unnecessary administrative burdens and use of City resources. This would not preclude an applicant from resubmitting a denied application in cases where substantial new evidence becomes available or a significant mistake of law or fact affected the prior denial.

Article 3

What is the Article/Section for proposed amendment?

Article 3, Section 3.5 (new section)

What is the problem that needs to be addressed?

In the years that the requirement for a pre-application Neighborhood Participation Program has been in place, the staff has consistently heard feedback from applicants as to how difficult the process is for applicants to understand and navigate. Much of this difficulty stems from the fact that the meeting and notification requirements are cumbersome and overcomplicated, and the language explaining how to fulfill them is unclear.

For example, the regulations list a series of requirements, but do not indicate the order in which the actions must be taken. Second, the process requires an applicant to draft their own public notice letter, but makes the technical requirements of the notice so daunting and unclear that many applicants struggle to understand how to fulfill them. Oftentimes, these public notice letters are rejected based on a technical deficiency, such as a missing citation, even when the letters are effective in providing actual notice of the application. Third, the NPP requirements vary slightly across different types of zoning applications even when there is no need for different requirements, creating unnecessary confusion for applicants submitting NPPs for multiple application types.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The Council motion proposing consolidating all of the existing Neighborhood Participation Program regulations in Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2 into an entirely new section, Article 3, Section 3.5. The new section would clearly outline the steps that must be taken to hold an NPP and the sequence in which they must occur.

3.5 Neighborhood Participation Plans

3.5.A. Purpose.

Pursuant to Sec. 5-411 of the City Charter, the Neighborhood Participation Plan (NPP) is intended to provide timely initial notification to a neighborhood of any proposed land use action affecting the neighborhood and provide the opportunity for meaningful neighborhood review of and comment on such proposals.

3.5.B. Applicability.

NPPs are required for the following types of applications:

1. Zoning Text and Map Amendments
2. Conditional Uses
3. Planned Developments

4. Variances (except variances for single- and two-family residences)
5. Major Subdivisions

NPPs are also required for changes to the Master Plan. These Master Plan NPPs shall be facilitated by the City Planning Commission staff and are not subject to the procedural rules of this Section.

3.5.C. NPP Procedure.

1. Applicants begin the NPP process by applying with the CPC staff, who will provide a list of required parties to be noticed.

2. Applicants must provide CPC staff with a copy of the NPP meeting notice.

3. Applicants must send the required notice to all parties listed by CPC staff. Proof of actual delivery is not required. For notice sent through the U.S. mail, an attestation of mailing alongside a copy of the notice is sufficient. For notice sent through e-mail, a copy of the email including addresses the email was sent to with the notice embedded in the body or attached as a pdf is sufficient.

4. Applicants must hold the required NPP meeting at the date, time, and location included in the notice, and must keep the necessary records for submission of the NPP Report. If the NPP meeting is rescheduled, notice of the rescheduling must be sent by the same means as the original notice.

5. Applicants must submit the NPP Report as part of their application for a zoning text or map amendment, conditional use, planned development, major subdivision or variance. This application will not be considered complete until a satisfactory NPP Report has been received by CPC staff.

3.5.D. Parties to Receive Notice.

1. Applications affecting up to one city square or its equivalent must provide notice to all property owners (as indicated in the records of the Orleans Parish Assessor's Office) and residents within 300 feet of the property lines of the subject property. However, if the subject property is twenty-five thousand (25,000) square feet or more in area or the subject development is twenty-five thousand (25,000) square feet or more in floor area, such notice shall be provided to all owners and residents of properties within six-hundred (600) feet of the property lines of the subject property.

Notice shall also be provided to any neighborhood associations registered with the city representing the area encompassing the city square. CPC staff will, upon application, provide a list of these properties as well as relevant neighborhood associations and their designated contact information. Notice to neighboring properties must be sent by U.S. Mail or hand-delivered, while notice to neighborhood associations registered with the city and notice to the City Planning Commission must be sent by e-mail. Notice to other interested parties may be sent through the City's electronic notification system.

2. Applications affecting more than one city square or its equivalent must provide notice to all neighborhood associations registered with the city by e-mail.

3.5.E. Contents of Required Notice.

Notice of the NPP must include the following information, at a minimum:

1. The date, time, and location of a meeting to be held to receive review and comment on the proposal. NPPs affecting more than one city square or its equivalent may hold their meeting virtually, through a commercially accepted virtual meeting service, such as Zoom, Teams, or WebEx. Virtual meetings must have the option for participants to call in without requiring video services. The meeting must be held within 14-30 days of mailing or emailing of the required notice.
2. A brief description of the proposal:
    a. Map amendment applications shall include the type of land use request, the name of the existing and proposed zoning district, and the article of the Comprehensive Zoning Ordinance for the proposed zoning district. Map amendment applications shall also include an outlined area map.
    b. Text amendment applications shall include the citation and existing language of the Comprehensive Zoning Ordinance, if applicable, the proposed changes or additions to the language of the Comprehensive Zoning Ordinance and which zoning district(s) the amendment would affect, or a statement that the changes would be effective citywide.
    c. Conditional use applications shall include a brief description of the proposal, including the type of land use request, and known needed variances
    d. Planned development applications shall include a brief description of the proposal, including known needed variances.,
    e. Variance applications shall include a brief description of the proposal, including known needed variances.
    f. Major subdivision applications shall include a description of how the lots are being subdivided (ex: Resubdivision of Lot(s) x into Lot(s) y)
    g. All parties should recognize that the proposal may change as part of the usual review process and that failure to notice every possible permutation of the proposal shall not render the NPP insufficient.

6. Contact information for the applicants, including at a minimum a telephone number and email address, so that parties who may not attend the NPP meeting due to time constraints can participate in the process.

3.5.F. NPP Meeting.

1. NPP meetings must be held in generally accessible public locations at reasonable times and should be sufficiently large to accommodate all attendees.

2. Virtual NPP meetings may require pre-registration to facilitate a "webinar" style presentation with the ability to mute participants, provided that there is a dedicated period of time for participants to provide comment with the technical ability for them to do so.

3. Meetings may end at a specified time, even if all participants have not yet had a chance to speak, provided that there is at least 30 minutes provided for public comment and that the set end time is included in the notice for the NPP.

3.5.G. NPP Report.

The applicant shall submit a Project NPP report with the application. The report shall provide the following information:

1. The names of the individuals and entities that were notified.

2. A list of the concerns, issues, and problems expressed by the participants.

3. A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If the concern, issue, or problem is not being addressed, the applicant should state the reasons.

4. Copies of emails, letters, communications affidavits, meeting invitations, newsletters, publications, and petitions requesting additional information related to the project, received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process.

5. The date, time, and location of all meetings held with interested parties, or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application shall be accepted as part of the Project NPP report, except where subsequent meetings with interested parties have occurred within the one hundred eighty (180) days preceding the submittal of the Project NPP report.

6. A completed sign-in sheet that includes the names, addresses, and contact information for meeting attendees. A list of participants prepared by the virtual meeting service is acceptable for virtual meetings.

What is the benefit of the proposed amendment?

The problems with the existing NPP regulations would be solved by starting from scratch with a fresh set of regulations. These regulations would not change the real substance of the NPP process, but would make it easier to understand the process and fulfill its requirements. The steps of the NPP process should be listed in the order that they are to be performed. Instructions on how to fulfill each step should be detailed, clear, and there should be no unnecessary requirements. The regulation should be consolidated into a single section of the zoning ordinance, rather than being restated in slightly different form in multiple sections.

These revisions would help ensure that the NPP process is effective in fulfilling its true purpose of encouraging real, meaningful community engagement, rather than being perceived simply as a burdensome part of the application process.

Article 3

What is the Article/Section for proposed amendment?

Article 3, Section 3.6 (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not codify the requirement to electronically notice interested parties for land-use projects.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> **3.6 Electronic Notification System.**
>
> **CPC staff will maintain an electronic notification system capable of providing notice of all land use actions specified in the Comprehensive Zoning Ordinance to interested parties. This system may require participants to sign up and to indicate which notices they are interested in receiving. The City's NoticeMe system shall be deemed to fulfill this requirement, or the CPC may designate an alternative system if NoticeMe becomes unavailable for a considerable length of time or otherwise does not meet the requirements herein.**

What is the benefit of the proposed amendment?

The proposed amendment ensures that NoticeMe or an equivalent electronic system is used for land use notifications. NoticeMe is currently used by the City Planning Commission staff and codification of this procedure secures this procedure into the future as a requirement of the land-use process.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.B.4 (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently allow CPC to introduce Zoning Text and Map amendments in connection with Master Plan revisions, land use plans or studies. Instead, Article 4 Section 4.2.B reserves these rights for City Council or "property owners" in the city. This creates difficulty in allowing the City Planning Commission to ensure consistency between adopted Future Land Use Map changes and the underlying zoning district, or to implement adopted recommendations in CPC studies.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.2.B Initiation

4. The City Planning Commission may initiate zoning map and text amendments in connection with Master Plan revisions, land use studies, land use plans or as otherwise required by this Ordinance.

What is the benefit of the proposed amendment?

The proposed amendment reflects City Charter language in Section 5-402 contemplating CPC-introduced zoning amendments, allowing for the CPC to introduce Zoning Text and Map amendments in connection with Master Plan revisions, land use plans and land use studies. This amendment allows the CPC to align a property's future land use map (FLUM) designation with its underlying zoning district and creates a clear path for implementing CPC study recommendations once adopted.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.3.c

What is the problem that needs to be addressed?

Section 4.2.D.3.c - Action by the City Planning Commission for zoning text and map amendments states that the City Planning Commission shall provide a recommendation 60 days from the opening of the public hearing. This timeline is not feasible for some complex amendments that are initiated by the City Council.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.2.D.3.c
>
> The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. **For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause.** The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.

What is the benefit of the proposed amendment?

The proposed amendment adds language allowing the City Council to ensure adequate review and public engagement for complex amendments.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.4.a

What is the problem that needs to be addressed?

This item is intended to accurately describe the purpose of City Council action by motion on a conditional use application. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The existing language in the zoning ordinance does not correctly address this, instead indicating that the motion itself approves the application.

Additionally, the existing language is outdated regarding instances where the City Planning Commission fails to approve or deny an application with a majority vote of the commission members. Until recently, when the commission failed to obtain a majority vote, it was considered that the commission took no action. After a recent amendment, the zoning ordinance now states that when there is no majority vote by the commission, a matter is effectively denied for lack of a legal majority. Thus, because any vote will result in an approval, denial, or effective denial, there is no possibility for a no recommendation vote and this section no longer needs to address instances where there is no recommendation.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

> 4.2.D.4 Action by City Council
>
> a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

The proposed amendment also updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial, and since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.4.b

What is the problem that needs to be addressed?

This section contains language addressing the City Council's deadline to act by motion when the City Planning Commission has made no recommendation. Recent changes to the text of the zoning ordinance mean that any time the Commission fails to adopt an approval or denial vote, the matter will receive a recommendation of effective denial for lack of legal majority. No matter will not receive a recommendation, so language addressing a no recommendation scenario is no longer needed.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

> 4.2.D.4 Action by City Council
>
> b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

What is the benefit of the proposed amendment?

The proposed amendment updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial. Since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.D.4.c

What is the problem that needs to be addressed?

Section 4.2.D.4.c, when addressing the Council's action on a zoning matter at the ordinance phase, repeats Charter language requiring the layover of an ordinance for 20 days before it is adopted. The inclusion of this language is not necessarily problematic, but is also unnecessary because the requirement is from the Charter and need not be repeated in the zoning ordinance.

A second issue that this item addresses is what happens when the Council adopts a motion instructing the Law Department to draft an ordinance approving a zoning matter but then decides not to introduce the ordinance. Currently, there is no requirement of an affirmative statement that the ordinance will not be introduced, which means the decision to not introduce it is often not reflected in the public record. This makes it difficult for the public to track the Council's approval or denial of a zoning matter from motion to introduction of ordinance through adoption of ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

Article 4, Section 4.2.D.4.c

> ~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.2.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they should notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

What is the benefit of the proposed amendment?

The proposed amendment makes the section more concise by deleting language that repeats procedural requirements that already exist in the Charter. It also bolsters the record when an approval motion is adopted but an ordinance is not introduced by requiring a statement be made to the Clerk of Council that an ordinance will not be introduced.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.E (Table 4-1)

What is the problem that needs to be addressed?

Table 4-1 Standards for Zoning Amendments contains 12 approval standards that the City Planning Commission and the City Council shall consider. Standard 2 requires the proposed amendment to be compatible with the place designations of the Comprehensive Zoning Ordinance. In practice, the staff has determined that including this approval standard is not advisable. This is for two reasons. First, the Comprehensive Zoning Ordinance does not meaningfully define place designations. Second, most zoning changes do not implicate the place designations. When they are implicated, this implication can be discussed in another approval standard. There does not need to be a separate approval standard solely addressing place designations.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text.

> Article 4, Section 4.2.E (Table 4-1)
>
> ~~2. The proposed amendment is compatible with the place designations of this Ordinance.~~

What is the benefit of the proposed amendment?

The proposed amendment removes the reference to "place designations" a vague term not defined within the Comprehensive Zoning Ordinance. Where an application does require a discussion and analysis of place designations, this can be done in the response to other approval standards, such ones addressing compatibility with the Master Plan's future land use map, existing use and zoning and land, and the suitability of a proposed zoning classification given a site's location and context.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.G (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not consider necessary amendments to the Comprehensive Zoning Ordinance that do not require their own text amendment. These minor amendments should be compiled and addressed on a yearly basis.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> **4.2.G Administrative Amendments**
>
> **By June 1st of each year, the City Planning Commission will transmit a report to the City Council containing recommended administrative amendments to the Comprehensive Zoning Ordinance. These recommended amendments shall not reflect policy changes, but shall consist of amendments which would achieve one of the following goals, as well as a statement of the necessity for each change. 1. Provide clarity to existing text of the Comprehensive Zoning Ordinance; 2. Correct an error or address a conflict in the existing text of the Comprehensive Zoning Ordinance; or 3. Codify an interpretation of the Department of Safety and Permits.**

What is the benefit of the proposed amendment?

The City Planning Commission staff retains an ongoing list of minor amendments to the Comprehensive Zoning Ordinance. The list is typically comprised of small changes to clarify processes or address inconsistencies. These amendments are more substantive than a technical correction but less substantial than what would normally go through the text amendment process. The Omnibus list - as it's known to the City Planning Commission staff – isn't addressed on a consistent basis because the process isn't codified. Therefore, the list can grow to hundreds of amendments before a Motion is adopted directing the CPC staff to provide the City Council with its recommended text changes. The proposed amendment would codify this process and ensure it happens on a yearly basis.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.Chart

What is the problem that needs to be addressed?

Chart 4.2 outlines the zoning amendment process. There is a slight error in one of the steps – "introduction of ordinance by City Council". The chart states a 21-day lie-over period. Whereas, the City Charter states 20-days.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language for this amendment. Staff's proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.2.Chart
>
> Introduction of Ordinance by City Council. The Ordinance will layover a minimum of ~~21~~ **20** days before adoption.

What is the benefit of the proposed amendment?

The proposed amendment creates consistency in timelines between the Comprehensive Zoning Ordinance and the City Charter. The correct lie-over period after City Council introduction of an ordinance is 20 days.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.2.Chart

What is the problem that needs to be addressed?

The City Council action on a zoning amendment includes, first, action on a motion and, section, action on an ordinance. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The purpose of the motion to direct the preparation of an ordinance is not accurately captured in the flow chart outlining the zoning amendment process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.2.Chart
>
> Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny.

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.A

What is the problem that needs to be addressed?

This section outlines the purpose of the conditional use process. The purpose statement suffers from phrasing that emphasizes consideration in the approval process of the *need* for the particular use. This consideration of need alone is problematic in that it seemingly adds an additional approval standard that preempts the approval standards itemized in Section 4.3.F: that a land use is only permissible when there is an undisputed need for it (which is subjective in itself) without giving consideration to whether it benefits its surroundings.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.A Purpose
>
> Within each zoning district, the use of land and structures are substantially uniform. However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land**,** ~~and of~~ **as well as** the public **benefit or** need for the particular use at the particular location. These uses are allowed as conditional uses within the zoning districts. This section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved. No conditional use may be established and no building permit may be issued for any use designated as a conditional use within a zoning district until a conditional use ordinance is adopted by the City Council and final drawings are submitted to and approved by the Executive Director of the City Planning Commission.

What is the benefit of the proposed amendment?

The proposed revisions are effective in resolving the problem with the existing regulation. Allowing the City Planning Commission and City Council to apply the designated approval standards in Section 4.3.F in a way that considers both whether a proposed land use is needed and whether it has any public benefit is beneficial in that it ensures that the "Purpose" articulated in Section 4.3.A provides an appropriate context for the application of the approval standards in Section 4.3.F, rather than suggesting an additional, preemptive and highly subjective standard

based solely upon a demonstrated need. This proposed change is consistent with the recommendations of the CPC's recent Land Use Barriers Study, which recommends eliminating regulations that lack clarity and/or add unpredictability to development review processes. This proposed change is also more consistent with the broader conditional use provisions in the CZO, which allow for consideration of numerous uses such as coffee shops, bookstores, yoga studios, and similar uses that may be beneficial to the neighborhood quality of life even if they are not absolutely necessary to day to day living.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.C

What is the problem that needs to be addressed?

This section authorizes the City Council to act upon conditional use applications after receiving the recommendation of the City Planning Commission. There are minor aspects of the current language that could be improved. The current language says that the Council shall act upon a conditional use application, when the reality is that the Council also has the option of not acting, with the result being that the application is denied for a lack of action. The current language is also silent as to when City Council action on conditional use applications is to occur, making no reference to Section 4.3.D.4, which states when such action is to occur.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends making clear that the Council has the option of not acting on a conditional use application by stating that the Council may act, not that it shall. The staff suggests clarifying the time limitations on Council action by referencing Section 4.3.D.4.

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.C Authority
>
> The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for conditional uses after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for conditional uses and shall calendar said requests for hearing in accordance with Section 4.3.D.4.**

What is the benefit of the proposed amendment?

The proposed revisions are effective in clarifying the existing regulation. They make it explicitly clear that the Council may act on a conditional use application but is not required to. The revisions also link the authority for the Council to act upon applications with a statement of when this must happen. In combination, these changes eliminate any ambiguity in the existing language as to what Council may do and when Council is required to do it.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.D.4.a

What is the problem that needs to be addressed?

As with the previous item, this item is intended to accurately describe the purpose of City Council action by motion on a conditional use application. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The existing language in the zoning ordinance does not correctly address this, instead indicating that the motion itself approves the application.

Additionally, the existing language is outdated regarding instances where the City Planning Commission fails to approve or deny an application with a majority vote of the commission members. Until recently, when the commission failed to obtain a majority vote, it was considered that the commission took no action. After a recent amendment, the zoning ordinance now states that when there is no majority vote by the commission, a matter is effectively denied for lack of a legal majority. Thus, because any vote will result in an approval, denial, or effective denial, there is no possibility for a no recommendation vote and this section no longer needs to address instances where there is no recommendation.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.D.4 Action by the City Council
>
> a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested conditional use as well as any needed provisos or waivers, or shall deny the conditional use application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

The proposed amendment also updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial, and since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.D.4.b

What is the problem that needs to be addressed?

This section contains language addressing the City Council's deadline to act by motion when the City Planning Commission has made no recommendation. Recent changes to the text of the zoning ordinance mean that any time the Commission fails to adopt an approval or denial vote, the matter will receive a recommendation of effective denial for lack of legal majority. No matter will not receive a recommendation, so language addressing a no recommendation scenario is no longer needed.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends correcting the problem by changing in the section's text as follows:

4.3.D.4 Action by the City Council

b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

What is the benefit of the proposed amendment?

The proposed amendment updates outdated text by recognizing that every commission vote (or deferral past deadline) will result in a recommendation of approval, denial, or effective denial. Since there are no longer votes of no recommendation, language addressing no recommendation votes are no longer needed.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.D.4.c

What is the problem that needs to be addressed?

Section 4.3.D.4.c, when addressing the Council's action on a zoning matter at the ordinance phase, repeats Charter language requiring the layover of an ordinance for 20 days before it is adopted. The inclusion of this language is not necessarily problematic, but is also unnecessary because the requirement is from the Charter and need not be repeated in the zoning ordinance.

A second issue that this item addresses is what happens when the Council adopts a motion instructing the Law Department to draft an ordinance approving a zoning matter but then decides not to introduce the ordinance. Currently, there is no requirement of an affirmative statement that the ordinance will not be introduced, which means the decision to not introduce it is often not reflected in the public record. This makes it difficult for the public to track the Council's approval or denial of a zoning matter from motion to introduction of ordinance through adoption of ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.D.4 Action by the City Council
>
> c. ~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.3.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

What is the benefit of the proposed amendment?

The proposed amendment makes the section more concise by deleting language that repeats procedural requirements that already exist in the Charter. It also bolsters the record when an approval motion is adopted but an ordinance is not introduced by requiring a statement be made to the Clerk of Council that an ordinance will not be introduced.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.E.1

What is the problem that needs to be addressed?

Conditional use applications are typically approved subject to conditions (also called "provisos") that are included as requirement of the approval to ensure compatibility of the use in terms of design, operation, and other characteristics with the surrounding development. This allows the City Council to impose special conditions that are tailored for the particular nature of the site, use and surroundings, and which augment the general requirements of the zoning ordinance. At least in recent years, the City Planning Commission staff has routinely recommended the inclusion of provisos that simply restate general requirements of the zoning ordinance that relate to the proposed use, such as operational requirements, parking requirements, or design requirements. The problem with this approach is that, if a proviso restates a requirement that is later changed, the proviso will no longer accurately represent the requirement. This change address this by requiring provisos to not merely restate zoning requirements.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The existing regulations are silent as to whether provisos can or should restate existing requirements of the zoning ordinance. The Council motion suggested that the Section 4.3.E.1, which speaks generally to the Council's ability to add conditions to conditional use approval, should require provisos to not simply re-state zoning requirements.

In the staff's experience, it is often helpful for provisos to restate relevant zoning requirements as a way of putting a developer on notice that the requirement applies. For example, a conditional use application to use an existing building as a reception hall may result in a requirement that additional off-street parking spaces be provided. Since this requirement results directly from the change of use, and the final development plans that are approved by CPC following Council approval must indicate compliance with the use's parking requirements, it is helpful to make the applicant aware of the parking requirement by writing it directly into the conditional use approval in the form of a proviso. That way, the applicant is not surprised when asked by CPC staff to depict the required parking on final development plans.

Council Motion M-25-380 provides specific language to complete the amendment but the staff does not support the proposed language. The staff suggests an alternative way of addressing the concern that provisos restating zoning requirements can become outdated when the underlying requirement changes. Section 4.5.E should be updated to include additional language saying that when a proviso re-states a general zoning requirement, what is required by the proviso changes when the requirement changes. For example, if a proviso states that a reception hall must provide the required parking spaces, and in time, the requirement changes from 10 to 5 spaces, for example,

the reception hall could reduce its parking count to 5 spaces without requiring a change to the conditional use ordinance.

The staff recommends correcting the problem by changing the section's text as follows. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Section 4.3.E Conditions
>
> 1. The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare.
>
> **2. When a conditional use ordinance includes conditions that merely reference general zoning requirements without modifying the requirements, the conditions are automatically updated when the underlying general zoning requirement changes.**
>
> ~~2~~ **3.** Any conditions imposed shall be set forth in the ordinance approving the conditional use and incorporated into or noted on the development plan for final approval. The applicant shall submit the revised development plan incorporating all conditions within one (1) year of adoption of the conditional use ordinance by the City Council. The Executive Director of the City Planning Commission shall verify that the development plan incorporates all conditions set forth in the ordinance authorizing the conditional use, and shall sign the plan to indicate final plan approval.
>
> ~~3~~ **4.** The applicant shall record the signed development plan in the Office of the Clerk of the Civil District Court for the Parish of Orleans within thirty (30) days of the date of final approval and shall submit evidence of such recordation to the Executive Director of the City Planning Commission. If the applicant fails to record the signed development plan within this period, the ordinance approving the conditional use is deemed null. No permits or licenses for the conditional use may be issued until the development plan has been recorded and evidence of the recording has been provided to the Executive Director of the City Planning Commission. The City Planning Commission shall maintain a record of such approved conditional uses, the development plans, and any conditions attached thereto.
>
> 4 **5.** The City Council may grant a variance from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section.

What is the benefit of the proposed amendment?

The benefit of the staff suggested approach is that it recognizes that provisos restating zoning requirements can be helpful in notifying applicants of the requirements. It also addresses the

concern that the provisos can be outdated if the underlying requirement is changed. It does this by making clear that the proviso is automatically updated to reflect the revised requirement.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.E.4

What is the problem that needs to be addressed?

The problem that needs to be addressed is that the City Council, when reviewing a conditional use application, will sometimes grant waivers of requirements that were not requested when the matter was being reviewed by the City Planning Commission and, as a result, were not addressed in the City Planning Commission's report. The problem with this is that the public does not receive notice that a waiver is being considered until it occurs as part of the Council action at the end of the process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

The staff recommends correcting the problem by changing in the section's text as follows:

> 4.3.E Conditions
>
> 4. The City Council may grant a ~~variance~~ **waiver** from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section **or any other section for which variances may not be granted under the terms of this Ordinance**. **Any waiver which was not considered by the City Planning Commission must be included in the motion directing the preparation of an ordinance described in 4.3.D.4.a.**

What is the benefit of the proposed amendment?

The proposed amendment addresses the problem by requiring that any waivers be stated at the motion phase. Because there is significant time between the adoption of a motion and an ordinance (up to ninety days and usually about six weeks), including the waiver in the motion provides ample time for the public to comment on the waiver prior to final action on the matter by ordinance.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.H.1

What is the problem that needs to be addressed?

For approved conditional uses, Article 4, Section 4.3.H.1 provide deadlines to record plans that demonstrate compliance with the terms of the conditional use ordinance and then to begin substantial construction/establish the use. In practice, these deadlines have proven to be unnecessarily limiting, as they do not sufficiently account for the time a developer must spend on other aspects of the development process (financing, permit review, historic agency review, construction) that generally occur after a zoning entitlement is granted and before a building permit is issued.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.H.1 Expiration
>
> **a. Plans Deadline. For all conditional uses, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date granting the conditional use.**
>
> **b. Construction/Use Deadline**
> **i.** For new construction, the conditional use approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not commenced, and no request for an extension of time is pending.
> **ii.** For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established for a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.

What is the benefit of the proposed amendment?

The proposed amendment adds an additional year for conditional use plans to be recorded (extending the deadline from 1 to 2 years) as well as extending from 3 years to 5 years the deadline for conditional use construction to substantially begun (if construction is required) or for the use to be established (if construction is not required). The reason for this is to acknowledge the fact that there can be multiple regulatory process at the local, state, and federal levels that must be completed before construction can begin, in addition to the need for ample time to secure financing and have construction drawings produced, among other time-consuming aspects of the

development process. Extending the zoning entitlement deadlines would recognize these constraints and eliminate the potential for the loss of a zoning entitlement while a developer works toward completing the obligations.

Article 4, Item 3.H.2.a

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.H.2.a

What is the problem that needs to be addressed?

The amendment clarifies the CZO language pertaining to administrative extensions granted by the Executive Director of the City Planning Commission to more accurately reflect the CPC staff's standard practice since the new CZO was adopted in 2015. A recent determination by the Department of Safety & Permits indicated that the language was not clear, and could be interpreted in a way that unreasonably limits administrative extensions. This proposed amendment makes it clear that the Executive Director can administratively extend both the deadline to submit final development plans and the deadline to begin substantial construction (for conditional use applications involving construction) or establish the use (for conditional use applications not involving construction).

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides language to complete the amendment. The staff recommends a modified version, shown below, that would retain the ability for an extension to be granted by the City Planning Commission when the original period of validity for a CPC staff-level extension has lapsed. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.3.H.2.a
>
> Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **the deadline established in Section 4.3.E.2** for a period not to exceed one (1) year upon a showing of good cause by the applicant. **Additionally, unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of the deadlines established in Section 4.3.H.1 for a period not to exceed on (1) year upon a showing of good cause by the applicant. When granting the request, the Executive Director shall articulate in writing the showing of good cause justifying the extension.** A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An**y** extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below. Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

What is the benefit of the proposed amendment?

The proposed amendment is beneficial because it clarifies the language in the CZO and eliminates an ambiguity about administrative extensions. It is also in keeping with the CPC's findings in the

Land Use Barriers Study suggesting that the City should eliminate unnecessary and overly-burdensome regulations and processes. Having longer deadlines that more accurately reflect the realities of the real estate market, financing, and construction management achieves this goal.

The Council motion also proposes deleting language that says, "[a] request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission." This language was recently added to address a circumstance where an applicant holding a valid conditional use ordinance loses that entitlement because they narrowly miss the deadline for recording plans or beginning construction. The existing regulations allow the City Planning Commission to extend the deadline at that point. This has proven effective because it provides an opportunity in a public hearing for a lost property right to be restored without requiring the entire, lengthy conditional use process to be restarted. Again, this provision is in keeping with the CPC's recommendations in the Land Use Barriers Study. The CPC staff recommends that this language be retained.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.H.2.b

What is the problem that needs to be addressed?

Article 4, Section 4.3.H.2.b clarifies the current process by establishing that the applicant of a conditional use can request a longer extension for a final development plan OR to complete construction than what the Executive Director of the City Planning Commission may authorize. It clarifies that the City Council may consider additional extensions, as well as adds language on how long the City Council has to act on said extension request.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.H.2 Extension of Time
>
> b. The holder of a conditional use may petition the City Council **for an extension of time longer than the Executive Director of the City Planning Commission may authorize. The holder of a conditional use may also petition the City Council for a second extension of either/both the plans deadline or the construction/use deadline.** A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request.**

What is the benefit of the proposed amendment?

The amended text provides more clarity and flexibility for applicants by stating when and how they may seek additional extensions for conditional uses. It also adds an explicit deadline of 60 days for Council action to provide more concrete timelines for both staff and the applicant to follow.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.J to be replaced by Article 3, Section 3.5.

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance states that Conditional Uses must be mapped "[w]ithin (30) thirty days of receiving the approval." However, this requirement does not include Zoning Changes, Planned Developments, or Minor Map Adjustments. The proposed regulation removes Article 4, Section 4.3.J in its entirety and replaces it with a new section in Article 3. Section 3.5 to include any land use changes that require subsequent mapping, not just conditional uses.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> ~~4.3.J Zoning Map Record of Conditional Use~~
>
> ~~Within thirty (30) days of receiving evidence of the recording of an approved conditional use, the City Planning Commission shall designate the location of the conditional use on the Official Zoning Map with the symbol "CU" and shall indicate the boundaries of the conditional use in a manner that is distinct from the manner in which zoning district boundary lines are indicated. The City Planning Commission shall remove the symbol for and boundaries of a conditional use from the Official Zoning Map upon a determination by the Director of Safety and Permits that the conditional use has expired or upon the revocation of the conditional use by the City Council.~~
>
> **3.5 Official Zoning Map Amendments**
>
> **Within thirty (30) days of receiving evidence of the recording of an approved conditional use/planned development, or within thirty (30) days of receiving approval of a zoning map amendment or minor map adjustment, the official Zoning Map shall be modified to reflect such change. Additionally, within thirty (30) days of receiving determination that a conditional use/planned development has been rescinded by the City Council, the official Zoning Map shall be modified to reflect such change.**

What is the benefit of the proposed amendment?

The proposed amendment ensures that all land use requests resulting in a change to the Zoning Map have been recognized within a thirty (30) day period.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.Chart

What is the problem that needs to be addressed?

The City Council action on a conditional use includes, first, action on a motion and, section, action on an ordinance. When the motion is for approval, it simply directs the Law Department to draft an ordinance to approve the application. The motion does not itself approve the application. The purpose of the motion to direct the preparation of an ordinance is not accurately captured in the flow chart outlining the conditional use process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.3.Chart Conditional Use Process
>
> "Motion to ~~Approve~~ **Direct the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~s / Motion to Deny"

What is the benefit of the proposed amendment?

The proposed amendment reflects the actual purpose of the motion phase to direct the Law Department to prepare an ordinance approving an application—rather than the motion approving the application by itself—or to deny the application.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.3.Chart – Conditional Use Process

What is the problem that needs to be addressed?

Section 4.3.Chart includes a flow chart that outlines the steps in the conditional use process, beginning with the pre-application Neighborhood Participation Program, including the various steps at the City Planning Commission and Council levels, and concluding with the recording of final development plans.

In one of the steps, the chart reads that the ordinance approving the conditional use, once introduced, must layover at least 21 days before adoption. This is not accurate. The ordinance must lay over at least 20 days per City Charter Section 3-112(5). The chart must be corrected to be accurate.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> "Introduction of Ordinance by City Council. The Ordinance will layover a minimum of ~~21~~ **20** days before adoption"

What is the benefit of the proposed amendment?

The proposed amendment ensures that the conditional use process chart accurately reflects City Charter requirements.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.C

What is the problem that needs to be addressed?

Article 4, Section 4.4.C of the Comprehensive Zoning Ordinance states that the City Council shall take formal action on requests for Planned Developments and cites two sections of the City's Charter. The proposed language clarifies what actions the City Council is required to take and is more accurate than the existing language.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides specific language to complete the amendment. The staff agrees with the proposed language and recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.C. Authority
>
> The City Council~~, after receiving a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for planned developments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for planned developments and shall calendar said requests for hearing in accordance with Section 4.4.E.4.**

What is the benefit of the proposed amendment?

The proposed amendment removes the word, "shall" and replaces it with "may" and clarifies that the City Council must calendar planned development requests for consideration. This word swap more accurately reflects what actions the City Council is required to take. The City Council is not required to take formal action on requests and may elect not to act on the request at either the Motion or Ordinance stage.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.E.4.a

What is the problem that needs to be addressed?

Article 4, Section 4.4.E.4.a of the Comprehensive Zoning Ordinance addresses action by the City Council as it relates to Planned Development requests. This section states the City Council shall hold a public hearing within 60 days from receipt of a City Planning Commission recommendation and specifies that adoption of a Motion does not automatically translate to an approval of the request but rather initiates the preparation of an Ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.E.4 Action by City Council
>
> a. The City Council shall hold a public hearing ~~in accordance with Section 3.4~~ and ~~take action by motion of approval, modified approval, or denial~~ **to determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning action, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

What is the benefit of the proposed amendment?

The proposed amendment recognizes and clarifies that the purpose of the motion phase is to direct the preparation of the Ordinance. This clarification helps set public expectations and aligns it with case low. Additionally, the proposed amendment removes language regarding outcomes with no legal majority. Regardless of the outcome of the City Planning Commission vote, the application will be forwarded to City Council, thus, this language is unnecessary and redundant.

Moreover, there was a recent text amendment to the Comprehensive Zoning Ordinance (Zoning Docket 11/25; Ordinance No. 30345 M.C.S.) that removes the language that an application will be forwarded to the City Council "without recommendation of no legal majority" and replaces it with "with a recommendation of effective denial for lack of legal majority" in section 4.2.D.3.c, section

4.3.D.3.c, and section 4.4.E.3.c. The proposed text amendment aligns the language in Section 4.4.E.4.b with the recently adopted text amendment.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.E.4.b

What is the problem that needs to be addressed?

Article 4, Section 4.4.E.4.b of the Comprehensive Zoning Ordinance addresses action by the City Council as it relates to Planned Development Requests. This section states that if City Council fails to take action by motion within sixty (60) days from receipt of the City Planning Commission recommendation, then the application is effectively denied. There is an added sentence in this section pertaining to a "no recommendation" from the City Planning Commission. This sentence should be removed because it is redundant and uses language that is inconsistent with a recently adopted text amendment (Ordinance No. 30345 M.C.S.).

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **<u>bold underlined</u>** text:

> 4.4.E.4 Action by City Council
>
> b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

What is the benefit of the proposed amendment?

The proposed amendment would remove language stating that if an application is forwarded to City Council with a "no recommendation" from the City Planning Commission, and the City Council fails to take action by motion within sixty (60) days from the date it's received, then the application is effectively denied. This language is redundant and is captured in the first sentence in that section. All applications heard by the City Planning Commission requiring City Council consideration are forwarded to City Council, regardless of how the City Planning Commission voted.

Moreover, there was a recent text amendment to the Comprehensive Zoning Ordinance (Zoning Docket 11/25; Ordinance No. 30345 M.C.S.) that removes the language that an application will be forwarded to the City Council "without recommendation of no legal majority" and replaces it with "with a recommendation of effective denial for lack of legal majority" in section 4.2.D.3.c, section 4.3.D.3.c, and section 4.4.E.3.c of the Comprehensive Zoning Ordinance. The proposed text amendment aligns the language in Section 4.4.E.4.b with the recently adopted text amendment.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.E.4.c

What is the problem that needs to be addressed?

Article 4, Section 4.4.E.4.c of the Comprehensive Zoning Ordinance addresses action by the City Council as it relates to Planned Development Requests. This section states that if City Council acts by motion of approval or modified approval, the preparation of an Ordinance follows. However, the adoption of a Motion does not constitute approval of the zoning matter nor does it guarantee the introduction and adoption of an ordinance. Should the City Council elect not to introduce an Ordinance, this section does not provide a process in which to inform the Clerk of Council. The proposed language below would rectify this omission.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.E.4 Action by City Council
>
> c. ~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under Section 4.4.E.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

What is the benefit of the proposed amendment?

The proposed amendment would add language that reconciles proposed changes to Section 4.4.E.4.a with Section 4.4.E.4.c. It would also remove redundant language between this section and the City Charter requirements. Lastly, the proposed language clarifies a process to inform the Clerk of Council when an Ordinance is not introduced despite passage of a Motion directing the preparation of an ordinance.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.I.1

What is the problem that needs to be addressed?

For approved planned developments, Article 4, Section 4.4.I.1 provide deadlines to record plans that demonstrate compliance with the terms of the conditional use ordinance and then to begin substantial construction/establish the use. In practice, these deadlines have proven to be unnecessarily limiting, as they do not sufficiently account for the time a developer must spend on other aspects of the development process (financing, permit review, historic agency review, construction) that generally occur after a zoning entitlement is granted and before a building permit is issued.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.I.1 Expiration
>
> **a. Plans Deadline. For all planned developments, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date granting the planned development.**
>
> **b. Construction/Use Deadline**
> **i.** For new construction, the planned development approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not commenced, and no request for an extension of time is pending.
> **ii.** For planned developments approved for existing structures or for a parcel of land where no structure is planned, if the planned development has not been established for a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development, then the planned development will expire.

What is the benefit of the proposed amendment?

The proposed amendment adds an additional year for planned development drawings to be recorded (extending the deadline from 1 to 2 years) as well as extending from 3 years to 5 years the deadline for planned development construction to substantially begun (if construction is required) or for the planned development to be established (if construction is not required). The

reason for this is to acknowledge the fact that there can be multiple regulatory process at the local, state, and federal levels that must be completed before construction can begin, in addition to the need for ample time to secure financing and have construction drawings produced, among other time-consuming aspects of the development process. Extending the zoning entitlement deadlines would recognize these constraints and eliminate the potential for the loss of a zoning entitlement while a developer works toward completing the obligations.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.I.2.a

What is the problem that needs to be addressed?

Article 4, Section 4.4.I of the Comprehensive Zoning Ordinance addresses expiration and extension of time as it relates to Planned Development requests. Section 4.4.I.2.a states that a one year extension may be granted by the Executive Director of the City Planning Commission and an extension for a period over one year may only be granted by the City Council. This section does not specify if the extension is for the plans deadline or the construction/use deadline.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.4.I.2 Extension of Time

a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

What is the benefit of the proposed amendment?

The proposed amendment would clarify language to provide for one administrative extension request to the CPC Executive Director and one extension request to City Council for either the plans deadline or the construction/use deadline.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4.I.2.b

What is the problem that needs to be addressed?

Article 4, Section 4.4.I of the Comprehensive Zoning Ordinance addresses expiration and extension of time as it relates to Planned Development requests. Section 4.4.I.2.b states the planned development holder may request a longer extension to the City Council. The current language does not specify if the extension is for the plans deadline or the construction/use deadline.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.I.2 Extension of Time
>
> b. The holder of a planned development may petition the City Council for ~~a longer extension of time~~ **an extension of time longer than the Executive Director of the City Planning Commission may authorize. The holder of a planned development may also petition the City Council for a second extension of either/both the plans deadline or the construction/use deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request**.

What is the benefit of the proposed amendment?

The proposed amendment would clarify language and provide for the extension of longer than one year.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4. Chart – Planned Development Process

What is the problem that needs to be addressed?

Article 4, Section 4.4.*Chart* of the Comprehensive Zoning Ordinance illustrates the Planned Development process with a chart that contains information that needs to be revised to match proposed amendments to Section 4.2.D.4.a. *Action by City Council*. These amendments are intended to clarify the purpose of the motion phase as directing the preparation of an ordinance.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.Chart
>
> Motion to ~~Approve~~ **Direct the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny

What is the benefit of the proposed amendment?

The proposed amendment corrects the illustrative flow chart to match the language proposed in the related section of the Comprehensive Zoning Ordinance, Section 4.2.D.4.a. relative to the motion phase. The proposed amendment clarifies the purpose of the motion phase to set public expectations and accord with case law.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.4. Chart – Planned Development Process

What is the problem that needs to be addressed?

Article 4, Section 4.4.Chart of the Comprehensive Zoning Ordinance illustrates the Planned Development process with a chart that contains an incorrect reference to the lie-over period after Council introduction of an ordinance. The chart incorrectly states that the ordinance will layover a minimum of 21 days between introduction by City Council and adoption, which conflicts with the Charter requirement of 20 days and with existing language found elsewhere in the CZO. The proposed language corrects the minimum layover period to 20 days.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.4.Chart
>
> Introduction of Ordinance by City Council. The Ordinance will layover a minimum of ~~21~~ **20** days before adoption.

What is the benefit of the proposed amendment?

The proposed amendment corrects a conflict with the Charter requirements.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.2

What is the problem that needs to be addressed?

Article 4, Section 4.5.B lists several thresholds for applicability of design review. Items 2a and 2b both speak to developments over 40,000 square feet in floor area. Item 2a relates to multi-family dwellings or townhouse developments. Item 2b relates to non-residential or mixed-use structure. These can be combined to simplify the requirements.

Another problem with this section is that it speaks to development proposal where an existing structure(s) under 40,000 is to be over 40,000 square feet. The problem is that it does not account for existing structures over 40,000 square feet where an addition further increases the size.

In this case, it makes sense to review only if the addition results in a 10% or greater increase in square footage. These square footage increases will be substantial enough to have a meaningful design impact and should require review. Square footage increases under 10% are less likely to have a significant design impact, so review should not be required.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B Applicability

2. Unless otherwise required by this section or this Ordinance, applications for additions or enlargements as follows are reviewed by the Executive Director of the City Planning Commission and the Design Advisory Committee. Developments or portions of a development that are located in an industrial or institutional zoning district and that are not visible from the public right-of-way shall be exempt.

a. Additions or enlargements to multi-family ~~dwellings~~ **developments, ~~or~~** townhouse developments**, or a non-residential or mixed-use developments** that bring the total gross floor area to forty-thousand (40,000) square feet or more. **If the total square footage of the development is already over forty-thousand (40,000) square feet, then review is only required if there is a total increase of ten percent (10%) or more.**

~~b. Enlargement to a non-residential or mixed-use structure that brings the total gross floor area to forty-thousand (40,000) square feet or more.~~

~~c. Additions of new structure(s) to a non-residential or mixed-use development on a lot that bring the total gross floor area of all structures on the lot to forty-thousand (40,000) square feet or more.~~

~~d~~**b**. Substantial improvements to any non-residential or mixed-use structure, or group of structures on the same lot, where the total gross floor area is forty-thousand (40,000) square feet or more. Substantial improvements are defined as demolition and reconstruction of existing buildings valued at fifty percent (50%) or more of the initial value of the existing building.

What is the benefit of the proposed amendment?

The amendment clarifies what proposals for development that are 40,000+ square feet in floor area require design review and which do not. It also eliminates the review of minor expansions of developments 40+ square feet in floor area because the small size of such expansion generally have minimal design impacts.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.3.b

What is the problem that needs to be addressed?

Article 4, Section 4.5.B contains 11 thresholds that trigger design review. Currently, Item 3.b requires design review for the entirety of each block located at major intersections along design overlays. The thought is that larger, more intense uses along major corridors have more of a visual impact to the public and therefore warrant a closer look through design review. Further, the location at major intersections within these corridors could also increase the site's importance for a heightened level of design quality for development. However, this additional requirement primarily captures residentially-zoned properties. The standards for review are not relevant to many of these projects and the requirement creates unnecessary process.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.5.B.3.b
>
> ~~b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.~~

What is the benefit of the proposed amendment?

The proposed amendment to remove the requirement for all developments within the block of major intersections eliminates the need for unnecessary reviews. In practice, the requirement has captured side streets that are near major corridors, but not part of them. The fact that a property is near a major corridor does not justify it undergoing a design review if the property would not otherwise require design review.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.3.c

What is the problem that needs to be addressed?

Article 4, Section 4.5.B contains 11 thresholds that trigger design review. Currently, subsection 3.c requires review by the Design Advisory Committee for development on a through lot within an overlay district. The thought is that through-lots have more impact from the public right of way and, therefore, require a heightened level of review. However, this is not correct. In general, development of a through lot has no more impact on a design corridor than similar development on a non-through lot of similar size within that corridor.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.5.B. Applicability
>
> ~~c. Development on a through lot in an identified design overlay districts of Article 18~~
>
> ~~d.~~ **c**. Development with one-hundred (100) feet or more of lot frontage in an identified design overlay districts of Article 18
>
> ~~e.~~ **d**. UAD University Area Design Overlay District

What is the benefit of the proposed amendment?

Design review by the Design Advisory Committee (which is a supplemental review that is done in addition to the normal staff-level design review) is reserved for developments that have an unusually significant design impact as a result of their size or location. The current regulation that requires DAC-level review for all through-lots in design review overlay districts presumes that development of any through lot is inherently significant from a design perspective. This is not the case. Development on a small through lot is not necessarily more impactful from a design perspective than development on conventional lot of the same size. Requiring DAC-level review for any development of a through lot, no matter the size of the lot, is an excessive level of review that places an undue burden on the developer.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.4

What is the problem that needs to be addressed?

Article 4, Section 4.5.B lists several thresholds for applicability of design review.

The problem is that Safety and Permits cannot easily determine if a design review is necessary due to the vagueness of the language used in this section. If an application is not implicated in paragraphs 1, 2, and 3, the current language in paragraph 4 is too ambiguous for determining if a design review is necessary. Most significant, it requires review of applications for "any development," which is undefined and could read so broadly as to require any construction activity, no matter how minor or temporary, to undergo design review.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. The staff recommends the following language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

Article 4, Section 4.5.B.4

4. ~~Unless otherwise required by this section or this Ordinance, applications for any development, new building construction, substantial improvement, and exterior redesign which implicates the design requirements of the base zoning or design overlay district and site plan modifications that implicate the standards of the overlay district that does not meet the thresholds of Paragraphs 1, 2, and 3 above, and sign applications, as applicable, within the following overlay districts (Article 18), are reviewed solely by the Executive Director of the City Planning Commission. Except in the UAD Overlay District, single-family dwellings, two-family dwellings, and any development or portions of a development that are located in an industrial or institutional district and that are not visible from a public right-of-way are exempt.~~

   ~~a. RIV Riverfront Design Overlay District~~

   ~~b. EC Enhancement Corridor Design Overlay District~~

   ~~c. CT Corridor Transformation Design Overlay District~~

   ~~d. GC Greenway Corridor Design Overlay District~~

   ~~e. UAD University Area Design Overlay District~~

4. In the RIV Riverfront Design, EC Enhancement Corridor, CT Corridor Transformation, GC Greenway, and UAD University Area Design overlay districts, applications are reviewed solely by the Executive Director.

Review is limited to applications for new construction, substantial improvement, and exterior re-design that substantially alters the architecture of a principal structure. Anything that is not visible from the public right-of-way is exempt from design review. Except in the UAD University Area Design Overlay District, single- and two-family residences are exempt from design review. The City Planning Commission may determine that no review is necessary based on the nature and scope of a proposal.

What is the benefit of the proposed amendment?

The proposed amendment clarifies ambiguous language that determines whether design review is required for a given construction project. Only new construction, substantial improvement, and exterior re-design proposals that can be seen from the public right of way is substantial enough in its design impact that it should require review. Applications containing this scope of work are substantial in their design impact and would benefit significantly from review.

In instances where it is debatable as to whether a design review is required or not, the City Planning Commission staff should be empower to determine whether the review is warranted. The zoning ordinance recognizes the staff's urban design knowledge and, based on this knowledge, grants the staff the authority to comment on the effectiveness of a particular design application. Similarly, the staff should be granted the authority to briefly review an application and determine that a formal review is not needed given the scope of work. This is particularly important given the proposed "exterior re-design" threshold. The staff should be required to review construction work that fundamentally alters the architecture of a structure. It should not be required to review construction that only minimally alters exterior design, such as the replacement of exterior windows, doors, or other work that generally preserves the existing design. If a design review is located in one of the Article 18 overlay districts, CPC staff can determine if the nature and scope of the project requires a design review.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.10

What is the problem that needs to be addressed?

Article 4, Section 4.5.B.10 suggests that the City Planning Commission may review the design of traffic signals, fire hydrants, utilities, and other infrastructure. This infrastructure and equipment is generally standard in design. Their appearance is dictated by function rather than by urban design or architectural principles. In no way do they benefit from the design review performed by the City Planning Commission.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B Applicability

~~10. All essential services described in Section 6.4. Unless otherwise required by this section or this Ordinance, such applications are reviewed solely by the Executive Director of the City Planning Commission. However, the Executive Director of the City Planning Commission may waive this requirement.~~

~~11.~~ **10.** When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.

What is the benefit of the proposed amendment?

The proposed amendment eliminates unnecessary review of essential services.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.B.11

What is the problem that needs to be addressed?

Article 4, Section 4.5.B contains 11 thresholds that trigger design review. Item 11 focuses on properties that require multiple reviews. For example, some properties are both within a City Planning Commission design overlay district and a Historic District Landmarks Commission local historic district. In such cases, the Historic District Landmarks Commission may review building design, and the City Planning Commission will review the site design. The problem that needs to be addressed is clarifying requirements as to when and to what extent site plan and design review are required for developments located in historic districts.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The staff recommends maintaining the following language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.5.B Applicability
>
> 11. ~~When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.~~ **When a property is located within the Vieux Carré Historic District, development is exempt from site plan and design review by the City Planning Commission. However, development is subject to the site plan and design review procedures of the Vieux Carré Commission.**
>
> **When a property is located within the Historic Districts Landmark Commission's full control Historic Districts, development is exempt from site plan and design review by the City Planning Commission. However, development is subject to the site plan and design review procedures of the Historic Districts Landmark Commission.**

When a property is located within the Historic Districts Landmark Commission's partial control local Historic Districts, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.

When a property is located within the RIV Riverfront Design Overlay District, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.

What is the benefit of the proposed amendment?

The benefit of the amendment is twofold. First, the revised language clearly states when CPC site plan and design review is required in local historic districts.

Second, the revised language eliminates instances where design review is required by both the CPC and the VCC or HDLC. Currently, some developments are subject to reviews by both entities, with the building design review typically done by VCC or HDLC and site plan review done by CPC. This is problematic because the VCC/HDLC and CPC may make recommendations that are inconsistent with one another. It is also burdensome to the developer, who must navigate two agencies handling design review, each with their own review standards, submittal requirements, and review timelines. The amendment rectifies these problems by eliminating CPC design review in full control districts (where the HDLC/VCC does a full design review) and requiring CPC design review in partial control districts (where HDLC does not conduct a full design review; the VCC does not have any partial control districts).

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.C

What is the problem that needs to be addressed?

The submittal requirements for design reviews found in Article 4, Section 4.5.C currently do not emphasize the presentation-style submission that is needed, especially for applications considered by the Design Advisory Committee. The staff often receives a construction document that does not clearly show how the design goals are met. The design review process would be enhanced with better submissions.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

This item is not included in the attachment to Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.C Submittal Requirements

7. **Architectural elevations or perspectives that convey the visual character of the development.** ~~Building elevations, locations, and dimensions.~~ **Contextual drawings that are drawn to scale and show the streetscape, including the proposed structure and adjacent structures. Label the height of the adjacent structures. A materials sheet that identifies all proposed exterior materials, finishes, and colors.**
8. General location of parking and site circulation.
9. General location, height, and material of all fences, walls, screening, and landscape.
10. A tabulation of the total gross area in square feet or acres of the project site and the floor area in square feet of any building(s) in the proposed development.
11. Landscape and stormwater management plan, where applicable.
12. Such other information as may be required in order to meet standards in the district in which the use is to be located.
13. A narrative description of how the proposed development addresses the design goals**, including compatibility with adjacent property, landscape and open space, circulation systems, and building design strategies. Reference published design guides and principles and how they informed the design concept in terms of sustainability, transit-oriented design, architectural, landscape architectural, and urban design, etc.**

14. **A color-rendered site plan and landscape plan that clearly illustrates the design concept and spatial relationships.**
15. **Site context plans that highlight opportunities and constraints.**
16. **Images or specifications of proposed fixtures, furnishings, and lighting elements.**
17. **Design precedent images to show architectural styles or urban design strategies.**

The Executive Director of the City Planning Commission may waive submittal requirements where such information is not necessary to determine the nature of the development or that the development meets relevant approval criteria.

What is the benefit of the proposed amendment?

The proposed amendment facilitates the review of design review applications by emphasizing presentation-style materials that clearly depict the design of structures, their relationship to surrounding development, and indicate how the design addresses relevant approval criteria.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.D.3 (New Section)

What is the problem that needs to be addressed?

The process for design reviews does not currently include a time limit that begins with application submittal and ends with approved plans. Oftentimes plans must be revised before they can be approved. The duration of the revisions phase depends on the applicant's timely response. With no specified limit, design comments may remain open for extended periods of time.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Article 4, Section 4.5.D.3 (New Section)
>
> **The applicant shall have a maximum of one (1) year from the date of the application submittal to meet the stated conditions for approval in 4.5.E. At the written request of the applicant, the Executive Director may grant an extension not to exceed one (1) year. If the stated conditions have not been met by the expiration of this period, the application will be deemed denied.**

What is the benefit of the proposed amendment?

The proposed amendment establishes a process for the City Planning Commission staff to follow when design review comments remain open due to the failure of an applicant to respond with compliant plans within a timeframe.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.5.F.2

What is the problem that needs to be addressed?

Article 4, Section 4.5.F.2 outlines the approval process when changes are made to previously approved development or design review plans and delineates the threshold of changes that require review by the City Planning Commission. Section 4.5.F.2.a states the Commission may approve changes to approved plans that do not increase "total building coverage" beyond 20 percent. The Comprehensive Zoning Ordinance does not define nor use the term "total building coverage" in other sections of the Ordinance. This term is commonly known as "floor area." To remove ambiguity and confusion, "total building coverage" should be change to "floor area."

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The attachment to Council Motion M-25-380 provides specific language for this amendment, which is shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **<u>bold underlined</u>** text:

4.5.F.2. Changes Approved by the City Planning Commission

a. ~~Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan.~~ **<u>a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district.</u>**

What is the benefit of the proposed amendment?

The proposed amendment removes the undefined term "building coverage" that is not used elsewhere in the Comprehensive Zoning Ordinance and replaces it with a term that is defined. Additionally, it creates consistency with Section 4.5.F.1.b which uses the terminology of "floor area." The proposed change removes ambiguity from the Ordinance and ensures consistent language is used.

Article 4,

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.C.6 (New Section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently mandates that two separate processes are required for CPC to grant any variances in connection with a subdivision. These variances could include yard setback or permeable open space requirements. The applicant must receive approval from the City Planning Commission for the subdivision and separate approval from the Board of Zoning Adjustments for the variance(s). There is no streamlined way to process both requests for a singular project at once, creating additional burden for both staff and the applicant.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.C Authority

6. In considering a subdivision application, the City Planning Commission may grant variances of zoning requirements where the need for the variances results from the subdivision.

What is the benefit of the proposed amendment?

The proposed amendment would allow the City Planning Commission to grant variances in connection with a subdivision, thus streamlining multiple requests at once instead of having to go through multiple approval bodies. This would limit the administrative burden for staff, as well as the financial burden for applicants, furthering efficiency in CPC processes.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.C.7 (New Section)

What is the problem that needs to be addressed?

Design overlay district design review approval standards are, by and large, subjective standards that are only required to be *considered*. For instance, Article 18.17.C states that "[n]ew development should promote safe, convenient and attractive pedestrian and bicycle access to the greenway" but does not provide a specific rubric for accomplishing this.

In contrast, development standards (e.g., building height, bulk and yard regulations, and design requirements such as transparency percentage) are quantifiable and have clearly defined requirements (e.g., an interior side yard setback requirement of 3 feet). In these instances, it is easily determinable whether a particular development plan is compliant with a particular requirement or not.

The Comprehensive Zoning Ordinance does not currently preclude the Board of Zoning Adjustments from granting variances of most design overlay district design review approval standards.[1] However, the Board is not best suited to reviewing these types of requests due to their subjective nature. The proposed amendment clarifies that only the Executive Director of the City Planning Commission has the authority to consider these standards when making final decisions on development plans. Appeals of the Executive Director's decisions are available pursuant to Section 4.5.H of the CZO.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.C Authority

7. The additional design review approval standards of Article 18 shall not be subject to variances by the Board of Zoning Adjustments.

[1] One such exception, outlined in Section 4.6.C.5, states that "[t]he variance process shall not be used to allow prohibited sign types…" As a result, the additional design review approval standard delineated in Section 18.16.B.7 that prohibits neon signage on the interior or exterior of windows, except for an open sign, would be ineligible for consideration by the BZA. However, other additional design review approval standards of Article 18 may be eligible for consideration if they are not explicitly exempt by Section 4.6.

What is the benefit of the proposed amendment?

The proposed amendment would prohibit the Board of Zoning Adjustments from granting variances of design overlay district design review approval standards and would result in clarifying the Executive Director's authority "[t]o make final decisions on development plan and design review applications…" already outlined in Article 2.8.A, which includes consideration of these standards.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.D.2

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently requires all multi-family developments (three or more dwelling units) to include a Project Neighborhood Participation Program (Project NPP) when requesting a variance, creating a regulatory barrier for small multi-family developers. This contributes to the red taping of housing development at large in the city, further burdening City agencies and developers with superfluous procedures and resulting administrative work. Ultimately, this undermines the goals and intent of the Master Plan, which is to both improve access to and supply of market rate and affordable housing.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.6.D.2 Pre-Application Meeting and Project Neighborhood Participation Program
>
> All applications for variances, with the exception of applications for variances involving a ~~single-family or two-family~~ **residential development with less than five (5) dwelling units**, shall include a Project Neighborhood Participation Program (Project NPP). During a time of declared emergency by the Governor or Mayor, when in-person meetings are not an available option, the City Planning Commission Director shall be authorized to require teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements.

What is the benefit of the proposed amendment?

The proposed amendment would exempt 3- and 4-unit residential developments from a Project Neighborhood Participation Program (Project NPP) when requesting variances, decreasing regulatory barriers to provide small multi-family housing. This is a measure responsive to the context and character of neighborhoods these developments would likely be present in, limiting the NPP exemption to lower-impact developments. The intention is to incentivize smaller multi-family unit developments throughout the city, increasing housing supply broadly.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.D.3.c

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently allows for variance cases to be deferred indefinitely, indefinitely expending both BZA staff and applicants' time and resources. This increases administrative and financial burden and further deteriorates public trust and perceptions of governmental efficiency.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.6.D.3 Action by the Board of Zoning Adjustments
>
> c. The Board of Zoning Adjustments may approve, approve with modifications, ~~or~~ **deny, or defer** the application ~~within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP.~~ **No application may be deferred for longer than a total of 180 days, including all individual deferrals of shorter time periods. Any item deferred for longer than 180 days will be deemed denied for deferral past deadline.** The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial **at any time**.

What is the benefit of the proposed amendment?

The proposed amendment sets deadlines for BZA action, offering greater transparency and clear expectations of Board processes for the public. By managing public expectations, the Board may expect improved communications and relations with the public at large. Additionally, the Board may be able to move forward with items with greater legal clarity and ease, allowing for potentially quicker turnaround times on assignments.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.F

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently lists the BZA approval standards in an order that does not make sense from a review standpoint. This has also proved confusing for applicants, as the approval standards are currently listed at random, rather than ordered and categorized.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following:

4.6.F Approval Standards

A. The basic elements for a variance exist because the below standards have been met:

1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other ~~lands~~ **land** or structures in the same zoning district.

2. ~~Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.~~ **The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.**

3. ~~The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.~~ **Literal interpretation of ~~the provisions of~~ this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

4. ~~Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or~~

~~similarly situated.~~ **The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party~~(s)~~.**

5. ~~The variance, if granted, will not alter the essential character of the locality.~~ **Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**

B. The impacts of granting a variance are acceptable because the below standards are met:

1. ~~6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.~~ **Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated.**

2. ~~7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).~~ **The variance, if granted, will not alter the essential character of the locality.**

3. ~~8.~~ The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located.

4. ~~9.~~ The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.

What is the benefit of the proposed amendment?

The proposed amendment provides clarity for applicants by separating the variance approval standards into two sections: standards that apply to the applicant and project site itself, and standards that explore potential impacts from a variance. Certainly, this would improve applicants' understanding of the approval standards and their ability to respond to whether or not their variance request meets each one. This will also allow a more streamlined approached to staff's review process as they evaluate the approval standards.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.G

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently have introductory text for Article 4.6.G, which governs expiration and extensions of time for approved variances. Other application types, including conditional uses (Article 4.3.H) and planned developments (Article 4.4.I), for example, do provide this section. This text amendment proposes to better align variance expiration and extension language with other land use entitlement processes.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.G Expiration of Approvals and Extension of Time

Termination of approval of a variance for failure to obtain final approval, a building permit and to start substantial construction, or to commence the use, or an extension of the time is governed as follows:

1. ~~A variance expires one (1) year from the date of approval unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~

2. ~~The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause~~

~~shown, subject to verification that the approval standards of Paragraph F above are still met.~~

What is the benefit of the proposed amendment?

The proposed amendment provides an introduction for Article 4.6.G, which governs expiration and extensions of time for approved variances. This aligns the section with those for conditional uses and planned developments.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.G.1

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently sets expiration of variances as one (1) year from the date of approval "… unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period." This requires that applicants work to satisfy conditions of the variance approval, receive final approval from the Executive Director of the City Planning Commission, obtain a building permit, and complete substantial construction (or commence the use if no construction is required) all within one (1) year. This can result in the need for extensions, which creates unnecessary administrative work for staff, or expiration of variance approvals, which may delay or be fatal to development projects. This text amendment would provide a more realistic timeframe and would create separate deadlines for applicants to first finalize variance approvals and then to obtain a permit or commence the use.

This text amendment also eliminates the "begin substantial construction" requirement because it is unnecessary and difficult to enforce. First, there is no "begin substantial construction" event that is monitored by the Department of Safety & Permits that would definitively establish compliance, and it would be difficult to establish one. Once the building permit is issued, there are legal effects related to the vesting of property rights, which would make it difficult to enforce if the approval lapsed after the permit but before the start of construction. Additionally, the building permit is only valid for a limited period of time if there is no activity or an extension, which effectively provides the same protection as the "begin substantial construction" requirement.

Additionally, this text amendment would provide clarity as to when a variance approval expires and would better align with the Board of Zoning Adjustments' Rules, Policies, and Procedures. A discrepancy currently exists between the Comprehensive Zoning Ordinance, which provisions that a variance expires one (1) year from the date of approval, and the Rules, which state that variance approvals are valid for one (1) year from the BZA "Filed" date.[2]

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

[2] The "Filed" date refers to the date that a disposition notice is stamped and filed, which can occur on any date within 10 days of the hearing.

4.6.G Expiration of Approvals and Extension of Time

1 **EXPIRATION**

a. The Board of Zoning Adjustments' approval of a ~~A~~ variance **is valid for** ~~expires~~ one (1) year from the **resolution "Filed"** date**. If the Executive Director of the City Planning Commission, or their designee, has not signed the development plan indicating final approval, or has not authorized an extension of time in accordance with Article 4, Section 4.6.G.2, the variance approval will expire.**

b. A variance expires ~~of approval unless~~ **if** a building permit is **not** obtained ~~within such period and substantial construction is started~~ or the use ~~is~~ commenced within ~~such period~~ **two (2) years of the final approval of the Executive Director of the City Planning Commission, or their designee, unless an extension of time is authorized in accordance with Article 4, Section 4.6.G.2.b.** ~~Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~

What is the benefit of the proposed amendment?

The proposed amendment would provide both clarity and longer timeframes for applicants to proceed through the development process. This may result in fewer expirations and reduce barriers to development. A portion of the deleted language will be relocated to Article 4, Section 4.8.G.2.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.G.2

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance currently allows for a maximum extension period of three additional years from the Board of Zoning Adjustments' original approval. As part of that, the Executive Director of the City Planning Commission has the authority to grant a single one-year extension. Any extension request in excess of that, and no greater than two additional years, must be heard at a Board of Zoning Adjustments meeting and granted by the Board themselves. This text amendment would set new extension timetables and clarify the process for variance extensions.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.6.G Expiration of Approvals and Extension of Time

2. **EXTENSION OF TIME**

a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance in accordance with the provisions of this section upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of either of the below may be granted only by the Board of Zoning Adjustments in accordance with Paragraph b below.

i. One (1) year from the Board of Zoning Adjustments' approval as indicated by the resolution "Filed" date; or

ii. Two (2) years from the final approval of the Executive Director of the City Planning Commission, or their designee.

~~2.~~ **b.** The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years **from the date of the final approval of the Executive Director of the City Planning Commission, or their designee**. A request for extension shall be made in writing within the ~~original~~ period

of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.

What is the benefit of the proposed amendment?

The proposed amendment would provide for longer periods of extension, including granting the Executive Director of the City Planning Commission the authority to grant extensions of up to three additional years in total from the date of the Board's approval. This has the potential to reduce barriers to development and set clearer expectations for variance extensions for applicants.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.6.H

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance text concerning the time limit for the appeal of the Board of Zoning Adjustments (BZA) to Civil District Court is currently not in alignment with state enabling legislation.[3] This creates a legal discrepancy and complicates determining appeal legitimacy.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.6.H Appeals
>
> An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of **the filing of the decision in the office of the** Board of Zoning Adjustments~~' decision~~.

What is the benefit of the proposed amendment?

The proposed amendment aligns current CZO language with pertinent state legislation, thus legitimizing the appeal process and clarifying what officiates a "decision" with regards to an appeal.

[3] See Louisiana R.S. 33:4727(E)(1): Any person or persons jointly or severally aggrieved by any decision by the board of adjustment of any officer, department, board, or bureau of the municipality, may present to the district court of the parish or city in which the property affected is located a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court *within thirty days after the filing of the decision in the office of the board.* **(emphasis added)**

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.7.B

What is the problem that needs to be addressed?

Article 4, Section 4.7.B addresses the initiation of minor map amendments but the regulations do not provide language addressing what constitutes a minor map adjustment. However, a Zoning Interpretation Memorandum (Z-18-1) was published in 2018 by the Department of Safety and Permits, defining the term "minor" for the purposes of application of Section 4.7 *Minor Map Adjustments*. The term "Minor" was defined as follows: "A portion of a lot or multiple lots which do not constitute a reasonably developable portion of ground and where the resultant adjustment does not expand the portion of a lot within the proposed zoning classification which is greater than 15% of the portion of the lot from which the District boundary is proposed to be adjusted."

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **<u>bold underlined</u>** text:

> 4.7.B. Initiation
>
> Applications for minor map adjustments may be initiated by a property owner in the city or a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, and the City Council in the following instances~~:~~**<u>, provided that the adjustment results in a change to no more than 15% of the total area of the lots affected by the adjustment</u>**:

What is the benefit of the proposed amendment?

The proposed amendment adds clarifying language that codifies the Department of Safety and Permits interpretation relative to the threshold for what constitutes a minor map adjustment, as opposed to zoning map adjustment that would require a zoning change.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.7.D.2.c (new section)

What is the problem that needs to be addressed?

Article 4, Section 4.4.D.2 addresses minor map amendments to the Future Land Use Map considered by the Executive Director of the City Planning Commission. Once a decision has been made, the regulations do not provide language addressing how the decision is memorialized.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.7.D.2. Action on Application

c. The decision on an application for a minor map adjustment shall be communicated to the applicant in writing and shall be made available on OneStop and the City's electronic notification system for any interested parties.

What is the benefit of the proposed amendment?

The proposed amendment adds clarifying language that codifies the procedure for noticing the applicant of when a decision is made.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.B

What is the problem that needs to be addressed?

Article 4, Section 4.8.B of the Comprehensive Zoning Ordinance identifies the types of decisions of the Director of the Department of Safety and Permits that may be appealed to the Board of Zoning Adjustments: zoning verifications, zoning ordinance interpretations, and permits issued under the Comprehensive Zoning Ordinance.

The problem at hand is two-fold:

Firstly, per the City of New Orleans Home Rule Charter Section 5-408(2), the Board only has the authority to hear appeals of *zoning* decisions. While Article 2, Section 2.6 of the CZO clearly reiterates the Board's powers, per the Charter, there is a lack of clarity in Article 4, Section 4.8.B. This has resulted in assumptions that any administrative decision whatsoever of the Director of the Department of Safety and Permits is appealable to BZA, which has created confusion for both applicants and City staff. This text amendment would provide further clarity about the types of decisions that may be appealed.

Secondly, there has been a longstanding interpretation that allows for appeals of any written decision of the Director of the Department of Safety and Permits under the Comprehensive Zoning Ordinance. This has included email correspondence and comments in the LAMA permitting database, for example. This text amendment would officially authorize this longstanding interpretation in the Comprehensive Zoning Ordinance and clarify applicants' understanding that any type of documentation bearing a decision of the Director of the Department of Safety and Permits, in accordance with the City of New Orleans Home Rule Charter Section 5-408(2) et al., is acceptable.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

A portion of this item is not included in Council Motion M-25-380 and is suggested by the staff under the authority granted to the City Planning Commission by the motion. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **<u>bold underlined</u>** text:

4.8.B Applicability

1. **Appeals are authorized by the Board of Zoning Adjustments in accordance with Article 2, Section 2.6, Louisiana Revised Statute 33:4780.46, and Section 5-408 of the City Charter.**
2. Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits **in the enforcement of the zoning ordinance of the City** on the following applications of this Ordinance **(Section 2.6)**:
    - **a.** ~~1.~~ The decision of the Director of the Department of Safety and Permits on zoning verifications.
    - **b.** ~~2.~~ The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations.
    - **c.** ~~3.~~ The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.
3. **These decisions need not be formal, and any written communication of such a decision, including but not limited to an email or LAMA approval or disapproval, shall be considered appealable.**
4. **For purposes of this Section, a decision made "in the enforcement of the zoning ordinance of the City" shall be those decisions that specifically apply the provisions of the zoning ordinance. Appeals made pursuant to this Section must therefore allege an error in the application of a provision of the zoning ordinance.**

What is the benefit of the proposed amendment?

The proposed amendment would provide further clarity around the types of decisions of the Director of the Department of Safety and Permits that are appealable. In addition, it would formalize a longstanding interpretation of the types of documentation that are considered appealable. Overall, this amendment furthers applicant understanding of what they are entitled to appeal and provides clarity for staff.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.D

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently provide specific detail on determining whether an appeal application is proper. This amendment authorizes a clearer process through which appeal applications are received and handled, providing greater clarity for both staff and the applicant.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.D Procedure

1. **Applications for appeal of the decision of the Director of the Department of Safety and Permits or Executive Director of the City Planning Commission shall be made in writing to the Board of Zoning Adjustments within forty-five (45) days of the decision.**
2. **All applications shall be filed with the Executive Director of the City Planning Commission in accordance with the requirements of Section 3.2 and reviewed for completeness by the Executive Director who shall determine whether the application is ripe for review by the Board, not moot, or otherwise unable to be heard in accordance with Section 4.8.B.**
    a. **If the application is determined to be incomplete, unripe, moot, or otherwise unhearable, this determination will be conveyed to the applicant by the Board of Zoning Adjustments in writing.**
    b. **Notwithstanding this determination, the Department of Safety and Permits or other interested parties may present arguments to the Board that an application is incomplete, unripe, moot, or otherwise unhearable and the Board may make a finding in accordance with this argument rather than rule on the merits of the appeal.**

~~3. Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with~~

~~Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.~~

What is the benefit of the proposed amendment?

The proposed amendment would elaborate on the overall procedure for appeal applications, including determining whether an appeal application is able to be heard. This amendment would result in enhanced cooperation between the Board of Zoning Adjustments and the Department of Safety and Permits, as well as better applicant understanding of the process.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.E – 4.8.G (new section)

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently provide a distinct section for the standard of review for zoning appeals. In order to insert a section listing those standards, two existing sections must be renumbered.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.8.E ~~Stay of Proceedings~~ **Standard of Review**

4.8.F ~~Appeals~~ **Stay of Proceedings**

4.8.G Appeals

What is the benefit of the proposed amendment?

The proposed amendment simply reorganizes existing sections to allow the insertion of a section related to approval standards of zoning appeals.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.E

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently provide a distinct section for the standard of review for appeals in the same way that it does for other application types (i.e., "Approval Standards"). Instead, this language is currently part of a single paragraph under Article 4, Section 4.8.D Procedure, which also addresses several other procedural processes, and can be difficult for applicants and others to locate. Thus, this must be extracted from Article 4, Section 4.8.D Procedure and given its own section for better organization and clarity.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.8.E Stay of Proceedings
>
> ~~An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.~~ **The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.**

What is the benefit of the proposed amendment?

The proposed amendment would streamline the decision appeal application section of the CZO for both the public and internal purposes, specifically concerning the standard of review for appeals, and make it more easily identifiable. Deleted language will be moved to a separate section for better organization of text (see Article 4, Section 4.8.F).

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.F

What is the problem that needs to be addressed?

In concurrence with the proposed amendments to Article 4, Section 4.8.E, the deleted section must be relocated as sections are reordered. Additionally, further legal clarity for both staff and the public is needed in that an appeal stays all administrative *enforcement* proceedings rather than all administrative proceedings.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.8.F Appeals
>
> ~~An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.~~
>
> **An appeal stays all administrative enforcement proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.**

What is the benefit of the proposed amendment?

The proposed amendment would contribute to streamlining the decision appeal section of the CZO for both the public and internal purposes, in that it would clarify that an appeal only stays administrative *enforcement* proceedings rather than all administrative proceedings. It would also reorder the section to after the new standard of review section proposed under Article 4, Section 4.8.E. Language removed from that former section is included here for better organization. Deleted

language will be moved to a new section for better organization of text (see Article 4, Section 4.8.G).

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.8.G

What is the problem that needs to be addressed?

Another text amendment currently under consideration would strike the existing language of Article 4, Section 4.8.E and shift that language to Article 4, Section 4.8.F. As a result, the existing language of Article 4, Section 4.8.F, which would also be stricken, must be relocated. This would require the creation of a new section as Article 4, Section 4.8.G does not currently exist. This amendment would continue the restructuring of Article 4, Section 4.8 initiated in other pending text amendments to provide better organization.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> **4.8.G Appeals**
>
> **An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.**

What is the benefit of the proposed amendment?

The proposed amendment would streamline the zoning appeal application section of the CZO for both the public and internal purposes. This text amendment aligns with several others currently under consideration that would moderately restructure Article 4, Section 4.8 to provide better organization and clarity. The language proposed here was relocated from a prior section.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.9.D.2

What is the problem that needs to be addressed?

Article 4, Section 4.9.D provides the process for zoning verifications issued by the Department of Safety and Permits. The existing language in Section 4.9.D.2 however, does not fully recognize existing practice.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.9.D Process
>
> 2. The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license. **These verifications may take the form of an approval or denial in the City's permit review system (LAMA).**

What is the benefit of the proposed amendment?

The proposed amendment would specify that LAMA approvals and denials constitute zoning verifications, thus recognizing existing practice and setting accurate expectations from the public.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.9.D.4

What is the problem that needs to be addressed?

Article 4, Section 4.9.D address zoning verifications and subsection 4.9.D.4 states the interest party shall submit an application containing the subsequent list of documentation. Specifically is uses the word "material" which isn't necessary and is ultimately redundant.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-38 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.9.D Process
>
> 4. The interested party shall submit an application containing the following ~~material~~, unless waived by the Director of the Department of Safety and Permits:

What is the benefit of the proposed amendment?

The proposed amendment does not change the meaning of the regulation, but simply removes an unnecessary word.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.9.D.4.e (new section)

What is the problem that needs to be addressed?

Article 4, Section 4.9.D.4 addresses what constitutes a complete application for zoning determinations. However, the list of required items is missing a section for application fees.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> 4.9.D. Process
>
> 4. The interested party shall submit an application containing the following materials, unless waived by the Director of the Department of Safety and Permits:
>
> **e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.**

What is the benefit of the proposed amendment?

The proposed amendment adds language that aligns with a recent update to section 70-564 of the City Code. This section states that zoning verification fees are $100.00 and non-conforming use determinations are $200.00. The proposed amendment to the CZO simply adds that a fee is required to set applicants' expectations.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Section 4.9.E

What is the problem that needs to be addressed?

The Comprehensive Zoning Ordinance does not currently mandate appeal deadlines be included in zoning verifications from the Department of Safety and Permits (DSP), resulting in lack of transparency and ease of access to pertinent information for applicants.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 does not provide specific language to complete the amendment; therefore, staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

> Section 4.9.E. Appeals
>
> An interested party may appeal the zoning verification decision by the ~~Director of the~~ Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision. **All verifications issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**

What is the benefit of the proposed amendment?

The proposed amendment would require that appeal deadlines be provided to applicants with any and all zoning determinations from the Department of Safety and Permits (DSP). This provides greater ease of access to and sooner communication of pertinent deadlines associated with an applicant's case.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Sections 4.10.E.

What is the problem that needs to be addressed?

Zoning text interpretations are made by the Director of the Department of Safety and Permits. Interpretations of the zoning map and the Master Plan future land use map (FLUM) are made by the Executive Director of the City Planning Commission. The Safety and Permits Director and City Planning Commission Executive Director are required to maintain a written record of all interpretations. Currently, there is no requirement to make interpretations available online and through NoticeMe. Also, there is no statement for the right to appeal.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion M-25-380 provides the following language to complete the amendment. The staff recommends maintaining the provided language. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.10.E Procedure

1. All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Director of the Department of Safety and Permits shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**

2. All applications for a zoning map or Future Land Use Map interpretation shall be filed with the Executive Director of the City Planning Commission in accordance with the requirements in Section 3.2. The Executive Director of the City Planning Commission shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Executive Director of the City Planning

Commission has the ability to request additional information prior to rendering an interpretation. The Executive Director of the City Planning Commission shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Executive Director of the City Planning Commission shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Executive Director of the City Planning Commission must contain a statement explaining that there is a right to appeal to the City Planning Commission and the deadline to do so.**

What is the benefit of the proposed amendment?

The proposed amendment ensures that interpretations are publicly available through NoticeMe or an equivalent electronic system. In addition, it ensures that interested parties are notified of interpretations and provided appeal procedures.

Article 4

What is the Article/Section for proposed amendment?

Article 4, Table (Table 4-3) Administrative Summary Table

What is the problem that needs to be addressed?

Two issues need to be addressed. The first is a formatting issue that wrongfully labels the table as Table 4-2 instead of Table 4-3. The proposed amendment would renumber it to Table 4-3. Further the table calls for the submittal of a Zoning Appeal from a decision made by the Department of Safety and Permits to be taken in by the Director of Safety and Permits. However, this has historically not been the case, as it is the City Planning Commission who handles intake of zoning appeal applications. Those appeals are then sent to the Board of Zoning Adjustments, which the CPC serves as staff for. This amendment clarifies the correct department for submission.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

The updated text adds the following in **bold and underlined**:

> Table 4-~~2~~**3**: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: ~~Director of the Department of Safety and Permit~~s **Executive Director of the City Planning Commission**

What is the benefit of the proposed amendment?

The proposed amendment is a corrective measure and an administrative change to ensure consistency in the code.

Article 4

What is the Article/Section for proposed amendment?

Article 19, Section 19.3.C.2

What is the problem that needs to be addressed?

Article 19, Section 19.3.C.2 currently states that, if a motion for an Interim Zoning District (IZD) is brought to the council "by request," the respective party who requested that motion may be required to fulfill Neighborhood Participation Program (NPP) requirements. This can delay certain emergency IZDs that may need to be quickly addressed.

What are the existing regulations and changes proposed by the City Planning Commission staff to address the problem?

Council Motion No. M-25-380 provides the following language to complete the amendment. Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

19.3.C Procedure

1. The zoning text amendment creating an interim zoning district or moratorium shall be initiated by the adoption of a motion by the City Council. Except as otherwise provided in this section, an interim zoning district or moratorium for a particular area shall be established on the Official Zoning Map.

~~2. Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.~~

~~3~~**2**. The City Council motion initiating the interim zoning district or moratorium shall specify the type of review or study required in order to achieve the objectives of the temporary prohibition. The motion shall also specify the City agency responsible for the review or study. The designated agency shall complete its review and provide its report to the Council within the time limits established for such temporary prohibitions.

~~4~~**3**. The motion initiating the interim zoning district or moratorium shall also incorporate regulations addressing the following factors, where applicable:

a. Intent of the interim zoning district or moratorium.

b. Delineation of interim district boundaries or area subject to the moratorium.

c. Uses permitted.

d. Limitations on uses.

e. Land use intensity, yard, lot area, and similar requirements.

f. Special provisions necessary to the accomplishment of the intended intent and purpose of the district (i.e. landscape requirements, site plan review, etc.).

g. Submittal requirements, if any.

h. Appeal procedure

~~5~~**4**. Upon adoption of the City Council's motion authorizing the City Planning Commission to conduct a public hearing to consider an amendment to this Ordinance to create an interim zoning district or moratorium, all appropriate agencies shall refuse to accept any new applications for permits that are in conflict with the intent and provisions of the proposed interim zoning district or moratorium. However, applications determined to be complete and received prior to adoption of such motion, may be reviewed and processed under existing regulations.

What is the benefit of the proposed amendment?

The proposed amendment allows for emergency action by the City Council which is the purpose of the Interim Zoning Districts (IZD).

Article 1-4 Meeting – 10.3.25

Article 1 – Title Purpose Intent & Application – *0 amendments*

Article 1 officially establishes the Comprehensive Zoning Ordinance as the legal framework for land use across New Orleans. The article sets broad objectives such as promoting public health, safety, and welfare, supporting efficient development, preserving neighborhood character, and promoting sustainability and resilience. It establishes zoning districts that regulate land use, height, density, yard sizes, open space, and the arrangement of buildings.

- Provides for the purpose of the CZO
- Provides regulations for when new laws go into effect; for example, when there's a city-wide zoning change that nullifies a prior conditional use on a property.

Article 2 – Ordinance Administrators – *0 amendments*

Article 2 details the roles, powers, and responsibilities of the boards, commissions, and officials who administer the Zoning Ordinance. It designates which bodies grant approvals and issue decisions on land use matters and amendments. The City Council has final authority over amendments to the zoning map and text, conditional use, and planned development applications, while the City Planning Commission gives recommendations on those matters. The Board of Zoning Adjustments handles appeals, variances, and determinations of errors in enforcement. The Design Advisory Committee reviews development plan and design applications. The Director of the Department of Safety and Permits has authority to issue permits, conduct inspections, and enforce compliance. Historic districts have additional oversight by commissions such as the Vieux Carré Commission, which regulates exterior changes in the French Quarter but not building use.

- Outlines the specific power of the different boards, commissions and officials as they relate to the CZO.
    - City Council
    - City Planning Commission
    - Board of Zoning Adjustments
    - Design Advisory Committee (DAC)
    - Executive Director of the City Planning Commission
    - Director of the Department of Safety and Permits
    - Vieux Carre Commission
    - Historic District Landmarks Commission

Article 3 – Administrative Procedures – *2 amendments*

Article 3 outlines the step-by-step procedures for nearly every type of zoning application—text or map amendments, conditional uses, variances, developments, and appeals. It specifies which city officials accept applications, what information and documents are required, and the standards for completeness. Public participation is ensured through notification procedures, including mailed, posted, and published notices for hearings. The article establishes timelines for application processing, withdrawal, and resubmittal. It further details applicant withdrawal rights and limits the frequency of reapplication after denials, unless substantial new evidence is provided. The public hearing process is clearly described, from place and time to required notifications, and any technical error in notification does not invalidate a council action as long as the applicant received adequate notice.

- Outlines the general application, notice and public hearing procedures for the applications and approvals found within the CZO.
    - The section details the submittal of application process (completeness reviews), fees involves with the application and the resubmittal procedures of withdrawn or denied applications.
    - Details the NPP process and posted notice requirements

Proposed amendments:

- Refine the NPP regulations to be easier for the public to understand
- Make a legal requirement for the existing NoticeMe public notice system
- Create limitations on zoning appeal re-applications that are consistent with limitations on other re-applications

Article 4 – Applications and Approvals – ~71 amendments

Article 4 of the New Orleans Comprehensive Zoning Ordinance provides a detailed structure for how zoning requests, amendments, conditional uses, and planned developments are reviewed and approved in the city.

Article 4 delineates the types of applications covered, including zoning text amendments, zoning map amendments, conditional uses, and planned developments. It emphasizes compliance with the Master Plan and consistent evaluation of each application against established citywide standards. All applications must undergo the Neighborhood Participation Program (NPP), which mandates public notification and input opportunities prior to formal hearings. Applicants must submit detailed documentation specifying the purpose, existing conditions, and proposed changes.

This section details the purpose, initiation, authority, procedure, approval standards, appeal process and provides a charted diagram for the following projects:

        - Conditional uses
        - Zoning Text and Map Amendments
        - Planned Developments
        - Development plan and Design Review
        - Variances
    - The section also details the procedure of
        - Minor map adjustments
        - Zoning appeals
        - Zoning verifications
        - Interpretations
        - Sign permits; and
        - Campus development plans

Proposed Amendments:

- Enhance public notice of decisions and appeal rights
- Crate a process for regular CZO updates
- Makes minor technical amendments to improve CZO language around the City Council consideration of a zoning ordinance
- Eliminate unnecessary administrative barriers
- Improve approval standards for zoning applications
- Improve notice and content of waivers and provisos
- Codifies interpretations that have been made by the Department of Safety and Permits
- Clarify CPC design review requirement and processes
- Rectify inconsistences with the language used for changes to approved plans that may be allowed by CPC staff, City Planning Commission, or City Council
- Clarify the variance process
- Make updates to fulfill the administration of the zoning ordinance

GARDEN DISTRICT ASSOCIATION

October 20, 2025 ***Via Email:*** CPCINFO@NOLA.GOV

Mr. Robert D. Rivers, Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: ZD 049/25 CZO Text Amendments

Dear Mr. Rivers,

On behalf of the membership and Board of Directors of the Garden District Association we are pleased to submit comments regarding the subject matter. In general, we appreciate the administrative clarifications and efforts to remove inconsistencies. We have included comments but have also included recommended underlined text that should be noted as additional to the proposed amendments provided in the Staff Report. We included the specific articles, sections and page numbers of the Staff Report for easy reference. Our specific comments include the following:

1. Article 3, Section 3.5 (Staff Report pages 7-10): We concur with consolidating the Neighborhood Participation Program (NPP) into a new section. We propose however, that a minimum of 45 to 60 minutes of time be provided for participants to provide public comment. See proposed Section 3.5.6.3 (page 9) recommending a minimum of 30 minutes.

2. Article 3, Section 3.6 (Staff Report pages 10-11): We very much appreciate codification of an electronic notification system (NoticeMe) however, we propose that such notices also include appeals of zoning verifications and zoning interpretations.

3. Article 4, Section 4.2.B (Staff Report pages 11-12): We recommend the language include the City Planning Commission may initiate zoning map amendments in connection with Master Plan revisions <u>that are a result of an approved Master Plan revision</u>, land use studies <u>that are a result of the recommendations of a specific study</u> or as otherwise required by this Ordinance.

4. Article 4, Section 4.2.G (Staff Report pages 16-17): We concur with the proposed amendment however, we propose including language that will specify such … "administrative amendments <u>shall not include text amendments to any zoning districts, zoning uses, standards, definitions, and/or site development requirements</u> to the Comprehensive Zoning Ordinance." (See page 17.)

5. Article 4, Section 4.3.A (Staff Report page 19): We recommend that "public benefit" and "public need" be defined.

6. Article 4, Section 4.3.E.1 (Staff Report page 24): We propose that any and all existing provisos as outlined in the CZO continue to be included Conditional Use ordinances. We recognize that provisos as stated in the CZO may change over time however, the provisos are relevant for the time at which the Conditional Use was approved.

Garden District Association
P.O. Box 50836 | New Orleans, LA 70150-0836
(504) 525-7608 | (504)335-2262 fax | gardendistrictno@bellsouth.net

7. Article 4, Section 4.3.E (Staff Report page 25): We are **opposed** to the City Council granting any waivers to Conditional Uses. We realize this is the current practice and the intent of the amendment is to have it noticed in the City Council motion, we are of the opinion that any waivers proposed by the City Council shall go back for Planning Commission review and recommendation.

8. Article 4, Section 4.5.B.3.b (Staff Report pages 39-40): We are **opposed** to deleting item "b" and removing design review along major corridors and the entirety of the blocks along the referenced corridors in Article 18.14, CPC Character Preservation Corridor Design District and the associated sub-districts including:

   - Section 18.14: CPC Character Preservation Corridor Design Overlay District and the associated sub-districts identified in Sections 18.14.C.1 and 18.14.C.2,
   - Section 18.15: EC Enhancement Corridor Design Overlay District and the associated sub-districts identified in Sections 18.15.C.1 through 18.15.C.18, and
   - Section 18.16: CT Corridor Transformation Design Overlay District and the associated sub-districts identified in Sections 18.16.C.1.b, 18.16.C.2.b and 18.16.C.3.b.

   The amendment will effectively eliminate design review on all intersections that are part of Article 18 design review for the above referenced Overlay District. At the Staff Report notes, "more intense uses along major corridors have more of a visual impact to the public and therefore warrant a closer look through design review. Further, the location at major intersections within these corridors could also increase the site's importance for heightened level of design quality for development."

   Suggested language Section 4.5.B.3.b: *Developments on lots within the entirety of each block (exclusive of residentially zoned lots) located at the major intersections along a design overlay district identified in Article 18.*

9. Article 4, Section 4.5.B.11 (Staff Report pages 43-44): We are **opposed** to this amendment if the HDLC is removed from design review of new construction and additions and alterations in partial control local Historic Districts. Further, the CPC should maintain review of site plans.

10. Article 4, Section 4.6.D.2 (Staff Report pages 49-50): We are **opposed** to removing small multi-family (less than 5 dwelling units) dwelling units from the NPP process for variances when located in a historical district and/or the university area overlay district. A variance is not a regulatory barrier but a safeguard for setbacks, etc. which if insufficient may decrease public safety.

We very much appreciate the time and effort involved in updating the CZO. We are available to discuss our recommended changes.

Sincerely,

Shelley Landrieu

Shelley Landrieu, *Executive Director*

Outlook

Fw: Oct 3 call on CZO Sections 1-4

From Robert D. Rivers <rdrivers@nola.gov>
Date Fri 9/26/2025 11:49 AM
To Stephen K. Kroll <skroll@nola.gov>

Was this announced or posted in any way? If not, could you post a brief announcement with a link?

Thanks

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Friday, September 26, 2025 7:12 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>
Subject: Oct 3 call on CZO Sections 1-4

Bob,

Where on the CPC website can folks find info on next Friday's call?

Outlook

Fw: Waiving NPP Requirements

From Robert D. Rivers <rdrivers@nola.gov>
Date Tue 10/14/2025 11:07 AM
To Stephen K. Kroll <skroll@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>

FYI

From: Robert D. Rivers <rdrivers@nola.gov>
Sent: Tuesday, October 14, 2025 11:06 AM
To: Jeffrey Seymour <jseymour8@gmail.com>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Cc: Allen Johnson <ajohnson@faubourgmarigny.org>
Subject: Re: Waiving NPP Requirements

Hi Jefferey:

You are asking for a legal opinion, which I am not authorized to give. You should contact the Council directly.

Thanks,

Bob

Robert D. Rivers

(he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Tuesday, October 14, 2025 7:22 AM
To: Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Cc: Allen Johnson <ajohnson@faubourgmarigny.org>
Subject: Waiving NPP Requirements

Bob & Wheeler,

I'm not sure which of you is the person to answer this question.

Section 5-411 of the Home Rule Charter requires an NPP for **any** "Land Use Action" affecting the neighborhood.

> *Section 5-411. Neighborhood Participation.*
>
> > *The City shall establish by ordinance a system for organized and effective neighborhood participation in **land use decisions and other issues that affect quality of life**. It shall provide for timely notification to a neighborhood of **any proposed Land Use Action** affecting the neighborhood; it shall also provide the opportunity for meaningful neighborhood review of and comment on such proposals. In addition, it shall provide the opportunity for meaningful neighborhood participation in the formulation of the Master Plan or any amendment thereto.*

Land Use Action is defined as:

> > *"Land Use Action" means the **preliminary or final approval** of a **zoning map amendment**, a **zoning ordinance text change**, **subdivision plat**, site plan, planned unit development, or **conditional use**; the **granting of a variance, adoption of a development agreement**, or **issuance of a certificate of appropriateness**; a decision by the City or any of its administrative authorities to construct a capital improvement, acquire land for community facilities, including transportation facilities, or for redevelopment. Approval as used in this paragraph includes approval subject to conditions.*

Under what authority can the City Council, or any body for that matter, unilaterally choose to waive this requirement of the Home Rule Charter?

Please let me know if there is someone else I should be directing this question to (perhaps the City Legal Department?).

Thank you

GARDEN DISTRICT ASSOCIATION

October 20, 2025 ***Via Email:*** CPCINFO@NOLA.GOV

Mr. Robert D. Rivers, Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: ZD 049/25 CZO Text Amendments

Dear Mr. Rivers,

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We very much appreciate the time and effort involved in updating the CZO. We are available to discuss our recommended changes.

Sincerely,

Shelley Landrieu

Shelley Landrieu, *Executive Director*

Input session for Articles 1-4 amendment, October 3, 2025

Meeting chat:

Stephen K. Kroll named the meeting Input session for CZO Articles 1-4 amendment.

10/3 10:42 AM Meeting started

Kelsey added read.ai meeting notes to the meeting (recording enabled). View Privacy Policy: https://www.read.ai/pp. To opt out and delete this recording, click here: https://app.read.ai/analytics/opt-out/01K6NCEWB92QQQ779DPVWN908Z

Hi, I'm an AI assistant helping Jeffrey Seymour take notes for this meeting. Follow along the transcript
here: https://otter.ai/u/uzSpo1R2ETGUvUBXNiEbfzsCPK8?utm_source=va_chat_link_1

You can see screenshots and add highlights and comments. After the meeting, you'll get a summary and action items.

Trying to be respectful, but I'm nervous that 1 hour is not going to be enough time to cover all of the questions if we have two (2) presentations by Staff Members.

Hi, I'm an AI assistant helping Jeffrey Seymour take notes for this meeting. Follow along the transcript
here: https://otter.ai/u/uzSpo1R2ETGUvUBXNiEbfzsCPK8?utm_source=va_chat_link_2

You can see screenshots and add highlights and comments. After the meeting, you'll get a summary and action items.

May I suggest we go through Exhibit A to City Council Motion M-25-380? This is the language that will become law and is more relevant that general discussion.

I jumped on a few minutes late. Can we get access (or is there already) to the first document you has on the screen? (3 pages, I think)

https://cityofno.granicus.com/MetaViewer.php?view_id=&event_id=24178&meta_id=747258

Erin, the link above is for the Motion. Are you asking for that link or for the document that summarizes Articles 1-4?

Thanks Rachel. I have this document - was the first one something different? I just want to make sure we have everything we need to fully understand the potential changes.

Allen, I have always been told that the current procedure is to stop the Staff from having to monitor a volley back and forth. I do think there should be a mechanism for correcting incorrect information in a Staff Report before the hearing.

Rachel - yes that document, not the spreadsheet.

the first document was just a summary of Articles 1-4

Jeffrey is on a Basic Otter plan with 30 minute meetings. To record longer meetings, upgrade to Pro: https://otter.ai/pricing?utm_source=oa-chat-basic

I would like to see a complete prohibition of the Council waiving all NPP requirements.

@ justin schmidt Agreed.

@sueklein—Sue, you've got a serious echo on your audio. Not sure how to remedy.

I also need to leave so I'll have to stop sharing my screen.

- **Section 5-411. - Neighborhood Participation.**

The City shall establish by ordinance a system for organized and effective neighborhood participation in land use decisions and other issues that affect quality of life. It shall provide for timely notification to a neighborhood of any proposed Land Use Action affecting the neighborhood; it shall also provide the opportunity for meaningful neighborhood review of and comment on such proposals. In addition, it shall provide the opportunity for meaningful neighborhood participation in the formulation of the Master Plan or any amendment thereto.

Annotation: Pursuant to the provisions of Section 10 of Ordinance No. 23,141 M.C.S., this section as written became effective in May 2010.

10/3 1:37 PM Meeting ended: 2h 56m Input session for CZO Articles 1-4 amendmentFriday, October 3, 2025 11:00 AM - 12:00 PMView recapContentTranscriptAttendance2h 34m 22sExpires in 103 days

1. Summary

Meeting title	Input session for CZO Articles 1-4 amendment
Attended participants	26
Start time	10/03/25, 10:41:36 AM
End time	10/03/25, 1:37:35 PM
Meeting duration	2h 55m 59s
Average attendance time	1h 46m 12s

2. Participants

Name	First Join	Last Leave
Stephen K. Kroll	10/03/25, 11:00:29 AM	10/03/25, 1:10:12 PM
Sarah C King	10/03/25, 10:54:17 AM	10/03/25, 11:24:06 AM
Robert D. Rivers	10/03/25, 10:57:31 AM	10/03/25, 1:25:35 PM
Rachael Berg	10/03/25, 10:57:53 AM	10/03/25, 1:01:34 PM
Mitchell S Kogan	10/03/25, 10:59:08 AM	10/03/25, 1:25:40 PM
Haley M. Delery	10/03/25, 10:59:41 AM	10/03/25, 11:50:03 AM
Gabriel D Bordenave	10/03/25, 11:00:30 AM	10/03/25, 1:25:34 PM
read.ai meeting notes (Unverified)	10/03/25, 11:00:43 AM	10/03/25, 12:05:07 PM
Justin Schmidt (Unverified)	10/03/25, 11:00:43 AM	10/03/25, 1:25:33 PM
Susan Klein	10/03/25, 11:00:44 AM	10/03/25, 1:37:35 PM
Charles Bourg	10/03/25, 11:00:44 AM	10/03/25, 1:18:09 PM
Sue Klein (Unverified)	10/03/25, 11:00:44 AM	10/03/25, 1:25:35 PM
Jeffrey's Notetaker (Otter.ai) (Unverified)	10/03/25, 11:00:44 AM	10/03/25, 11:43:24 AM
Calvin Lopes (Unverified)	10/03/25, 11:00:44 AM	10/03/25, 1:01:16 PM
Rene Pastorek	10/03/25, 11:00:44 AM	10/03/25, 11:59:22 AM
Sabine E. Lebailleux	10/03/25, 11:00:45 AM	10/03/25, 1:25:17 PM
Susan Johnson (Unverified)	10/03/25, 11:01:34 AM	10/03/25, 1:25:36 PM
Larry W. Massey Jr.	10/03/25, 11:02:39 AM	10/03/25, 1:03:51 PM
Julia I Nickle	10/03/25, 11:02:53 AM	10/03/25, 1:25:31 PM
Troy Henry (External)	10/03/25, 11:04:45 AM	10/03/25, 11:38:11 AM
Erin Holmes	10/03/25, 11:08:01 AM	10/03/25, 12:11:54 PM
Dawn Hebert (Unverified)	10/03/25, 11:12:11 AM	10/03/25, 1:25:34 PM
Allen Johnson (Unverified)	10/03/25, 11:20:15 AM	10/03/25, 1:25:32 PM
Frain (Unverified)	10/03/25, 11:33:57 AM	10/03/25, 1:25:42 PM
Candice Taylor	10/03/25, 11:45:44 AM	10/03/25, 12:04:23 PM
Jeffrey Seymour (Unverified)	10/03/25, 11:47:38 AM	10/03/25, 1:28:42 PM

3. In-Meeting Activities

Name	Join Time	Leave Time
Stephen K. Kroll	10/03/25, 11:00:29 AM	10/03/25, 1:10:12 PM
Sarah C King	10/03/25, 10:54:17 AM	10/03/25, 10:55:18 AM
Sarah C King	10/03/25, 10:58:31 AM	10/03/25, 11:24:06 AM
Robert D. Rivers	10/03/25, 10:57:31 AM	10/03/25, 1:25:35 PM
Rachael Berg	10/03/25, 10:57:53 AM	10/03/25, 1:01:34 PM

Mitchell S Kogan	10/03/25, 10:59:08 AM	10/03/25, 1:25:40 PM
Haley M. Delery	10/03/25, 10:59:41 AM	10/03/25, 11:50:03 AM
Gabriel D Bordenave	10/03/25, 11:00:30 AM	10/03/25, 1:25:34 PM
read.ai meeting notes (Unverified)	10/03/25, 11:00:43 AM	10/03/25, 12:05:07 PM
Justin Schmidt (Unverified)	10/03/25, 11:00:43 AM	10/03/25, 1:25:33 PM
Susan Klein	10/03/25, 11:00:44 AM	10/03/25, 1:37:35 PM
Charles Bourg	10/03/25, 11:00:44 AM	10/03/25, 1:18:09 PM
Sue Klein (Unverified)	10/03/25, 11:00:44 AM	10/03/25, 1:25:35 PM
Jeffrey's Notetaker (Otter.ai) (Unverified)	10/03/25, 11:00:44 AM	10/03/25, 11:43:24 AM
Calvin Lopes (Unverified)	10/03/25, 11:00:44 AM	10/03/25, 1:01:16 PM
Rene Pastorek	10/03/25, 11:00:44 AM	10/03/25, 11:59:22 AM
Sabine E. Lebailleux	10/03/25, 11:00:45 AM	10/03/25, 12:31:07 PM
Sabine E. Lebailleux	10/03/25, 12:49:00 PM	10/03/25, 1:25:17 PM
Susan Johnson (Unverified)	10/03/25, 11:01:34 AM	10/03/25, 11:04:51 AM
Susan Johnson (Unverified)		10/03/25, 11:05:22 AM
Susan Johnson (Unverified)	10/03/25, 11:05:22 AM	10/03/25, 1:25:36 PM
Larry W. Massey Jr.	10/03/25, 11:02:39 AM	10/03/25, 1:03:51 PM
Julia I Nickle	10/03/25, 11:02:53 AM	10/03/25, 1:25:31 PM
Troy Henry (External)	10/03/25, 11:04:45 AM	10/03/25, 11:38:11 AM
Erin Holmes	10/03/25, 11:08:01 AM	10/03/25, 12:11:54 PM
Dawn Hebert (Unverified)	10/03/25, 11:12:11 AM	10/03/25, 1:25:34 PM
Allen Johnson (Unverified)	10/03/25, 11:20:15 AM	10/03/25, 1:25:32 PM
Frain (Unverified)	10/03/25, 11:33:57 AM	10/03/25, 1:25:42 PM
Candice Taylor	10/03/25, 11:45:44 AM	10/03/25, 12:04:23 PM
Jeffrey Seymour (Unverified)	10/03/25, 11:47:38 AM	10/03/25, 1:28:42 PM

In-Meeting Duration	Email	Participant ID (UPN)
2h 9m 43s	skroll@nola.gov	skroll@Cityofno.com
26m 35s	Sarah.King@nola.gov	scking@cityofno.com
2h 28m 3s	rdrivers@nola.gov	rdrivers@Cityofno.com
2h 3m 40s	rberg@nola.gov	rberg@Cityofno.com
2h 26m 32s	Mitchell.Kogan@nola.gov	mskogan@cityofno.com
50m 22s	hdelery@nola.gov	hdelery@Cityofno.com
2h 25m 3s	Gabriel.Bordenave@nola.gov	gdbordenave@cityofno.com
1h 4m 23s		
2h 24m 49s		
2h 36m 51s		
2h 17m 25s	cbourg@downtownnola.com	cbourg@downtownnola.com
2h 24m 51s		
42m 39s		
2h 31s		
58m 37s	Rpastorek@downtownnola.com	Rpastorek@downtownnola.c
2h 6m 38s	selebailleux@nola.gov	selebailleux@Cityofno.com
2h 23m 29s		
2h 1m 11s	lwmassey@nola.gov	lwmassey@Cityofno.com
2h 22m 38s	Julia.Nickle@nola.gov	jinickle@cityofno.com
33m 25s	troy.henry@henryconsulting.com	troy.henry@henryconsulting.
1h 3m 53s	erinholmes@vcpora.org	erinholmes_vcpora.org#EXT#
2h 13m 22s		
2h 5m 17s		
1h 51m 44s		
18m 38s		
1h 41m 3s		

Duration	Email	Role
2h 9m 43s	skroll@nola.gov	Organizer
1m	Sarah.King@nola.gov	Presenter
25m 35s	Sarah.King@nola.gov	Presenter
2h 28m 3s	rdrivers@nola.gov	Presenter
2h 3m 40s	rberg@nola.gov	Presenter

2h 26m 32s	Mitchell.Kogan@nola.gov	Presenter
50m 22s	hdelery@nola.gov	Presenter
2h 25m 3s	Gabriel.Bordenave@nola.gov	Presenter
1h 4m 23s		Presenter
2h 24m 49s		Presenter
2h 36m 51s		Presenter
2h 17m 25s	cbourg@downtownnola.com	Presenter
2h 24m 51s		Presenter
42m 39s		Presenter
2h 31s		Presenter
58m 37s	Rpastorek@downtownnola.com	Presenter
1h 30m 22s	selebailleux@nola.gov	Presenter
36m 16s	selebailleux@nola.gov	Presenter
3m 16s		Presenter
		Presenter
2h 20m 13s		Presenter
2h 1m 11s	lwmassey@nola.gov	Presenter
2h 22m 38s	Julia.Nickle@nola.gov	Presenter
33m 25s	troy.henry@henryconsulting.com	Presenter
1h 3m 53s	erinholmes@vcpora.org	Presenter
2h 13m 22s		Presenter
2h 5m 17s		Presenter
1h 51m 44s		Presenter
18m 38s		Presenter
1h 41m 3s		Presenter

Role
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Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119
Phone: 504-482-0312 • www.louisianalandmarks.org

October 20, 2025

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

RE: No. M-25-380 -Proposed Amendments to CZO Sections 1, 2, 3, 4, 19 & 24

Dear City Planning Commission,

Louisiana Landmarks Society supports the staff recommendation and respectfully requests that the City Planning Commission defer consideration of M-25-380. These proposed amendments to the Comprehensive Zoning Ordinance require more thorough public review and clearer legal justification before adoption.

Major Concerns:

1. "Public Need or Benefit" Standard for Conditional Uses The proposed change to conditional use language fundamentally alters the evaluation framework without explaining how this vague standard will be applied. The Commission should provide clear definitions, examples of how this differs from current requirements, and opportunity for meaningful public input before adopting such a significant policy shift.

2. Elimination of Defective Notice Protections The proposed elimination of any recognition that notice can be defective or absent undermines basic due process protections. Property owners and residents have a fundamental right to proper notification of actions affecting their properties. Eliminating the ability to challenge inadequate notice removes accountability and may create legal vulnerabilities for the City.

3. Reorganization of Nine Criteria Without Explanation The motion provides no clear explanation of why the reorganization is necessary, what substantive changes are intended, or how reordering might affect the evaluative framework. This appears to be more than housekeeping and warrants detailed justification.

4. Lack of Clarity on Council Variance Authority The amendments fail to provide clarity on the current policy, process, and procedures that are being used by the Council to approve variances, including where the authority is derived. Given the significant impact these decisions have on neighborhoods, the legal basis and transparent standards must be established.

5. NPP Waiver Authority The motion does not explain how the Council can waive Neighborhood Participation Program requirements when the Home Rule Charter clearly mandates them without providing a waiver mechanism. This raises fundamental questions about Charter compliance and undermines community engagement.

Request for Deferral

Louisiana Landmarks Society respectfully requests deferral until:

1. Comprehensive legal analysis is provided, particularly regarding notice requirements, Council variance authority, and NPP waiver provisions
2. Detailed justifications for each amendment are made publicly available
3. Adequate time is provided for meaningful public review and comment

Our zoning ordinance is fundamental to protecting property rights and neighborhood character. Changes of this magnitude deserve careful consideration, not rushed approval.

Thank you for your consideration.

Sincerely,

Sandra Stokes
Chair of Advocacy
Louisiana Landmarks Society

Outlook

Fw: Landmarks Society Comments on M-25-380 CZO Section 1,2,3,4,19,24

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/21/2025 9:06 AM
To Julia I Nickle <Julia.Nickle@nola.gov>

1 attachment (545 KB)
LLS CPC comments on CZO Section 1-4, 19, 20 M-25-380.pdf;

From: Sandra Stokes <sandrastokes.nola@outlook.com>
Sent: Monday, October 20, 2025 4:53 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Michael Mancuso <mmancuso@elkinsplc.com>; MICHAEL DUPLANTIER <duplantier@bellsouth.net>; Keith Hardie <keithhardie@yahoo.com>; Jim Logan <jlogan@loganlawoffices.com>; Steve McDaniel <smcdaniel78@aol.com>; Tony Marino <campari.nola@gmail.com>
Subject: Landmarks Society Comments on M-25-380 CZO Section 1,2,3,4,19,24

Dear CPC:
Attached please find comments from Louisiana Landmarks Society.

Thank you,

Sandra Stokes
Chair of Advocacy
Louisiana Landmarks Society

Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119
Phone: 504-482-0312 • www.louisianalandmarks.org

October 20, 2025

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

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1. Comprehensive legal analysis is provided, particularly regarding notice requirements, Council variance authority, and NPP waiver provisions
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Our zoning ordinance is fundamental to protecting property rights and neighborhood character. Changes of this magnitude deserve careful consideration, not rushed approval.

Thank you for your consideration.

Sincerely,

Sandra Stokes
Chair of Advocacy
Louisiana Landmarks Society

MOTION
NO. M-25-380

CITY HALL: July 10, 2025

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY: COUNCILMEMBER KING

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 amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to amend Articles 1, 2, 3, 4, 19, and 26 of the Comprehensive Zoning Ordinance in order to streamline administrative processes, clarify unclear provisions, and codify evolving practices, and to include as part of its consideration the amendments illustrated in Exhibit A, attached hereto and made a part hereof.

BE IT FURTHER MOVED, That in so doing, the City Planning Commission is directed to work with the Council Land Use Officer and the Department of Safety and Permits to ensure that the changes are workable, desirable, and reflect best practices.

BE IT FURTHER MOVED, That the application fees in the amount of $1,500.00 are hereby waived.

BE IT FURTHER MOVED, That in the process of its review, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed amendments 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 its review.

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

YEAS: Giarrusso, Green, Harris, King, Moreno, Morrell, Thomas - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

h:\clerk_of_council\docs\joycelyn\council\motions-resolutions\2025\july 10\m-380.docx

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Aisha Collier

ASSISTANT CLERK OF COUNCIL

EXHIBIT A TO M-25-380

Proposed Amendments to the Comprehensive Zoning Ordinance in Chapters 1, 2, 3, 4, 19, and 26

1. Proposed New Section 3.5:

3.5 Neighborhood Participation Plans

3.5.A. Purpose.

Pursuant to Sec. 5-411 of the City Charter, the Neighborhood Participation Plan (NPP) is intended to provide timely initial notification to a neighborhood of any proposed land use action affecting the neighborhood and provide the opportunity for meaningful neighborhood review of and comment on such proposals.

3.5.B. Applicability.

NPPs are required for the following types of applications:

1. Zoning Text and Map Amendments
2. Conditional Uses
3. Planned Developments
4. Variances (except variances for single- and two-family dwelling units)
5. Major Subdivisions

NPPs are also required for changes to the Master Plan. These Master Plan NPPs shall be facilitated by the City Planning Commission staff and are not subject to the procedural rules of this Section.

3.5.C. NPP Procedure.

1. Applicants begin the NPP process by applying with the CPC staff, who will provide a list of required parties to be noticed.

2. Applicants must provide CPC staff with a copy of the NPP meeting notice. CPC staff will ensure that the NPP meeting notice is sent through the City's electronic verification system to interested parties. The failure of CPC to publish notice through the City's electronic verification system or the unavailability of the electronic verification system shall not be grounds for deeming a NPP to be insufficient.

3. Applicants must send the required notice to all parties listed by CPC staff. Proof of actual delivery is not required. For notice sent through the U.S. mail, an attestation of mailing alongside a copy of the notice is sufficient. For notice sent through e-mail, a copy of the email including addresses the email was sent to with the notice embedded in the body or attached as a pdf is sufficient.

4. Applicants must hold the required NPP meeting at the date, time, and location included in the notice, and must keep the necessary records for submission of the NPP Report. If the NPP meeting is rescheduled, notice of the rescheduling must be sent by the same means as the original notice and CPC staff must be notified by email.

5. Applicants must submit the NPP Report as part of their application for the types of applications set forth in 3.5.B. This application will not be considered complete until a satisfactory NPP Report has been received by CPC staff.

3.5.D. Parties to Receive Notice.

1. Applications affecting up to one city square or its equivalent must provide notice to all properties within a 300' radius for properties up to 25,000 square feet in area and a 600' for properties that are 25,000+ square feet of the relevant property, as well as to any neighborhood associations registered with the city representing the area encompassing the city square. CPC staff will, upon request, provide a list of these properties as well as relevant neighborhood associations and their designated contact information. Notice to neighboring properties must be sent by U.S. Mail or hand-delivered, while notice

to neighborhood associations registered with the city may be sent by e-mail. Notice to other interested parties may be sent through the City's electronic notification system.

2. Applications affecting more than one city square or its equivalent must provide notice to all neighborhood associations registered with the city by e-mail. Other interested parties may receive notice through the City's electronic notification system.

3.5.E. Contents of Required Notice.

Notice of the NPP must include the following information, at a minimum:

1. The date, time, and location of a meeting to be held to receive review and comment on the proposal. NPPs affecting more than one city square or its equivalent may hold their meeting virtually, through a commercially accepted virtual meeting service, such as Zoom, Teams, or WebEx. Virtual meetings must have the option for participants to call in without requiring video services. The meeting must be held within 14-30 days of mailing or emailing of the required notice.
2. A brief description of the proposal:
    a. Map amendment applications shall include the type of land use request, the name of the existing and proposed zoning district, and the article of the Comprehensive Zoning Ordinance for the proposed zoning district. Map amendment applications shall also include an outlined area map.
    b. Text amendment applications shall include the citation and existing language of the Comprehensive Zoning Ordinance, if applicable, the proposed changes or additions to the language of the Comprehensive Zoning Ordinance and which zoning district(s) the amendment would affect, or a statement that the changes would be effective citywide.
    c. Conditional use applications shall include a brief description of the proposal, including the type of land use request, and known needed variances.
    d. Planned development applications shall include a brief description of the proposal, including known needed variances,
    e. Variance applications shall include a brief description of the proposal, including known needed variances.
    f. Major subdivision applications shall include a description of how the lots are being subdivided (ex: Resubdivision of Lot(s) x into Lot(s) y).
    g. All parties should recognize that the proposal may change as part of the usual review process and that failure to notice every possible permutation of the proposal shall not render the NPP insufficient.

6. Contact information for the applicants, including at a minimum a telephone number and email address, so that parties who may not attend the NPP meeting due to time constraints can participate in the process.

3.5.F. NPP Meeting.

1. NPP meetings must be held in generally accessible public locations at reasonable times and should be sufficiently large to accommodate all attendees.

2. Virtual NPP meetings may require pre-registration to facilitate a "webinar" style presentation with the ability to mute participants, provided that there is a dedicated period of time for participants to provide comment with the technical ability for them to do so.

3. Meetings may end at a specified time, even if all participants have not yet had a chance to speak, provided that there is at least 30 minutes provided for public comment and that the set end time is included in the notice for the NPP.

3.5.G. NPP Report.
The applicant shall submit a Project NPP report with the application. The report shall provide the following information:
1. The names of the individuals and entities that were notified.
2. A list of the concerns, issues, and problems expressed by the participants.
3. A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If the concern, issue, or problem is not being addressed, the applicant should state the reasons.
4. Copies of emails, letters, communications affidavits, meeting invitations, newsletters, publications, and petitions requesting additional information related to the project, received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process.
5. The date, time, and location of all meetings held with interested parties, or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application shall be accepted as part of the Project NPP report, except where subsequent meetings with interested parties have occurred within the one hundred eighty (180) days preceding the submittal of the Project NPP report.
6. A completed sign-in sheet that includes the names, addresses, and contact information for meeting attendees. A list of participants prepared by the virtual meeting service is acceptable for virtual meetings.

2. Proposed New Section 3.6:
3.6 Electronic Notification System. City Planning Commission staff will maintain an electronic notification system capable of providing notice of all land use actions specified in the Comprehensive Zoning Ordinance to interested parties. This system may require participants to sign up and to indicate which notices they are interested in receiving. The City's NoticeMe system shall be deemed to fulfill this requirement, or the City Planning Commission may designate an alternative system if NoticeMe becomes unavailable for a considerable length of time or otherwise does not meet the requirements herein. The unavailability or failure of such a system shall not be reason to invalidate any application or action taken under this ordinance.

3. Proposed New Section 4.2.B.4:
4. The City Planning Commission may initiate zoning map and text amendments in connection with Master Plan revisions, land use studies and land use plans.

4. Proposed Change to 4.2.C:
The City Council ~~shall~~ may take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. The City Council shall receive the Commission's recommendation related to requests for zoning text or map amendments and shall calendar said requests for hearing in accordance with Section 4.2.D.4.

5. Proposed Change to 4.2.Chart:
Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ 20 days before adoption.

6. Proposed Change to 4.2.Chart:

Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny

7. Proposed Change to 4.2.D.3.c:
The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. **For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause.** The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.

8. Proposed Change to 4.2.D.4.a:
a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

9. Proposed Change to 4.2.D.4.b:
b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

10. Proposed Change to 4.2.D.4.c:
~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.2.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

11. Proposed Change to 4.2.E (Table 4-1):
~~2. The proposed amendment is compatible with the place designations of this Ordinance.~~

12. Proposed New Section 4.2.G:

By June 1 of each year, the City Planning Commission will transmit a report to the City Council containing recommended administrative amendments to the Comprehensive Zoning Ordinance. These recommended amendments shall not reflect policy changes, but shall consist of amendments which would achieve one of the following goals, as well as a statement of the necessity for each change. 1. Provide clarity to existing text of the Comprehensive Zoning Ordinance; 2. Correct an error or address a conflict in the existing text of the Comprehensive Zoning Ordinance; or 3. Codify an interpretation of the Department of Safety and Permits.

13. Proposed Change to 4.3.A:

However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land, ~~and of~~ **as well as** the public need for **or public benefit of** the particular use at the particular location, **if any**.

14. Proposed Change to 4.3.C:

The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for conditional uses after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for conditional uses and shall calendar said requests for hearing in accordance with Section 4.3.D.4.**

15. Proposed Change to 4.3.Chart:

Introduction of Ordinance by City Council. The Ordinance will lay_over a minimum of ~~21~~ **20** days before adoption.

16. Proposed Change to 4.3.Chart:

Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny

17. Proposed Change to 4.3.D.4.a:

a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested conditional use as well as any needed provisos or waivers, or shall deny the conditional use application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

18. Proposed Change to 4.3.D.4.b:

b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

19. Proposed Change to 4.3.D.4.c:

~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.3.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

20. Proposed Change to 4.3.E.1:

The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare. **Said restrictions and conditions, codified as provisos, shall not merely restate the text of the Comprehensive Zoning Ordinance.**

21. Proposed Change to 4.3.E.4:

The City Council may grant a ~~variance~~ **waiver** from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section **or any other section for which variances may not be granted under the terms of this Ordinance**. **Any waiver which was not considered by the City Planning Commission must be included in the motion directing the preparation of an ordinance described in 4.3.D.4.a.**

22. Proposed Change to 4.3.H.1:

a. **Plans Deadline**. **For all conditional uses, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the conditional use. b. Construction/Use Deadline. (i)** For new construction, the conditional use approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. ~~b.~~ **(ii)** For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.

23. Proposed Change to 4.3.H.2.a:

Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity~~

~~but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

24. Proposed Change to 4.3.H.2.b:

The holder of a conditional use may petition the City Council for a longer extension of time **or for a second extension of either deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request.**.

25. Proposed Change to 4.4.C:

The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for planned developments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for planned developments and shall calendar said requests for hearing in accordance with Section 4.4.E.4.**

26. Proposed Change to 4.4.Chart:

Introduction of Ordinance by City Council. The Ordinance will lay_over a minimum of ~~21~~ **20** days before adoption.

27. Proposed Change to 4.4.Chart:

Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny

28. Proposed Change to 4.4.E.4.a:

a. The City Council shall hold a public hearing ~~in accordance with Section 3.4~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

29. Proposed Change to 4.4.E.4.b:

b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

30. Proposed Change to 4.4.E.4.c:

~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.4.E.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.

31. Proposed Change to 4.4.I.1:

a. **Plans Deadline**. **For all planned developments, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the planned development. b. Construction/Use Deadline. (i) For new construction,** the planned development **approval** will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. ~~b.~~ **(ii)** For planned developments approved for existing structures **or for a parcel of land where no structure is planned**, if the planned development has not been established within a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development, then the planned development will expire.

32. Proposed Change to 4.4.I.2.a:

Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

33. Proposed Change to 4.4.I.2.b:

The holder of a planned development may petition the City Council for a longer extension of time **or for a second extension of either deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request**.

34. Proposed Change to 4.5.B.11:

~~When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.~~ **When a property is located within the Vieux Carré Historic District, developments upon the property are exempt from site plan and design review by the City Planning Commission. However, such developments are subject to the site plan and design review procedures of the Vieux Carré Commission. When a property is located within the Historic Districts Landmark Commission's full control Historic Districts, developments upon the property are subject to site plan review procedures establish by the City Planning Commission. Such developments are further subject to review procedures established by the Historic Districts Landmark Commission. Unless otherwise specified by law, when a property is located within the Historic Districts Landmark Commission's partial control local Historic Districts, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission. When a property is located within the RIV Riverfront Design Overlay District, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.**

35. Proposed Change to 4.5.B.3.b:

~~b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.~~

36. Proposed New Section 4.5.D.3:

4.5.D.3 The applicant shall have a maximum of one (1) year from the date of the application submittal to meet the stated conditions for approval in 4.5.E. At the written request of the applicant, the Executive Director may grant an extension not to exceed one (1) year. If the stated conditions have not been met by the expiration of this period, the application will be deemed denied.

37. Proposed Change to 4.5.F.2:

The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: ~~a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan.~~ **a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district.** b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.

38. Proposed Change to 4.6.F:

~~The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the~~

~~same zoning district. 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated. 5. The variance, if granted, will not alter the essential character of the locality. 6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. 7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.~~

The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: A. The basic elements for a variance exist because the below standards have been met: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other land or structures in the same zoning district. 2. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 3. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party. 5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. B. The impacts of granting a variance are acceptable because the below standards are met: 1. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated. 2. The variance, if granted, will not alter the essential character of the locality. 3. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located. 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.

39. Proposed New Section 4.6.C.6:

4.6.C.6 The City Planning Commission may grant a variance from specific zoning standards otherwise applicable to the subdivision by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. The Commission cannot waive or modify any approval standards of this section.

40. Proposed New Section 4.6.C.7:

4.6.C.7 The additional design review approval standards of Article 18 shall not be subject to variances by the Board of Zoning Adjustments.

41. Proposed Change to 4.6.D.3.c:

c. The Board of Zoning Adjustments may approve, approve with modifications, ~~or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial.~~deny,

or defer the application. No item may be deferred for longer than a total of 180 days, including all individual deferrals of shorter time periods. Any item deferred for longer than 180 days will be deemed denied for deferral past deadline.

42. Proposed Change to 4.6.H:

An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of **the filing of the decision in the office of the** Board of Zoning Adjustments~~' decision~~.

43. Proposed New Section 4.6.G:

Termination of approval of a variance for failure to obtain final approval, a building permit or to commence the use, or an extension of the time is governed as follows:

44. Proposed Change to 4.6.G.1:

4.6.G.1 **EXPIRATION** a. **The Board of Zoning Adjustments' approval of** a ~~A~~ variance **is valid for** ~~expires~~ one (1) year from the **resolution "Filed"** date**. If the Executive Director of the City Planning Commission, or their designee, has not signed the development plan indicating final approval, or has not authorized an extension of time submitted by such date by the holder of the variance , in accordance with Article 4, Section 4.?, the variance approval will expire. b. A variance expires** ~~of approval unless~~ **if** a building permit is **not** obtained ~~within such period~~ and substantial construction ~~is~~ started**,** or the use ~~is~~ commenced within ~~such period~~ **two (2) years of the date of the Executive Director of the City Planning Commission's, or their designee's, final approval unless an extension of time at the holder of the variance 's request, submitted by such date, is authorized by the Executive Director of the City Planning Commission, or their designee, or by the Board of Zoning Adjustments, in accordance with Article 4, Section 4.**

45. Proposed Change to 4.6.G.2:

4.6.G.2 **EXTENSION OF TIME** a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) **additional** year **from either of the following deadlines upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year from either of the below dates may be granted only by the Board of Zoning Adjustments in accordance with number 2 b. below. i. One (1) year from the Board of Zoning Adjustments' approval as indicated by the resolution "Filed" date; or ii. Two (2) years from the Executive Director of the City Planning Commission's, or their designee's, final approval** ~~date upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~ b. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years **from the date of the Executive Director of the City Planning Commission's, or their designee's, final approval**. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.

46. Proposed Change to 4.7.B:

Applications for minor map adjustments may be initiated by a property owner in the city, a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, or the City Council in the following instances**, provided that the adjustment results in a change to no more than 15% of the total area of the lots affected by the adjustment**:

47. Proposed New Section 4.7.D.2.c:

c. The decision on an application for a minor map adjustment shall be communicated to the applicant in writing and shall be made available on OneStop and the City's electronic notification system for any interested parties.

48. Proposed Change to 4.8.B:

Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance. **These decisions need not be formal, and any written communication of such a decision, including but not limited to an email or LAMA approval or disapproval, shall be considered appealable.**

49. Proposed Change to 4.8.D:

Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.

1. Applications for appeal of the decision of the Director of the Department of Safety and Permits or Executive Director of the City Planning Commission shall be made in writing to the Board of Zoning Adjustments within forty-five (45) days of the decision. 2. The Board of Zoning Adjustments will review the application for completeness and shall consult with the Law Department to determine whether the application is ripe for review by the Board, not moot, or otherwise unable to be heard. If the application is determined to be incomplete, unripe, moot, or otherwise unhearable, this determination will be conveyed to the applicant by the Board of Zoning Appeals in writing. Notwithstanding this determination, the Department of Safety and Permits or other interested parties may present arguments to the Board that an application is incomplete, unripe, moot, or otherwise unhearable and the Board may make a finding in accordance with this argument rather than rule on the merits of the appeal. 3. Once the appeal is determined to be complete and hearable, it shall be docketed for hearing by the Board of Zoning Adjustments and the Department of Safety and Permits will be notified of the pendency of the appeal in writing. 4. No less than ten (10) business days before the hearing, the Department of Safety and Permits shall provide their entire record relating to the appeal, including but not limited to all papers, correspondence, records and other documents to the Board of Zoning Adjustments and the applicant. This record may be provided digitally.

50. Proposed Change to 4.8.E:

~~Stay of Proceedings. An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.~~ **Standard of Review. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.**

51. Proposed New Section 4.8.F:

Stay of Proceedings. An appeal stays all administrative enforcement proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.

52. Proposed New Section 4.8.G:

Appeals. An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.

53. Proposed Change to 4.9.D.2:

The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license. **These verifications may take the form of an approval or denial in the City's permit review system (LAMA).**

54. Proposed Change to 4.9.D.4:

The interested party shall submit an application containing the following ~~material~~, unless waived by the Director of the Department of Safety and Permits:

55. Proposed New Section 4.9.D.4.e:

e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.

56. Proposed Change to 4.9.E:

An interested party may appeal the zoning verification decision by the ~~Director of the~~ Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision. **All verifications issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**

57. Proposed Change to 4.Table (Table 4-3):

Table 4-~~23~~: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: ~~Director of the Department of Safety and Permits~~ **Executive Director of the City Planning Commission**

58. Proposed Change to 4.10.E.1:

All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Director of the Department of Safety and Permits shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**

59. Proposed New Section 4.10.F.3:

3. All formal interpretation decisions by the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.

60. Proposed Change to 19.3.C.2:

~~Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.~~

Outlook

Re: How do we access info on CZO Articles 1-4 on the CPC's website?

From Robert D. Rivers <rdrivers@nola.gov>
Date Mon 10/6/2025 11:46 AM
To Jeffrey Seymour <jseymour8@gmail.com>; Stephen K. Kroll <skroll@nola.gov>
Cc Allen Johnson <hajohnson1418@gmail.com>

Hi Jeffrey:

City Planning - News - Recap of CZO amendment feedback session - City of New Orleans

The information we promised (materials presented on Friday, as well as the recording of the feedback session) is accessible at the attached link. Apologies for not being able to get it out on Friday.

Given the feedback we received on Friday, we will move forward with posting our staff report and recommendations to the Commission on Tuesday as planned, but will recommend that the Commission defer action until the 28th. This will give everyone the opportunity to review all of the materials and submit informed responses. The new deadline for written comments will be COB on Monday, October 20th.

Thanks,

Bob

Robert D. Rivers

(he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Monday, October 6, 2025 1:03 AM
To: Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>
Subject: How do we access info on CZO Articles 1-4 on the CPC's website?

How do we access info on CZO Articles 1-4 on the CPC's website?

I've looked everywhere I can think of.

Where do I find a copy of the Ashley Becnel 16-page spreadsheet (the green sheet)?

Where do I find the new changes that you referred to in Friday's call which were supposed to be posted on the CPC website on Friday afternoon?

Where can I find a replay of the call?

What happened to the replays of the two NPP meetings held by A. Becnel.

What happened to the "centralized clearing-house page containing all information related to the CZO 1-4 initiative"?

Outlook

FW: Topics for tomorrow's "Listening Session."

From Robert D. Rivers <rdrivers@nola.gov>
Date Thu 10/2/2025 2:19 PM
To Stephen K. Kroll <skroll@nola.gov>

FYI

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Thursday, October 2, 2025 1:12 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Cc: Jeffrey Seymour <jseymour8@gmail.com>
Subject: Topics for tomorrow's "Listening Session."

Hi Bob,

If at all possible, it would be very helpful if. on tomorrow's call, you would give more clarity on a few specific points.

1. What is the purpose of a new stand-alone NPP section? Is it intended to replace the individual separate NPP sections in various places in the CZO?

2. The 9 criteria have been renumbered, and reorganized into two generic categories, each with their own new introductory sentence, but the changes that are proposed for the individual criteria themselves seem quite minor. What are these changes "fixing"

3. I see that the infamous "trigger" provision is being deleted. Is this to make the issue around the City council approving zoning variances any clearer, or does this represent a change in policy and/or procedure?

4. What is the point behind the addition of "public benefit" to "public need" as requirements for the granting of CUs? Why can't we just start complying with the rule as it is?

5. Are we reading this correctly? No matter how "effective" a public notice may be, under no circumstances or conditions can it be deemed "invalid". What's the point of even having a regulation like this? And would this be following *any* of the the letter, spirit, or intent of the notice provisions in the Charter, State Statutes , City Code, Louisiana Open Meetings law, etc.,etc.?

6. Lastly, could I use CZO section 2.6.B to to appeal a zoning variance granted by the council to the BZA?

Thanks again Bob for your assistance on these items.

Outlook

Re: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

From Jeffrey Seymour <jseymour8@gmail.com>
Date Mon 10/13/2025 3:59 PM
To Robert D. Rivers <rdrivers@nola.gov>
Cc Justin Schmidt <justinschmidtlaw@gmail.com>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>

Bob & Stephen,

Thanks for the update and the links.

There are various documents of information involved here, so I wanted to confirm what I'm looking at, and also make sure I'm not overlooking anything.

The link you attached provides further links to four items:

1. "City Council Motion No. M-25-380", which includes the attachment "Exhibit A to M-25-380"

2. "A summary of the purpose of each article and the themes of the amendments."

Is this the document that you referred to in your "listening session" as the list of *new proposed amendments* which are in addition to those in the Motion, which you said would be posted the afternoon of the "listening session"?

3. "A spreadsheet including the amendments suggested by the Council motion, as well as additional recommended amendments identified by CPC staff during the review process.

This appears to be an edit of Ashley Becnel's "original 16-Page green spreadsheet." How does the green spreadsheet in the link, which is 8 pages, "foot" to the ""original 16-Page green spreadsheet."? Is the 8-page green spreadsheet in the link simply Ashley Becnel's "original 16-page green spreadsheet" with certain items eliminated, thus bringing the size of the green spreadsheet in the link down to a reduced size of 8 pages?

Does the 8-pager in the link supersede the original 16-pager? Does the 8-pager include items which were not on the original 16-pager? Are some, but not all, of the items in the 8-pager also in the Motion? Are all of the items in the 16-pager included in the Motion, or were some of them deleted and other ones added? Does the Motion supersede the original 16-pager?

And then how do these three lists foot to the Staff Report which was posted late on Friday? It looks like the Staff Report lists ~ 66 items, and it looks like somewhere around 44 of those 66 items are showing up in Friday's Staff Report for the first time. Is this correct?

On Mon, Oct 6, 2025 at 12:30 PM Jeffrey Seymour <jseymour8@gmail.com> wrote:

Bob,

Hope do the written public comments, **which are due October 20th,** make it into the "Staff Report and recommendations to the Commission" which **will be posted tomorrow?**

On Mon, Oct 6, 2025 at 11:47 AM Robert D. Rivers <rdrivers@nola.gov> wrote:

Hi Justin:

City Planning - News - Recap of CZO amendment feedback session - City of New Orleans

The information we promised (materials presented on Friday, as well as the recording of the feedback session) is accessible at the attached link. Apologies for not being able to get it out on Friday.

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Thanks,

Bob

Robert D. Rivers

(he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

From: Justin Schmidt <justinschmidtlaw@gmail.com>
Sent: Saturday, October 4, 2025 3:15 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO

<CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>
Cc: Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>
Subject: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

Bob and Stephen,

Thank you for hosting yesterday's information session on the proposed amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO (the "Proposed Amendments"). I think it was very helpful and highlighted most of the concerns of the respective stakeholders participating. I just have a couple of follow-up questions/observations that I wanted to submit while they were fresh in my mind.

First, I went on the CPC's website earlier today and searched every corner of it for the latest spreadsheet that purportedly encompasses **all of the Proposed Amendments** that are up for consideration and not only those sixty (60) listed in Exhibit A to City Council Motion M-25-380. This spreadsheet is what was shared by CPC Staff during yesterday's meeting and is what I characterized as the "green line spreadsheet," which as you are aware, we unfortunately did not even get a quarter of the way through during the meeting. I was under the impression that per your comments, this list would be posted on the CPC's website yesterday (Friday), so that it could be reviewed by the public in enough time for it to be reviewed and meaningful comments to be submitted to CPC by the **close of the comment submission deadline of 5:00 p.m., Monday, October 6, 2025.**

Second, although you are likely to continue to disagree with me, I earnestly believe that you still have a considerable "notice" issue if you present to the Planning Commission more amendments than those set forth on Exhibit A to Motion M-25-380. To this end, I have attached a full copy of Motion M-25-380 as well as the screenshots of two (2) places on the CPC website which reference the Proposed Amendments. Given that you are an attorney by trade, I simply don't understand how you can interpret the language ***"[t]he City Council motion is here. It contains all of the proposed amendments,"*** as anything short of an **exhaustive** list of Proposed Amendments currently eligible for amendment.

However, what is even more bewildering is that you defend your position that the CPC Staff is able to present additional amendments beyond those included on **Exhibit A** of Motion M-25-380, and which have not yet been deiminated to the public, by relying on the language of Motion M-25-380 that states in part ***"in order to streamline administrative processes, clarify unclear provisions, and codify evolving practices, and to include as part of its consideration the amendments illustrated in Exhibit A, attached hereto and made a part hereof,"*** as justification for your position. The irony that the proposed legislation is intended to ***"clarify unclear provisions . . ."*** while the process itself is unclear should not be lost on anyone.

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Proceed as you will, but please add these comments to the official record as they no doubt will be relevant to any subsequent judicial review.

Regards,

Justin Schmidt

Justin B. Schmidt
Law Office of Justin B. Schmidt, LLC
1506 Seventh Street
New Orleans, LA 70115
Telephone: (504) 451-6567
Facsimile: (504) 370-7079
Email: justinschmidtlaw@gmail.com

Outlook

Re: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

From Jeffrey Seymour <jseymour8@gmail.com>
Date Mon 10/6/2025 12:30 PM
To Robert D. Rivers <rdrivers@nola.gov>
Cc Justin Schmidt <justinschmidtlaw@gmail.com>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>

Bob,

Hope do the written public comments, **which are due October 20th,** make it into the "Staff Report and recommendations to the Commission" which **will be posted tomorrow?**

On Mon, Oct 6, 2025 at 11:47 AM Robert D. Rivers <rdrivers@nola.gov> wrote:

> Hi Justin:
>
> City Planning - News - Recap of CZO amendment feedback session - City of New Orleans
>
> The information we promised (materials presented on Friday, as well as the recording of the feedback session) is accessible at the attached link. Apologies for not being able to get it out on Friday.
>
> Given the feedback we received on Friday, we will move forward with posting our staff report and recommendations to the Commission on Tuesday as planned, but will recommend that the Commission defer action until the 28th. This will give everyone the opportunity to review all of the materials and submit informed responses. The new deadline for written comments will be COB on Monday, October 20th.
>
> Thanks,
>
> Bob
>
> **Robert D. Rivers**
>
> (he/him/his)
>
> Executive Director
>
> New Orleans City Planning Commission
>
> Office of Business and External Services
>
> 1300 Perdido Street, NOLA 70112
>
> 504.658.7018

rdrivers@nola.gov

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Sent: Saturday, October 4, 2025 3:15 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>
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1506 Seventh Street
New Orleans, LA 70115
Telephone: (504) 451-6567
Facsimile: (504) 370-7079
Email: justinschmidtlaw@gmail.com

Outlook

Fw: How do we access info on CZO Articles 1-4 on the CPC's website?

From Robert D. Rivers <rdrivers@nola.gov>
Date Mon 10/6/2025 7:45 AM
To Stephen K. Kroll <skroll@nola.gov>

FYI

Can you post the spreadsheet and recording?

Let me know when they're posted and I'll respond.

Thanks.

Get Outlook for iOS

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Monday, October 6, 2025 1:03 AM
To: Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>
Subject: How do we access info on CZO Articles 1-4 on the CPC's website?

How do we access info on CZO Articles 1-4 on the CPC's website?

I've looked everywhere I can think of.

Where do I find a copy of the Ashley Becnel 16-page spreadsheet (the green sheet)?

Where do I find the new changes that you referred to in Friday's call which were supposed to be posted on the CPC website on Friday afternoon?

Where can I find a replay of the call?

What happened to the replays of the two NPP meetings held by A. Becnel.

What happened to the "centralized clearing-house page containing all information related to the CZO 1-4 initiative"?

Outlook

Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

From Justin Schmidt <justinschmidtlaw@gmail.com>

Date Sat 10/4/2025 3:17 PM

To Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>

Cc Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>

3 attachments (2 MB)

City Council Motion M-25-380.pdf; City Planning - News - City of New Orleans.pdf; City Planning Website Re October 3, 2025 Meeting.pdf;

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Regards,

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! **Limited-time: The City of New Orleans is waiving late fees on overdue parking and traffic camera tickets through Oct. 31, 2025. Pay what you owe or start a flexible payment plan here.**

! **2025 Early voting is Sept. 27-Oct. 4 (excluding Sunday, Sept. 28) from 8:30 a.m.-6 p.m. View early voting locations**

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News & Announcements

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September 26, 2025 | From City of New Orleans

October 3: CPC listening session for CZO Articles 1-4 updates

The City Planning Commission staff will be holding a listening session to receive public input on the changes to Articles 1 through 4 of the Comprehensive Zoning Ordinance that are proposed by City Council Motion No. M-25-380.

September 2, 2025 | From City of New Orleans

Sept. 9 CPC meeting - time/location change

The September 9 CPC public hearing will start at 3:00 pm in the 8th floor conference room in City Hall, 1300 Perdido Street.

August 8, 2025 | From City of New Orleans

Beware of Fraudulent Application Invoices

Applicants to the the City Planning Commission and Board of Zoning Adjustments should be aware of fradulent invoices.

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CITY PLANNING COMMISSION

News & Announcements

September 26, 2025 | From City of New Orleans

October 3: CPC listening session for CZO Articles 1-4 updates

The City Council has requested that the City Planning Commission consider a text amendment to Articles 1 through 4 of the City's zoning ordinance. Articles 1 through 4 generally address the administrative requirements of the zoning ordinance. The changes are intended to update and clarify regulations to make them more workable and understandable to the public at large. The City Council motion is here. It contains all of the proposed amendments.

The City Planning Commission staff will be holding a listening session to receive public input on the proposed changes. This meeting will be held on **Friday, October 3 at 11 am via Microsoft Teams**. The meeting link is here.

If you wish, you may also submit public comment to CPCinfo@nola.gov.

Last updated: 9/26/2025 12:19:18 PM

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Outlook

Re: Oct 3 call on CZO Sections 1-4

From Stephen K. Kroll <skroll@nola.gov>
Date Fri 9/26/2025 12:04 PM
To Robert D. Rivers <rdrivers@nola.gov>

I haven't posted anything but I'll do that today.

From: Robert D. Rivers <rdrivers@nola.gov>
Sent: Friday, September 26, 2025 11:49 AM
To: Stephen K. Kroll <skroll@nola.gov>
Subject: Fw: Oct 3 call on CZO Sections 1-4

Was this announced or posted in any way? If not, could you post a brief announcement with a link?

Thanks

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Friday, September 26, 2025 7:12 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>
Subject: Oct 3 call on CZO Sections 1-4

Bob,

Where on the CPC website can folks find info on next Friday's call?

Outlook

Re: Proposed Changes to CZO Sections 1-4

From Jeffrey Seymour <jseymour8@gmail.com>
Date Wed 9/24/2025 11:53 AM
To Robert D. Rivers <rdrivers@nola.gov>
Cc Stephen K. Kroll <skroll@nola.gov>

Thank you for the information on the Oct 3rd meeting.

I should have been clearer regarding the 9/9 CPC meeting. As I mentioned to you several times, we were waiting for information from your office about the 'feedback sessions" which the Council Land Use Office confirmed twice in writing to us would be scheduled and conducted by the CPC Staff prior to the preparation of their Staff Report to be submitted to the CPC Commissioners.

When we got to within just a small handful of days of the 9/9 CPC hearing and we still had heard nothing at all from you or your office about the promised "feedback sessions" which were to occur **before** any presentation to the full commission, that's the "blindsiding" I was referring to.

We do appreciate the communications on this topic, but I think you would agree that life would have been far easier, and more efficient, for us (at least for the FMIA) if the CPC Staff and the Council's Land Use Office had even the most basic common understanding on what the actual public comment/input process was for this initiative.

Just as a reality check for our benefit, do you think it is either unreasonable or inappropriate for us, aor any member of the public, to expect that?

And I get the very strong sense that, had we not essentially demanded in writing, and in person in front of the Commissioners at their 9/9 CPC hearing, for the promised "feedback" sessions, that these proposed CZO amendments would be on their way to the Council now with your recommendation that it be passed by the by them as is, in its entirety, without either a Staff Report or an NPP Report or even a formal application.

On Wed, Sep 24, 2025 at 10:38 AM Robert D. Rivers <rdrivers@nola.gov> wrote:

> Hi Mr. Seymour:
>
> The meeting is scheduled for Friday, October 3rd at 11 am. An invite was sent out on Monday to all of the neighborhood associations registered with the Neighborhood Engagement Office (NEO), as well as the list of stakeholders who participated in the Land Use Barriers Study, which is what we stated we would do at the CPC's 9/9 meeting. It looks like FMIA is on the list twice, as"president@faubourgmarigny.org" and

"contact@faubourgmarigny.org." We did not receive an "undeliverable" reply from either address. If that is not the correct contact for FMIA, you should contact NEO as the CPC does not maintain the neighborhood associations list.

As to the item "appearing out of nowhere" on the CPC agenda, the item was initiated by the City Council on July 10th, at a duly noticed public meeting. The Motion was transmitted to the CPC and docketed on the first available CPC meeting (within 50 days per the CZO), which was September 9th. This is how every Council-initiated Zoning Docket appears on the CPC agenda. A Public Hearing Notice was posted on GovDelivery on August 27th, and for three consecutive weeks prior to the meeting in the Advocate, per the CZO. The meeting agenda was posted on Granicus on September 2nd, and on GovDelivery on September 4th. The item did not appear "out of nowhere."

As to your concern about when the matter will appear before the CPC for action, you were present at the September 9th CPC meeting when the Commission voted to defer the matter until the October 14th meeting. Written public comment can be sent to CPCINFO@nola.gov, and must be received no later than 5pm on Monday, October 6th. Staff recommendations will be posted on October 7th.

I will forward the invite directly to you and Allen via separate email.

Please let me know if you have any additional questions.

Thanks,

Bob

Robert D. Rivers

(he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Wednesday, September 24, 2025 8:37 AM

To: Robert D. Rivers <rdrivers@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>
Subject: Proposed Changes to CZO Sections 1-4

Bob,

It's been over three weeks since you promised to give us a firm date to meet to discuss the CZO Section 1-4 project and we wanted to avoid another situation like the one in August where, out of nowhere, the CZO Section 1-4 item showed up on a CPC agenda.

Any idea when we might hear from you?

Outlook

Re: Proposed Changes to CZO Sections 1-4

From Robert D. Rivers <rdrivers@nola.gov>
Date Wed 9/24/2025 10:38 AM
To Jeffrey Seymour <jseymour8@gmail.com>
Cc Allen Johnson <hajohnson1418@gmail.com>; Stephen K. Kroll <skroll@nola.gov>

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Any idea when we might hear from you?

Outlook

Re: Request for Meeting with CPC Staff to Review Proposed Changes to CZO Sections 1-4, 19.

From Jeffrey Seymour <jseymour8@gmail.com>
Date Wed 9/3/2025 6:27 PM
To Robert D. Rivers <rdrivers@nola.gov>
Cc Rachael Berg <rberg@nola.gov>; Jenna D. Burke <Jenna.Burke@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; Larry W. Massey Jr. <lwmassey@nola.gov>; Stephen K. Kroll <skroll@nola.gov>

Bob, thank you for getting back to us.

When can we meet?

On Tue, Sep 2, 2025 at 4:50 PM Robert D. Rivers <rdrivers@nola.gov> wrote:

> Hi Jeffrey and Allen:
>
> I saw your communication with Ashley over the weekend about the CPC conducting feedback sessions prior to making recommendations to the Commission. While I have no objection to meeting with you, please note that such meetings are not a typical component of our zoning docket review process. Note that the Council Motion directing us to consider these changes does not include any direction to conduct feedback sessions - only to work with the Council Land Use Official and the Department of Safety & Permits, which we have done. Also, please note that the CPC's Administrative Rules, Policies and Procedures do not permit us to discuss our recommendations publicly prior to the publication of our staff report. I point this out because your request for an "adequate and meaningful dialog" sounds like more than just giving feedback, and instead suggests having a more involved conversation than we may be able to have. To clarify, we can meet to hear your feedback on the proposed CZO changes, and to provide answers and/or clarity (if we can) to any questions you may have about the content and scope of the Motion, but we will not be able to discuss any potential staff recommendations. If that works for you, let me know some suggested times to meet and we can set something up. Since you mention that other organizations will want to be involved, we would likely set it up as a virtual meeting.
>
> Regardless of whether we meet, please be sure to submit any written comments you may have if you haven't done so already.
>
> Thanks,
>
> Bob
>
> **Robert D. Rivers** (he/him/his)
>
> Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Tuesday, September 2, 2025 2:58 PM
To: Rachael Berg <rberg@nola.gov>; Jenna D. Burke <Jenna.Burke@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>; Larry W. Massey Jr. <lwmassey@nola.gov>; Stephen K. Kroll <skroll@nola.gov>
Subject: Request for Meeting with CPC Staff to Review Proposed Changes to CZO Sections 1-4, 19.

I understand that ZD 049-25 (Council Motion No. M-25-380) will not be on the agenda for the 9/9/25 CPC Meeting.

We were informed by Ashley Becnel on July 10 that the CPC Staff would be "conducting feedback sessions" prior to making its formal recommendation to the Commission.

However, unless we missed it, we are not aware that the CPC Staff has either held, or scheduled, any such sessions.

The FMIA would like to request an in-person meeting with the appropriate CPC Staff to provide our input and discuss our comments and concerns regarding the "Proposed Amendments to CZO Section 1-4, 19, and 26."

We would like to schedule this meeting with the CPC Staff for early next week so that we may have sufficient time to engage in an adequate and meaningful dialog with the Staff **prior to** the CPS Staff's formal presentation of its recommendation to the full Commission.

We have also been working with several other neighborhood leaders and advocates who we would like to participate in our meeting, if that's agreeable with you folks. I will provide you with their names and affiliations shortly so that we can get your sign-off that we can include these other parties in our meeting.

Attached is a summary of the main issues and concerns that the FMIA has at present.

Please let us know when a meeting with the CPC Staff can be scheduled for early next week.

Thank you for this opportunity to provide public input and to express our issues and concerns.

Jeffrey Seymour & Allen Johnson

Faubourg Marigny Improvement Association Land Use Committee

-

Outlook

Re: Request for Meeting with CPC Staff to Review Proposed Changes to CZO Sections 1-4, 19.

From Robert D. Rivers <rdrivers@nola.gov>
Date Tue 9/2/2025 4:50 PM
To Jeffrey Seymour <jseymour8@gmail.com>; Rachael Berg <rberg@nola.gov>; Jenna D. Burke <Jenna.Burke@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>
Cc Allen Johnson <hajohnson1418@gmail.com>; Larry W. Massey Jr. <lwmassey@nola.gov>; Stephen K. Kroll <skroll@nola.gov>

Hi Jeffrey and Allen:

I saw your communication with Ashley over the weekend about the CPC conducting feedback sessions prior to making recommendations to the Commission. While I have no objection to meeting with you, please note that such meetings are not a typical component of our zoning docket review process. Note that the Council Motion directing us to consider these changes does not include any direction to conduct feedback sessions - only to work with the Council Land Use Official and the Department of Safety & Permits, which we have done. Also, please note that the CPC's Administrative Rules, Policies and Procedures do not permit us to discuss our recommendations publicly prior to the publication of our staff report. I point this out because your request for an "adequate and meaningful dialog" sounds like more than just giving feedback, and instead suggests having a more involved conversation than we may be able to have. To clarify, we can meet to hear your feedback on the proposed CZO changes, and to provide answers and/or clarity (if we can) to any questions you may have about the content and scope of the Motion, but we will not be able to discuss any potential staff recommendations. If that works for you, let me know some suggested times to meet and we can set something up. Since you mention that other organizations will want to be involved, we would likely set it up as a virtual meeting.

Regardless of whether we meet, please be sure to submit any written comments you may have if you haven't done so already.

Thanks,

Bob

Robert D. Rivers (he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Tuesday, September 2, 2025 2:58 PM
To: Rachael Berg <rberg@nola.gov>; Jenna D. Burke <Jenna.Burke@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>; Larry W. Massey Jr. <lwmassey@nola.gov>; Stephen K. Kroll <skroll@nola.gov>
Subject: Request for Meeting with CPC Staff to Review Proposed Changes to CZO Sections 1-4, 19.

I understand that ZD 049-25 (Council Motion No. M-25-380) will not be on the agenda for the 9/9/25 CPC Meeting.

We were informed by Ashley Becnel on July 10 that the CPC Staff would be "conducting feedback sessions" prior to making its formal recommendation to the Commission.

However, unless we missed it, we are not aware that the CPC Staff has either held, or scheduled, any such sessions.

The FMIA would like to request an in-person meeting with the appropriate CPC Staff to provide our input and discuss our comments and concerns regarding the "Proposed Amendments to CZO Section 1-4, 19, and 26."

We would like to schedule this meeting with the CPC Staff for early next week so that we may have sufficient time to engage in an adequate and meaningful dialog with the Staff **prior to** the CPS Staff's formal presentation of its recommendation to the full Commission.

We have also been working with several other neighborhood leaders and advocates who we would like to participate in our meeting, if that's agreeable with you folks. I will provide you with their names and affiliations shortly so that we can get your sign-off that we can include these other parties in our meeting.

Attached is a summary of the main issues and concerns that the FMIA has at present.

Please let us know when a meeting with the CPC Staff can be scheduled for early next week.

Thank you for this opportunity to provide public input and to express our issues and concerns.

Jeffrey Seymour & Allen Johnson

Faubourg Marigny Improvement Association Land Use Committee

Outlook

Request for Meeting with CPC Staff to Review Proposed Changes to CZO Sections 1-4, 19.

From Jeffrey Seymour <jseymour8@gmail.com>

Date Tue 9/2/2025 3:03 PM

To Rachael Berg <rberg@nola.gov>; Jenna D. Burke <Jenna.Burke@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>

Cc Allen Johnson <hajohnson1418@gmail.com>; Larry W. Massey Jr. <lwmassey@nola.gov>; Stephen K. Kroll <skroll@nola.gov>

1 attachment (22 KB)

FMIA Comments on Proposed Amendments to CZO Sections 1-4, 19, and 26 Submitted to CPC Staff on 9125.docx;

I understand that ZD 049-25 (Council Motion No. M-25-380) will not be on the agenda for the 9/9/25 CPC Meeting.

We were informed by Ashley Becnel on July 10 that the CPC Staff would be "conducting feedback sessions" prior to making its formal recommendation to the Commission.

However, unless we missed it, we are not aware that the CPC Staff has either held, or scheduled, any such sessions.

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We would like to schedule this meeting with the CPC Staff for early next week so that we may have sufficient time to engage in an adequate and meaningful dialog with the Staff **prior to** the CPS Staff's formal presentation of its recommendation to the full Commission.

We have also been working with several other neighborhood leaders and advocates who we would like to participate in our meeting, if that's agreeable with you folks. I will provide you with their names and affiliations shortly so that we can get your sign-off that we can include these other parties in our meeting.

Attached is a summary of the main issues and concerns that the FMIA has at present.

Please let us know when a meeting with the CPC Staff can be scheduled for early next week.

Thank you for this opportunity to provide public input and to express our issues and concerns.

Jeffrey Seymour & Allen Johnson

Faubourg Marigny Improvement Association Land Use Committee

Outlook

Re: CPC Feedback Sessions for the Proposed CZO Amendment initiative.

From Ashley J. Becnel <ajbecnel@nola.gov>
Date Tue 9/2/2025 8:59 AM
To Jeffrey Seymour <jseymour8@gmail.com>
Cc Jenna D. Burke <Jenna.Burke@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Rachael Berg <rberg@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>

The Council has asked CPC to engage in feedback sessions as part of the process, but I do not have specific information on scheduling and would defer to CPC on dates/times.

Ashley J. Becnel
Council Land Use Officer & Deputy Executive Counsel
New Orleans City Council
1300 Perdido St., Room 1E06
504.658.1132
ajbecnel@nola.gov

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Saturday, August 30, 2025 1:20 PM
To: Ashley J. Becnel <ajbecnel@nola.gov>
Cc: Jenna D. Burke <Jenna.Burke@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Rachael Berg <rberg@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>
Subject: CPC Feedback Sessions for the Proposed CZO Amendment initiative.

Hi Ashley,

You mentioned in your email of 7/10/25 that CPC would be "conducting feedback sessions" for the Proposed CZO Amendment initiative.

We are not aware that any of these have occurred, or that any are currently scheduled.

Did we miss something?

Outlook

Re: Is the CZO review now being expanded beyond just Articles 1-4 ?

From Jeffrey Seymour <jseymour8@gmail.com>
Date Sat 8/30/2025 1:16 PM
To Ashley J. Becnel <ajbecnel@nola.gov>
Cc Jenna D. Burke <Jenna.Burke@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Rachael Berg <rberg@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>

Thank you Ashley for your response.

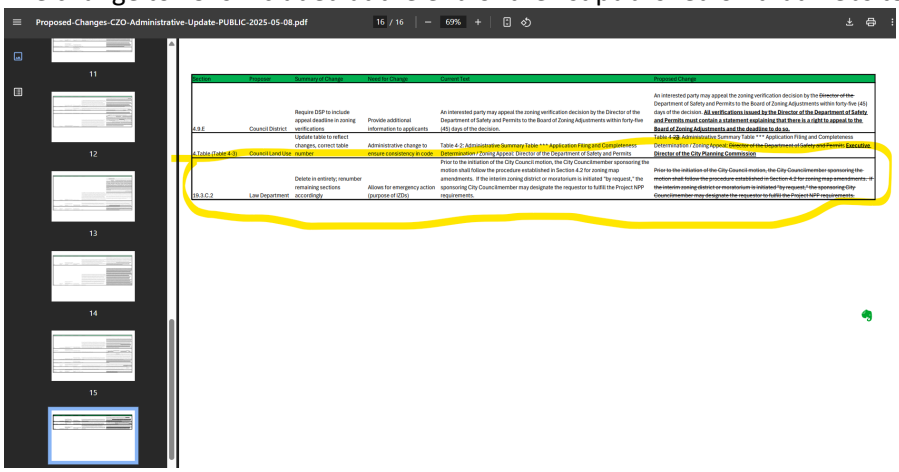
I had noticed that the proposed change for temporary prohibitions was on your excel spreadsheet but I think every reference made to Councilmember's Giarrusso initiative so far have only mentioned Articles 1-4. Is it possible that any other articles may come up for review?

I'd like to send you a list of comments we had on your proposed changes to Articles 1-4 and also other concerns we had about other aspects of the four articles. Several that come immediately to mind are
(1) whether there is a way to get both the CPC and the the Council to stop ignoring the requirement that a Conditional Uses require some evidence of "neighborhood need" (we also see enormous risks associated with you proposal to add language requiring a neighborhood need ***or benefit.***) (2) There needs to be a clearer understanding of what the criteria are for the City Council to be able to grant zoning variances as part of the Conditional Use process, rather than having the BZA make the determination. We have received different answers to this question from various city agencies such as the CPC Staff and the DSP. There also needs to be clearer description on who makes the determination that a particular zoning variance can be granted by the Council as part of the CU process. More than once we have seen a procedure where, although technically DSP makes the final call of whether a zoning variance request is reviewed by the Council or the BZA, it appears that the CPC is actually making the determination as to whether or not DSP necessarily needs to be notified that such a determination needs to be made. There is a reference in the CZO that talks about the relevance of some sort of "triggering" event, but the explanations we've received on exactly how this standard is applied has been inconsistent and not always logical. There is also a reference in the CZO to the Council being granted certain variance-approval powers in order to "achieve the objectives of this section", although it is unclear specifically what "section" is being referred to, and what exactly these "objectives" are. (3) There are rules and procedures regarding the appeal process for "variances granted by the BZA" and for "CUs granted by the Council", but there are no references anywhere to "variances granted by the Council." (Admittedly these scenarios are quite infrequent, however, when they do occur, it seems that they inevitably create confusion and often disagreements on the proper interpretation of vague, or in some cases, missing provisions, regulations, and procedures. (4) Both the BZA and the Council should be applying the 9 criteria for zoning variances in a manner that is consistent with the explicit requirement in the CZO that ***all*** 9 ***must*** be met, and that they can neither be waived or modified by any party, including the council.

---------- Forwarded message ---------
From: **Ashley J. Becnel** <ajbecnel@nola.gov>
Date: Thu, Jul 10, 2025 at 10:19 AM
Subject: Re: Is the CZO review now being expanded beyond just Articles 1-4 ?
To: Jeffrey Seymour <jseymour8@gmail.com>

Hi Jeff,

The change to 19 is included at the end of the list published on that website and reads as follows:



The reference to Ch 26 is to allow CPC the freedom to define terms from the proposed changes if they see it as necessary for clarity.

The text in the motion was copy/pasted from the spreadsheet and contains no new items.

This motion merely starts the formal process and sends the issue to CPC to analyze and conduct hearings and feedback sessions. I would be happy to forward this email to them so that your comments are part of the record and can be fully considered by their staff. Nothing in the motion is final or effects an actual change to the CZO at this time.

As today is a Council meeting day, I am tied up for most of the day, but will review your concerns in more depth and review as I am able. My role is to provide legal advice to the Council and I will coordinate with them on any next steps.

Thanks,

Ashley J. Becnel
Council Land Use Officer & Deputy Executive Counsel
New Orleans City Council
1300 Perdido St., Room 1E06
504.658.1132
ajbecnel@nola.gov

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Thursday, July 10, 2025 9:51 AM
To: Ashley J. Becnel <ajbecnel@nola.gov>
Cc: Allen Johnson <ajohnson@faubourgmarigny.org>; Allen Johnson <hajohnson1418@gmail.com>
Subject: Is the CZO review now being expanded beyond just Articles 1-4 ?

Is the CZO review now being expanded beyond just Articles 1-4 ? I see that agenda item #49 for today's (7/10/25) City Council meeting (MOTION – NO. M-25-380 – BY: COUNCILMEMBER GIARRUSSO) now references amendments to Articles 1, 2, 3, 4, **19, and 26.**

I did not see anything posted on the City Council website that you have been referencing as the up-to-date central clearinghouse for all issues related to this initiative. (This is the page I follow, please let me know if i"m not looking in the right place.)

Is there a particular reason why the suggested deletions of parts of CZO Section 19. Temporary Prohibitions were not previously "advertised"? Is it possible that more additional sections of the CZO will also be included in the initiative, and if so, how can the public be made aware of this prior to the item showing up in a particular City Council meeting agenda? And is the language in Motion No. M-25-380 the same exact language that was presented in your excel spreadsheet?

Hopefully there will be more information available to explain the thinking behind the "need" to delete section 19.3.C.2. beyond simply that it "allows for emergency action."

We view the NPP process as an important part of the Council's ability to impose temporary prohibitions. One of the reasons this has been a concern for us is that we have seen the Council waive the NPP requirement contained in the temporary prohibition rules. On that point, could you clarify for us where the Council gets the authority to unilaterally waive an NPP requirement with no public hearing and without going through the amendment mechanisms and procedures in the CZO? And additionally, to the extent any temporary prohibition would qualify as a "land use action" per the definition in the Home Rule Charter, where does the Council get the power to simply waive NPP requirements, or any other requirement for that matter, contained in the Charter itself?

Also, what amendments are being proposed for the definitions in Article 26. Definitions? Does this mean that Article 26 in its entirety is now open for review?

Lastly, another issue that we like to identify is that the temporary prohibition provisions of the CZO and the Home Rule Charter are not identical. Section 3-126 of the Home Rule Charter seems to offer a broader menu of temporary prohibitions than does Section 19.1 in the CZO. Both the CZO and the Charter reference "interim zoning districts" and "moratorium" as permissible temporary restrictions, however, the Charter also includes a rather defined category of "other temporary prohibition[s] on zoning, permitting, and other similar functions", which is the category we have seen the Council use in the past in imposing certain temporary prohibitions. To the extent this difference is substantive, would that mean that one would have to comply with the regulations in both the CZO and the Home Rule Charter? Because it is more restrictive, I assume the provisions in the CZO would be the operative ones.

Thank you for any additional information you might be able to provide on the topics mentioned above and please let me know if any of our concerns need additional clarification.

Hi Ashley,

You mentioned in your email of 7/10/25 that CPC would be "conducting feedback sessions" for the Proposed CZO Amendment initiative.

We are not aware that any of these have occurred, or that any are currently scheduled.

Did we miss something?

Outlook

Re: NPP Report for ZD 049/25 Staff Report (Motion Mo.-25-380) for 10/28/25 CPC Hearing

From Robert D. Rivers <rdrivers@nola.gov>
Date Mon 10/20/2025 12:15 PM
To Jeffrey Seymour <jseymour8@gmail.com>
Cc Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; Stephen K. Kroll <skroll@nola.gov>

Hi Jeffrey:

Apologies for not always being able to respond in real time to your inquiries. I'll attempt to provide answers below:

- With respect to your questions about legal issues, I'm assuming that you are referring to your question about the governing authority regarding the Council's granting of variances in connection with conditional uses. As we discussed previously, the Council grants variances in connection with conditional uses pursuant to its general legislative authority to make zoning decisions. Your continued questioning on the issue suggests that you are questioning that explanation and are looking for a legal opinion supporting it. Although I am an attorney, I don't represent either you or the City in an attorney-client relationship and therefore do not give legal opinions. I suggested conferring with the Council because the Council is empowered to change the provision if it chooses to. Ultimately, if you are wanting to challenge the above explanation, you should consult with your own attorney.
- As to the various communications that you say are missing from the record, we are looking into why they are missing and will correct that when we publish our staff reports tomorrow week. Some of the communication may have been sent to us prior to the motion being received and docketed, when the official record begins, which could explain its absence. As stated above, we are reviewing our correspondence - even the correspondence received prior to the official record - and will include it in the report.
- All of the information concerning this matter will be forwarded to the CPC members in accordance with the CPC's Rules - one week prior to the meeting.
- The CPC staff does not engage in the NPP process - that is for the applicant to provide information to affected neighbors. The Council Office has indicated that they have sent all of their documentation to the CPC. As stated above, we will include all such material with the staff report posted on Tuesday.
- The way the process is currently structured, the CPC staff has a limited window of time to process an application and prepare a staff report prior to the hearing. The purpose of the staff report is for the staff to analyze a proposal and provide a professional overview and recommendation to inform the Commission's consideration of the matter. It is not to analyze and address written comments that are received from the public. Those are viewed as being intended for the Commission's review. That is why written comments are due the day before the packet is sent to the Commissioners - this ensures that as many comments as possible are available to forward to the Commission.
- As to the public input for this matter, We have previously discussed the fact that the idea of "feedback sessions" is not a standard part of our review process for zoning dockets.

Thanks,

Bob

Robert D. Rivers - (he/him/his)

Executive Director - New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Friday, October 17, 2025 2:08 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Cc: Allen Johnson <hajohnson1418@gmail.com>
Subject: NPP Report for ZD 049/25 Staff Report (Motion Mo.-25-380) for 10/28/25 CPC Hearing

Hi Bob and Ashley,

Who's preparing theNPP Report for the ZD 049/25 Staff Report.

Also, there are a number of questions of a legal nature that pertain to the Proposed Amendments to CZO Articles 1-4 that we have been asking for answers to, in some cases, for several weeks now, and the only responses we have received is:

1. "This is a question for the City Attorney's office" from Wheeler Manouchehri in DSP, and

2. "You are asking for a legal opinion, which I am not authorized to give. You should contact the Council directly" from Bob Rivers.

We have followed up with both Bob and Wheeler to ask exactly who we should be talking to and how we should be contacting that person, and have received no response whatsoever.

(We would have contacted the Commissioner's directly ourselves, but our understanding is that all public communication must be fulleled, often filtered, and in some cases, apparently even censored by the CPC Staff.)

Now we sit here and it's Friday at 1:18 PM and written comments are due on ZD 049/25 exactly one business day from now.

We have raised some of these issues via our two-minute in person public comments at the 9/23 25 CPC herring, and also at the 10/14 25 CPC hearing. Also, at the 10/14/25 CPC hearing, I left a 1-page list of questions with Bob Rivers asking that it be placed into the official public record of the CPC. I also specifically asked Mr. Rivers to forward our questions and issues to the CPC Commissioners prior to the completion of the Final Staff Report so that the Commissioners will have sufficient time to address these items prior to the 10/28 25 CPC hearing.

And after finding ourselves as apparently the only party who seemed to be aware, much less, even seemed to even care, that the Council Land Use Legal Dept. and the CPC Staff were on completely separate pages as to how public comment would be received, who would receive it, and, most importantly, how these comments and concerns would be included in the Commission's consideration of ZD 049/25, and after essentially forcing the issue in person with the Commissioners at the 9/23 CPC hearing that we were being stonewalled in our efforts to get someone to follow through on the "feedback sessions" that were promised to us, we have not seen any indication whatsoever that even a single one of the issues that have been raised through public comments have been addressed, or have been included in any of the information being provided to the Commission.

None of our comments and concerns have <u>even been acknowledged</u>, much less addressed or responded to, and now we appear to be left with nothing but 120 seconds of public comment on 10/28 to address what, at least in our minds, are critically important and clearly relevant issues.

And so now it's 1:52 PM and written comments are due on ZD 049/25 exactly one business day from now.

Either we have completely misunderstood how this process of public comment and input is supposed to work, or the process itself at the end of the day is little more than a charade.

Are we making any sense to anyone at this point? Or is this simply the way it's <u>*supposed to work?*</u> If we're just wasting our time, tell us, and we'll stop wasting yours as well.

[Please note that the comments above are my <u>*personal comments*</u> as a private citizen of the city, and not *necessarily* those of the FMIA Land Use Committee or any other organization. Although I think there's a very realistic chance that they and others would agree with the comments above, time has not permitted me to "run all these traps" on such short notice.

THE COUNCIL
CITY OF NEW ORLEANS
COUNCIL LAND USE OFFICE

Ashley J. Becnel
Council Land Use Officer

City Hall, Suite 1E06
1300 Perdido St.
New Orleans, LA 70112
(504) 658-1132

PROJECT NPP REPORT

In accordance with CZO 4.2.D.2.d, the Council Land Use Officer submits this Project NPP Report to accompany motion M-25-XXX.

1. *The names of the individuals and entities that were notified and the total number of the people that participated in the process.*

The Council Land Use Officer ("Council Land Use" or "CLU") emailed all neighborhood associations provided by City Planning Commission ("CPC") staff, at the email addresses provided by CPC staff, as set out in Exhibit A. CLU emailed certain City and Council staff, including Claire Byun of District A, Robert Rivers and Stephen Kroll of the CPC, Wheeler Manouchehri of the Department of Safety and Permits, and Hannah Rowe of the Law Department. Additional email addresses were included as "bcc" when CLU replied all to earlier messages, and the emails attached at Exhibit B will show all addresses emailed.

2. *A list of the concerns, issues, and problems expressed by the participants.*
3. *A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If the concern, issue, or problem is not being addressed, the applicant shall state the reasons.*

Participants listed the following concerns, issues and problems at the two NPP meetings, and CLU offered the following in response to criteria 3 for each respective issue:

<u>Meeting of February 12, 2025:</u>

a. Issue: Request that staff release draft of changes early for public review.
   Resolution: Draft changes were released online before the second NPP meeting.

b. Issue: The changes proposed are more expansive than the sections discussed in the NPP letter.
   Resolution: A full list of all changes proposed to date was released online before the second NPP meeting.

c. Issue: On-premise NPPs can be difficult to access.
Resolution: Proposed rules require a virtual component for NPPs.

d. Issue: NPP times can be difficult for citizens with traditional working hours to attend.
Resolution: Insert proposed language requiring NPPs to be held at "reasonable" times.

e. Issue: CPC should be encouraged to have listening sessions.
Resolution: Motion will contain this language. Proposed changes allow Council to modify CPC deadlines for matters where additional time for feedback is beneficial.

f. Issue: Non-conforming use determinations take too long to get.
Resolution: Safety and Permits staff working to release tiered system for these to ensure that simple requests are handled more quickly than complex questions.

g. Issue: Citizens don't receive NPP information if they aren't in neighborhood associations or directly adjacent to affected property.
Resolution: Proposed language allows for opting-in to NoticeMe alerts for NPPs.

Meeting of May 22, 2025:

h. Issue: Council should be able to extend the time period for changes.
Resolution: Proposed language allows Council to extend deadlines in motions originating zoning changes.

i. Issue: Unclear why reference to place designations were removed in proposed changes.
Resolution: Provided additional background information and referred to CPC staff.

j. Issue: Unclear why "public benefit" language should be added to 4.3.A in proposed changes.
Resolution: Will analyze in additional depth at CPC level but explained that this change was proposed by a council district office to allow for a more holistic review of conditional uses.

k. Issue: Nine criteria are well understood and should not be changed.
Resolution: None at the time; will refer concerns to CPC.

l. Issue: NoticeMe presents reliability concerns.
Resolution: NoticeMe will not be the sole mechanism of notification. Also, as part of this change, the Council or CPC can ask IT to provide information regarding reliability and functionality and improvements can be requested as needed.

m. Issue: CPC hearings are not always noticed in such a way as to be accessible to all citizens.

Resolution: Proposed changes incorporate NoticeMe for redundancy and more tailored notice preferences.

n. Issue: Unclear why BZA would need deadlines.
Resolution: Explained that this is to prevent extended deferrals of the same item.

4. *Copies of letters, affidavits, meeting invitations, newsletters, publications, and petitions received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process.*

No such materials have been received as of the date of this report. Copies of all relevant emails are attached as Exhibit B in globo.

5. *The date, time, and location of all meetings held with interested parties or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application shall be accepted as part of the Project NPP report, except where subsequent meetings with interested parties have occurred within one hundred eighty (180) days preceding the submittal of the Project NPP report.*

The first meeting was held on February 12, 2025 at 6:30 p.m. via Zoom. The second meeting was held on May 22, 2025 at 6:00 p.m. via Zoom.

6. *A completed sign-in sheet that includes the names, addresses, and contact information for meeting attendees.*

Zoom attendance information for both meetings is attached as Exhibit C.

EXHIBIT A

Email List from City Planning Commission

Organization Name	Contact	Email	Street Boundaries
Eastern New Orleans Civic Association	Calvin Lopes	EnolaCivic@gMail.com	All New Orleans East
Hoffman Triangle Neighborhood Association	Chuck Morse	cmorsecompany@gmail.com	S. Broad St., Martin Luther King Blvd., S. Claiborne Ave., Toledano St.
Phoenix of New Orleans	Paul Ikemire	hq@pnola.org	St. Louis St., Broad St., Poydras St., Claiborne Ave.
Freret Business and Property Owner Association- New Freret	Michael Casey	michael.casey06@gmail.com	Freret Ave. from Jefferson Ave. to Napoleon Ave.
Milan Neighborhood Association	Virginia Baldwin	virginia@baldwins.tv	Napoleon Ave., Marengo St., St. Charles Ave., S. Liberty St.
Climana Neighborhood Association	Joseph Peychaud	climanaassociation@gmail.com;rozpey@bellsouth.net	Louisiana Ave., Napoleon Ave., S. Claiborne Ave., Freret St.
Delachaise Neighborhood Association	Donna Robertson	dnaneworleans@gmail.com	St. Charles Avenue to Freret Street, Louisiana Avenue to Marengo Street
Faubourg Delassize Neighborhood Association	Michael Robinson	michaelrobinson@jerichohousing.org	Louisiana Ave., Washington Ave., St. Charles Ave., LaSalle St.
Faubourg Avart Neighborhood Association (FANA)	Christine Harvey	info@faubourgavart.com; www.faubourgavart.com	Upperline, Tchoupitoulas, Valmont and Prytania Street
Bouligny Improvement Association	Bruce Crutcher	bcrutcher3@gmail.com	St. Charles Ave., Napoleon Ave., Upperline St., Tchoupitoulas St.
Touro-Bouligny Neighborhood Association	Rella Zapletal	tourobna@gmail.com	St. Charles Ave., Magazine St., Louisiana Ave., Napoleon Ave.
Faubourg Marengo Neighborhood Association	Julie Graybill	juliebob@bellsouth.net	Napoleon Ave., Peniston St., Magazine St., Tchoupitoulas St.
Faubourg Delachaise Neighborhood Association	Debby Pigman	debbyfdna@gmail.com	Tchoupitoulas St., Magazine St., Louisiana Ave., Peniston St.
Irish Channel Neighborhood Association	LaMont Hayes	president@irishchannel.org	Jackson Ave., Delachaise St., Magazine St., Mississippi River
Lower Garden District Association	Dereck Brown	coliseumsquarepresident@gmail.com	St. Charles Ave., Highway 90 Expressway, Jackson Ave., Mississippi River
Decatur Street Merchant Association	-		Decatur Street from Esplanade Avenue to Dumaine Street
Downtown Development District	Davon Barbour	ddd@downtownnola.com	Claiborne Avenue, Iberville Street, Mississippi River, and Pontchartrain Expressway
French Quarter Business Association	Brittany Mulla McGovern	brittany@fqba.org	Esplanade Avenue, Decatur Street, Iberville Street, North Rampart Street
French Quarter Citizens, Inc.	Jodi Poretto	info@frenchquartercitizens.org	North Rampart St., Esplanade Ave., Canal St., Mississippi River
North Rampart Main Street	Susan "Sue" Klein	fqfemme@gmail.com	North Rampart St. from Canal St. to Esplanade Ave.
Vieux Carre Property Owners, Residents & Associates INC	Erin Holmes	erinholmes@vcpora.org	Canal St., North Rampart St., Esplanade Ave., Mississippi River
Warehouse District Neighborhood Association	Troy Dupuis	warehousedna@gmail.com	Calliope St., Magazine St., Poydras St., Convention Center Blvd.
Guste Homes Resident Management Corporation	Cynthia Wiggins	cwiggins@ghrmc.org	Simon Bolivar Ave., M.L.K. Jr. Blvd., S. Robertson St., Erato St., Clio St.
Oretha Castle Haley Blvd. Merchants & Business Association	Linda Pompa	ochaleymainst@bellsouth.net	OC Haley Blvd. from Hwy. 90 to Philip St.
Riverside Ortiz Neighborhood Association	Marie Galatas	mariegalatas@yahoo.com	Louisiana Ave., Napoleon Ave., Tchoupitoulas St., Magazine St.
123 Walnut Street Association	Stephanie Musser	musser@msn.com	Walnut St., Audubon Zoo, Mississippi River
Audubon Area Zoning Association	Brian Keuhne	info@audubonarea.org	St. Charles Ave., Prytania St., Audubon Pk., Arabella St.
Audubon Boulevard Neighborhood Association	Al Bienvenu	albee32a@yahoo.com	Audubon Blvd., South Claiborne Ave., Willow St. Ben Weiner
Audubon Riverside Neighborhood Association	Prof. Damon Franke	damon.franke@usm.edu	The Association is bounded by the Mississippi River to the south; both sides of Camp Street to the north; Valmont Street to the east; and Exposition Boulevard to the west.
Broadmoor Improvement Association	Maggie Carroll	maggie@broadmoorimprovment.com	Toledano St., Octavia St., Jeff Davis Pkwy., Claiborne Ave., Washington Ave.
Carrollton Area Network	H.V. Nagendra	h.nagendra@att.net	Broadway Blvd., Parish line, Mississippi River, I-10
Carrollton/Riverbend Neighborhood Association	Elaine Leyda	eleyda.crna@gmail.com	South Carrollton Ave., Leake Ave., S. Claiborne Ave., Monticello Ave.
Fontainebleau Improvement Association	Carling Dinkler	president@fia-nola.org	Broadway Blvd., Walmsley Ave., S. Carrollton Ave., S. Claiborne Ave.
Freret - Milan Neighbors United	Stan Norwood	neighborsunited.listserve@gmail.com	Jefferson Ave., South Claiborne Ave., General Taylor St., Dryades St.
Garden District Association	Shelley Landrieu	gardendistrictno@bellsouth.net	Magazine St., Carondelet St., Louisiana Ave., Josephine St.
Hollygrove-Dixon Neighborhood Association	Brenda Lomax-Brown	hollygrove.dixon@gmail.com	Palmetto, South Carrollton Mistletoe, Peach, Hamilton, Pontchartrain Expressway
Hurstville Neighborhood Association	Shelley Landrieu	gardendistrictno@bellsouth.net	Leontine St., Magazine St., Arabella St., St. Charles Ave., S. Liberty St.
Magazine St. Merchants Association	Alan Watts	guide@magazinestreet.com	Magazine St. from Audubon Zoo to Girod St.
Maple Area Residents Association	Richard Bienvenu	maplearearesidentsinc@gmail.com; rbienvenu@aol.com	Audubon St., St. Charles Ave., S. Carrollton Ave., Willow St., Broadway St., Freret St.
Maple Street Business Association	Sherif Sakla	ssakla@lawmedic.com	St. Charles Ave., S. Carrollton Ave., Broadway St., S. Claiborne Ave.
Marlyville Neighborhood	Tim Garrett	timg@marlyville.me	Audubon Street, Earhart Blvd, Octavia St, South Claiborne Ave
NorthWest Carrollton Civic Association	Jenel Hazlett	nwcarrollton@mindspring.com	South Claiborne Ave., South Carrollton Ave., Earhart Ave., Leonidas St.
Palm Air Improvement Association	Gwen Diggs	gbdiggs11133@aol.com	Palmetto St., Airline Hwy., Monticello St., Cecil St.
Pensiontown of Carrollton Neighborhood Association	Tilman Hardy	leonidashouse@gmail.com; tilman@coreusa.org	Oak St. S. Claiborne Ave., Monticello Ave., Dante St.
Twinbrook Neighborhood Association	Jeanne Landry	jeanne@landrylawnola.net	Valence, Jefferson, Danneel and Prytania
Upper Audubon Association	Tre Roux	kroux@deutschkerrigan.com	St. Charles Ave., Audubon Park, Broadway St. (both sides), Mississippi River
Upper Hurstville Residents Association	Patrick Talley	info@upperhurstville.com	Magazine St., Audubon Park, Prytania St., Nashville Ave.
Uptown Triangle Association	Maria Julianna Auzenne	president@uptowntriangle.com	St. Charles Ave., Broadway St., Leake St.
Broad Community Connections - Broad Street Main Street	Jeff Schwartz	jeff@broadcommunityconnections.org	Broad St. from Tulane Ave. to Bayou Rd.
De Saix Area Neighborhood Association	Wayne Benjamin	wayneben06@yahoo.com	St. Bernard Ave., Gentilly Blvd., I-610, Bayou St. John, Fairgrounds
Esplanade Ridge / Treme Civic Association	Gregory Douglas	ertca.nola@gmail.com	North Rampart St., North Broad St., Orleans Ave., St. Bernard Ave.
Fairgrounds Triangle Neighborhood Association	Morgan Clevenger	ftnaboard@hotmail.com	Bayou Rd./Gentilly Blvd., St. Bernard Ave., N. Broad St.
Faubourg Lafitte Tenants Association	Jacqueline Gibson	flta2200@gmail.com	Lafitte St, Rocheblave St., Orleans Ave, and N. Claiborne Ave.
Faubourg St. John Neighborhood Association	Linda Landesberg	president@fsjna.org	Wisner St., Moss St., Desaix St., Tensas St., Gentilly Blvd., Broad St.
Historic 7th Ward Neighborhood Improvement Association	Carolyn LeBrane Tilton	lebranelegacyfoundation@yahoo.com	Esplande Ave., Elysian Fields Ave., Broad St., St. Claude Ave.
Historic Faubourg Treme Association	Jarrett Cohen	president@hfta.org	St. Claude Ave., N. Claiborne Ave., St. Bernard Ave., Basin St.
Pilotland Neighborhood Association	Rev. Lionel Davis	pbcpastordavis@bellsouth.net	Bayou St John, Harrison Ave./Park Island Dr., Paris Ave., Hwy. 610
City Park Neighborhood Association	Suzi Cobb	cobbsuzi@yahoo.com	City Park Ave. from N. Carrollton Ave. to Orleans Ave.
Country Club Gardens Association Inc.	Tim Hurley	t.hurley@hurleycot.com	Norfolk Southern Railway, Pontchartrain Expressway, Last St., Quince St., Hamilton St., Peach St., Mistletoe St., Dixon St., Cherry St., Palmetto St., Bamboo Rd., Maryland Dr.,
Lake Marina Towers Condominium Association	Dalton Truax	dalton3@wagnertruax.com	Lake Marina, West End Blvd., Lake Pontchartrain, West Robert E. Lee Blvd.
Lake Vista Property Owners Association	Paul Caboche	Paulneworleans@gmail.com	Lakeshore Dr., Robert E. Lee Blvd., Beauregard Ave., Marconi Dr.
Lakeshore Property Owner's Association	Victor Landry	victor.landry.lpoa@gmail.com	West End Blvd., Robert E. Lee Blvd., General Haig St., Lake Pontchartrain
Lakeview Civic Improvement Association	Valerie Barrilleaux	president@lakeviewcivic.org	City Park Ave., Pontchartrain Expressway/West End Blvd. Onramp, Veterans Blvd., 17th Street Canal, Lake Pontchartrain, West End Blvd., Robert E Lee Blvd., Orleans Ave.
Mid City Neighborhood Organization	Emily Leitzinger	president@mcno.org	Pontchartrain Expressway to City Park Ave., to N. Carrollton Ave., to Orleans Ave., to Rocheblave St., to the Pontchartrain Expressway
Parkview Neighborhood Association	Ian Dreyer	ian@nanollc.net	Orleans Avenue at North Carrollton to Moss Street/Bayou St John, from Orleans Ave at Moss Street to Esplanade Avenue; from Esplanade Ave to North Carrollton Avenue; from North Carrollton at Esplanade to Orleans Avenue.
West End Boathouse Owner's Association	Kerry Cuccia	kerryc@capitald.org	Lake Pontchartrain & West End Park
Bancroft Park Civic Association	Pam Larter	wapsupplies@msn.com	Bayou St John, Park Island Dr., St. Bernard Ave., Robert E Lee Blvd
Burbank Gardens Neighborhood Association	Marisol Canedo	neworleansburbankgardens@gmail.com	Leon C. Simon Dr., Prentiss Dr., London Ave. Canal, Elysian Fields Ave.
Filmore Gardens Neighborhood Association	Gloria M. DeCuir	filmore.gardens@yahoo.com	Warrington Dr. (London Canal), Elysian Fields Ave., Mirabeau Ave., Prentiss Ave.
Gentilly Heights / Voscoville Neighborhood Watch	Colette Delacroix	voscovillenwa@gmail.com, gwenhawk59@yahoo.com	Mirabeau Ave., Gentilly Blvd., St. Anthony Ave/Norman Mayer Ave., Warrington Dr. (London Ave Canal)
Gentilly Heights East Neighborhood Association	Daniel Kiper	ghena2b@yahoo.com	Mirabeau Ave., Elysian Fields Ave., Gentilly Blvd., St. Anthony Ave./Norman Mayer Ave.
Gentilly Terrace & Garden Improvement Association	Norm Whitley	president@gentillyterrace.org	Gentilly Blvd., Filmore Ave., Elysian Fields Ave., People's Canal
Lake Oak Civic Association	Phalon Cornist	pcornist@gmail.com	Franklin Avenue, Elysian Fields, New York, Lake Oaks Pkwy
Lake Terrace Property Owners Association	Ashley Haspel	awhaspel@gmail.com	Bayou St John, Robert E. Lee Blvd., London Ave Canal, Lake Pontchartrain
Milneburg Neighborhood Association	Sandra Ewell	sandrewell504@gmail.com	Filmore, St. Roch, Elysian Fields Avenue, New York Street (excluding properties facing New York St)
Mirabeau Gardens Neighborhood Association	Landry Young	mirabeaugradens@outlook.com	Filmore Ave., Paris Ave., Virgil Blvd (not including properties on both side Virgil Blvd), London Avenue Canal
Oak Park Civic Association	Tricia Zimmer	oakparkcivicassociation@gmail.com	Robert E. Lee Blvd., Mirabeau Ave., St. Bernard Ave., Paris Ave.
Paris Oaks / Bayou Vista Neighborhood Association	Walterine Griffin	walterine5@aol.com	St. Bernard Ave., Harrison Ave., Mirabeau Ave., Paris Ave.
Pontchartrain Park Neighborhood Association	Gretchen Bradford	gretchenbradford@aol.com	Mithra Street to Hayne, Providence to Pauline
Pontilly Neighborhood Association Incorporated	Audry Woods	abwfaithinthefuture@yahoo.com	Industrial Canal, Chef Menteur Hwy., Lake Pontchartrain, Railroad tracks
Seabrook Neighborhood Association	Johnnis Guillory	seabrookassociation@yahoo.com dwatson@nola.gov	Mirabeau Ave., Leon C Simon, People's Ave., St. Roch Ave.
Seventh Ward Neighborhood Association	Dr. Mona Lisa Saloy	7thwardassoc@gmail.com	Rampart St., Elysian Fields Ave., Esplanade Ave., Mississippi River, Lake Pontchartrain
Vascoville Neighborhood Association	Colette Delacroix	voscovillenwa@gmail.com	Mirabeau St., St. Anthony St., Dillard University
Virgil Park Neighborhood Association	Peggy Braud	Peggyb504@yahoo.com	Vilgil Blvd (both sides of the Street), Paris Ave, Gentilly Blvd, London Ave Canal
Vista Park Civic and Improvement Neighborhood Association	Sam Wickline	vistaparkboard@gmail.com	Robert E Lee Blvd, Filmore Ave, Paris Ave, London Avenue Canal
Bunny Friend Neighborhood Association Incorporated	Katherine Prevost	bunnyfriendassoc@gmail.com	St. Claude Ave., Kentucky St., Florida Ave., Franklin Ave.
Bywater Neighborhood Association	John Guarnieri	bywaterpresident@gmail.com	Press St., N. Claiborne Ave., Industrial Canal, Mississippi River
Faubourg Marigny Improvement Association	Allen Johnson	president@faubourgmarigny.org	Esplanade Ave, St. Claude Ave., Press St., Mississippi River
Gentilly Sugar Hill Neighborhood Association	Debra Joseph	debjoecatering@att.net	London Ave Canal, Gentilly Blvd, Elysian Fields Ave., Florida Ave (Railroad Tracks)
Greater Treme Consortium, Incorporated	Cheryl R. Austin	cheryl@greatertreme.org	N. Rampart - N. Broad and Canal - Esplanade
Liberty Terrace Homeowners Association	Renee Cooper Cambrice	libertyterracehomeowners@yahoo.com	Louisa St., Almonaster Ave., Higgins Blvd., St. Ferdinand
Neighbors First for Bywater	Julie Jones	julienola@gmail.com	Press St., Industrial Canal, Mississippi River, Marais St.
New St. Claude Association of Neighbors	Susan Brady	sbrady@entergy.com	Franklin Ave., N. Claiborne Ave., St. Claude Ave., Japonica St.
Upper Ninth Ward Community Association	Rev. James R. Willis Jr.	pastorjrw@aol.com	St. Claude Ave., Franklin Ave., Industrial Canal, I-10
Historic Lower Ninth Neighborhood Association	Linda Jackson	ljackson_9w@hotmail.com	Jourdan Ave., Dubreuil St., Chartres St., Florida Ave.
Holy Cross Neighborhood Association	Calvin Alexander	telephoneman19@yahoo.com	St. Claude Ave., Mississippi Levee, Industrial Canal, Delery St
Upper 9th Ward Florida Association, Incorporated	Margurerite Doyle-Johnson	madj8768@gmail.com	N. Galvez St., Florida Ave., Montegut St., Japonica St.
Briarwood	Melanie Craig	mfcraig@bellsouth.net	Hayne Blvd., Gannon Rd., Morrison Canal, Vincent Rd., Ann Marie Ct.
Castle Manor Subdivision	Judith Parker	-	Crowder Blvd., Arthur Dr., Chef Menteur Hwy., Dwyer Canal
Donna Villa	William Bickham	wmbick@yahoo.com	Read Blvd., BundyRd., Dwyer Rd., Chef Menteur Hwy.
East New Orleans Neighborhood Advisory Commission (ENONAC)	Dawn Herbert	secretary@enonac.org	Industrial Canal, Intracoastal Waterway, St. Tammany Parish Line, Lake Pontchartrain
Eastover Residents Association	Sheralyn Lambert	epoa@yahoo.com	Lake Forest Blvd., I-10, Bullard Ave., I-510 Service Rd.
Idlewood / Parkwood Homeowner's Association	Sabrina Mays-Montana		Lake Forest Blvd., Wright Rd., Dwyer Rd., Berg Canal
Kenilworth Civic & Improvement Association	K. Michele Sanders	kenilworthNOLA@gmail.com	Newcastle St., Mayo St., Wales St., Morrison Rd.
Kingswood Homeowner Association	Melanie C. Thompson	kingswood.homeowners@yahoo.com, tguillentp@att.net	I-10 Service Rd., Kingswood Dr., Whitmore St., Edgewood St., Queensway St., Morrison Rd., Pinebrook St., Knightsway St.
Lake Barrington Homeowner's Association	Lourdes Landrum		Wright Rd., I-10 Service Rd., Morrison Rd., Camberley Dr.
Lake Bullard Homeowner & Neighborhood Improvement Association	Bryan Jourdain	lakebullardpresident@gmail.com	Bullard Ave., Dwyer Rd., Berg Canal, Lake Forest Blvd.
Lake Carmel Subdivision Improvement District/Homeowner Association	Dr. Brenda Jackson	bjackson@suno.edu	I-10 Service Rd., Gannon Rd., Morrison Rd., Jahncke Canal
Lake Forest Estate Home Owner's Association	Joan Heisser	joan.heisser@att.net	I-10 Lake Forest Blvd., Berg Canal, Farrar Canal
Lake Forest Estates Improvement Association	Sylvia Scineaux	scineaux@bellsouth.net	I-10 Service Rd., Lake Forest Blvd., Winchester Park Dr., Kensington Blvd., Foxcroft St., Wright Rd., Waterford Blvd.
Lake Willow Homeowner's Association	Dawn Hebert	dherbert28@cox.net	Lawrence Canal, Morrison Rd. Westhaven Dr. Lake Willow Dr.

Lakewood East Security and Neighborhood Improvement District	Elisha Mobley	emobley@coxmail.com	Interstate 10 Service Road, Mayo Boulevard, Orleans Parish School Property formerly known as the Livingston Middle School, and St. Charles Canal
Little Wood Homeowner's / Neighborhood Association	Oliver Faure	ofaurelwhna@yahoo.com	Vincent Rd., Curran Rd., Avon Park Blvd., Morrison Rd., Paris Rd., Haynes Blvd.
New Orleans East Business Association	Sherman Copelin	sncopelin@aol.com	Downman Rd., Lake Pontchartrain, Parish Line, MRGO
North Kenilworth Homeowners Association	Marcia McWilliams	mcpc@att.net	Malvern St., Morrison Rd., Curran Blvd., Afton Dr.
Pine Village Neighborhood Homeowner's Association	Roland Barthe	southlaketax@gmail.com	Lamb St., Downman Rd., Morrison Rd., Dwyer Rd.
Pressburg East Homeowners Association	Lena Stewart	alstewart1@cox.net	Read Blvd., Nighthart St., Chef Menteur Hwy., Dwyer Rd.
Rosedale Homeowners Association	Linda Williams	letrky3@yahoo.com	I-10, America Street (houses on both side of the Street), Old Gentilly Rd, Dwyer Rd
Sherwood Forest	Ellen Penny	ellenpenny@att.net	Read Blvd., Chef Menteur Hwy., I-10, I-510
Spring Lake Neigborhood Association	Gail Armant / Aaron Daste	gfarmant@yahoo.com	St. Charles Canal, Lawrence Canal, Morrison Rd., I-10 Service Rd.
Tamaron Estates/Subdivision Improvement District	Barbara Hornsby	bhornsby@cox.net	I-10 Service Road, Morrison Road, E Tamaron Blvd (both side of the street), Gannon Road
Venetian Isles Civic & Improvement Association	Bonnie Benischek	bouben@yahoo.com	Hwy 90, Chef Pass, Bayou Sauvage, Trieste St.
Villa Sites/South Shores Neighborhood Association	Ann Legeaux	legauxann@gmail.com	Morrison Road to Hayne Blvd. Read Blvd. to Burke Ave
Warwick West	Clyde Scales		I-10 Service Rd., Citrus Canal, Morrison Rd., Read Blvd.
WIMBLEDON	Greg Hamilton	-	Dwyer road on the south, lake forest blvd on north, benson canal on the west and bundy road on the east.
Oak Island Homeowners Association	Lynette Sparrow		Michoud Blvd. from Adventure Dr. To Expedition Dr., Explorer Ave., Voyageur Dr., Horizon Dr., Pierre Ct., W. Cavelier Dr., Trapper Ct., St. Marie Ct., N. Cavelier Dr.
Lake Catherine Neighborhood Association	Carol Giardina	lakecatherineassociation@yahoo.com	Chef Menteur Bridge, Rigolets Bridge, Lake Catherine, Lake Pontchartrain
Algiers Economic Development Foundation	Kelsey Foster	kfoster@algierseconomic.com	All of Algiers
Algiers Neighborhood Improvement Association	Alex Selico Dunn	adunn@entergy.com	Newton St., Teche St., Magellan St., Semmes St., Bodenger Blvd., Atlantic Ave., Newton St.
Algiers Point Association	Jim Goodwin	goodwinkrewe@netzero.com	Newton St., Mississippi River, Atlantic Ave.
Algiers Riverview Association	Alex S. Dunn, Sr.	asdunnsr@gmail.com	Opelousas Ave, Behrman Ave, Mardi Gras Blvd., Mississippi River
Aurora Civic Association	Daniel Zimmerman	lj4adotcomdan@gmail.com	General Myer Ave., Eaton St., General MacArther Blvd., Woodland Hwy.
Aurora Gardens Neighborhood Associations	Rob Zrabkowski	robz@abbeyprinting.com	Woodland Hwy., Tennyson Pl., Patterson Rd., Sullen Pl., Norman Canal
Aurora West Civic Association	Ronicka Briscoe	ronicka.briscoe@gmail.com	General Meyer Ave., Bristol, Somerset, Berkley, Eaton, Danbury
Bocage Civic Association	N/A	N/A	Woodland Hwy., Carlisle Ct., Rue Delphine, Lacour Monique St., Rue Colette, Brunswick Ct. (includes properties on both sides of street except Woodland)
Heritage-Carriage Lanes Association	Kyle Franklin	kyle.franklin@gmail.com	Heritage and Carriage Lanes off of Garden Oaks Drive
Lakewood Estates Homeowners Association	Renee Keiser	markreneehome@cox.net	Lennox, Tullis, Lakewood, Country Club, Brectel Park
Lennox Blvd. Homeowners Association	Sue Lippert	slippert3@aol.com	Lennox Blvd. from General Degaulle Dr. to Tullis Dr.
Lower Algiers Neighborhood Civic Association	Cubie Charles	ccharles12@cox.net	Mississippi River, Intracoastal Waterway, Norman Canal, Sullen Place
Pakenham Oaks Homeowner's Association	Jennie McIntosh	jennie_mcintosh@yahoo.com	Chelsea St., Patterson Dr., Bedford, General Meyer Ave.
Park Place Subdivision	Alex Selico Dunn	adunn@entergy.com	Magellan St., Park, Brooklyn Ave., Bodenger Blvd.
Park Timbers Homeowners Association	Donna Mercer	dmercer5@cox.net	General DeGaulle Dr., Lennox Blvd., Algiers Outfall Canal, Norman Canal
Real Timbers Property Owners' Association, Inc.	Pastor Julius Lee	jleepva@cox.net	Amazon Street and Old Behrman Hwy, and beteeen Delaware Street and Iowa Street to Hudson Street to Kansas Street, onto Memorial Pkw Drive.
Steeple Chase / DeBattista Civic Association	Eydie Acosta	eydie_acosta@hotmail.com	Steeple Chase Lane and DeBattista Street (only) b/w General Meyer & Patterson
Tall Timbers Extension Civic Association	Jermaine Lewis	jedmason@bellsouth.net	Tullis Dr., Timber Ridge Court, Timber Wolf Lane (both sides), Tall Spurce Drive
Tall Timbers Homeowner's Association	Gilbert Crowden	gcrowden@bellsouth.net	Inwood Ave., South Inward Ave., Red Cypress St., Lakewood Country Club
Tunisburg Square Homeowners Civic Association	Leslie Ellison	lesaellison@aol.com	Odeon Ave., Flanders St., Patterson St., Wall Blvd., and Wiltz Lane and Lees Lane (between Patterson and Wall)
Walnut Bend Association	Yvonne Mitchell-Grubb	info@walnutbendno.org, yvonnemg@aol.com	MacArthur Blvd., Kabel Dr., General Meyer Ave., Holiday Dr.
Woodland Heights Neighborhood Association	Eric Pickering	eric@pickeringandassociates.com eric@pclawfirm.com	Woodland Hwy., MacArthur Dr., Eton St., Berkley Dr.
English Turn Property Owners Association	Glenn Orgeron	glennshomeoffice@gmail.com	English Turn Pkwy., English Turn Dr., Parish Line, Hwy 406
New Zion City Preservation Association	Gerald Rouchon	gerardrouchon55@gmail.com	S. Broad St., Howard Ave., S. Jeff Davis Pkwy., Washington Ave., Martin Luther King Blvd.
Lower Mid-City Neighborhood Association	Jonathan Rogers	jrogersnola@gmail.com; lowermidcityNO@gmail.com	I-10, N. Claiborne Ave, St. Louis St, Broad St.
Baronne Street Neighborhood Association	Joe Friend	jofriend@bellsouth.net	Valence, St. Charles, Dufossat, and Danneel
Friends of Laffite Greenway	Sophie Vorhoff	info@lafittegreenway.org	N. Rampart St., Canal St., Metairie Road, I-10, I-610, Marconi Dr., City Park Ave., Dumaine St, back to Rampart Street.
Hollygrove Neighbors	Ruth Kennedy	ruthemma24@yahoo.com	S. Carrollton, S. Claiborne, Airline Highway, Monticello St. (Parish Line)
Greater Mid-City Business Association	Tim Levy	tlevy@pelhughes.com	Broad St, Esplanade Ave, City Park Ave, I-10/Carrolton Exit, Gravier St
Old Algiers Main Street Corporation	Karri Maggio	info@oldalgiersmainstreet.org	Mardi Gras Blvd, Mississippi River, Behrman Ave.
Marrero Commons	Laquita Bradley	laquita.bradley@urbanstrategiesinc.org	S Prieur St, S Dorgenois St, MLK Blvd, Earhart Blvd
Central Carrollton Association	Paul Baricos	paul.baricos@gmail.com	S. Claiborne , Broadway, S. Carrollton, Willow
Faubourg St. Roch Improvement Association	Julie Whiteman	julie@strochcc.org	Elysian Fields Ave, Florida Ave, Press St., St. Claude Ave
Mary Queen of Vietnam	Diem Nguyen	diemnguyen@mqvncdc.org	I-510, I-10, the Intracoastal Waterway, Chef Menteur Pass, Lake Pontchartrain
Lafayette Square Association	Michael A. Duplantier	duplantier@bellsouth.net	Magazine, Expressway, Loyola, Poydras
Lake Catherine Neighborhood Association	Carol Giardina	lakecatherineassociation@yahoo.com	Chef Menteur Bridge, Rigolets Bridge, Lake Catherine, Lake Pontchartrain
Harmony Oaks Neighborhood Association	Rotasha Roberta Redmond	rotasha.redmonddubuclet@urbanstrategiesinc.org	Lasalle, Claiborne, Washington, Louisiana
Voices of Experience, Inc.	Theophilus Moore	thee5moe@gmail.com	Claiborne Ave., Broad St., Earhart Blvd., Washington Ave.
Melia Neighborhood Association	Benjamin Diggins	benfdigginssr@yahoo.com	Francis Dr., Downman Rd. (both sides), Chef Menteur Hwy. (both sides), Dwyer Rd.
Warwick East Neighborhood Organization	Marilyn Degrasse	madegrasse@att.net	Read Blvdd, Plainfield Rd, Restgate Rd, Morrison Rd
Louisiana Avenue Neighborhood Association	Claudia Lynch	shoes@claudialynch.com	All of Louisiana Avenue, from the Mississippi River to Claiborne Ave, and the surrounding streets
Carrollton United	Betty DiMarco	dimarco_bl@bellsouth.net	I-10, Mississippi River, Broadway, Jefferson Parish Line
Claiborne Reborn	Margaret Thomas; Tamah Yisrael	claibornereborn@gmail.com	N. Claiborne from Orleans Ave. to Elysian Fields Ave.
St. Claire Gardens Subdivision	Nick Melson	Nfsnick4@yahoo.com	Richland Rd., General Collins Ave., Holiday Pl.
Lower 9 Neighborhood Association	Willie Calhoun	lowerninestakeholders@gmail.com	Jordan Ave. to St. Bernard Parish Line, Florida Ave. to Miss River Levee
Havana Place Neighborhood Association	Stosh Kozlowski	stoshkozl@yahoo.com	The area between Broad St., St. Bernard Ave., and Florida Ave. within the municipal Fairgrounds neighborhood
Edgewood Park Neighborhood Association	Marva Mitchell	edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net	Peoples Ave., I-10 (or Dahlia Walk), I-610/Humanity St., W. St. Roch Ave., Fairmont Dr., Gentilly Blvd.
A.P. Tureaud Ave. Improvement Association	Lionel Scott	lsjr07@gmail.com	George Nick Connor, Agriculture, New Orleans Street, N. Roman Street
St. Bernard-N. Rampart Business and Residential Alliance, Inc.	Abby O. King	abbyoking@gmail.com	Claiborne Ave., St. Bernard Ave., N. Rampart, St. Phillip St.
Faubourg Tulane Gravier Neighborhood Alliance	Don Wentworth	donwentworth@usa.com	Poydras st. to St Louis St. Claiborne Ave. to Broad St.
Together Gert Town Neighborhood Association	Candes Carter	togethergerttown0017@gmail.com	Washington Ave, Jeff Davis Pkwy, S Claiborne Ave, S Carrollton Ave
Edgewood Heights Neighborhood Association	Priscilla Llopis	edgewoodheights@gmail.com	I-10 East, Dahlia Walk, Peoples Ave, Florida Ave; includes Arts St and Constitution Pl
Huntlee Village Aurora Oaks Neighborhood Association	Ester Wensink	ester.wensink@gmail.com	Somserset Dr, Kabel Dr, General De Gaulle Dr, Patterson Dr
Lakewood Property Owners Association	Michael Shlenker	mshlenker@gmail.com	Same boundaries that include Lakewood North and Lakewood South neighborhoods
Lakewood Crime Prevention and Improvement District	Richard Cortizas	rcortizas@joneswalker.com	Veterans, Fleur de Lis, Academy Drive, Bellaire
Fairgrounds Neighborhood Association	Chris Robertson	presidentfna@gmail.com	St. Bernard Ave to Gentilly Blvd to Broad St back to St. Bernard
The Corridor Neighborhood Association	Terry Clay	ibscience@yahoo.com	South Robertson to South Prieur/ Erato to Galvez bounded by Earhart Blvd and Martin Luther King Blvd.
University Neighborhood Association	Ryan Berger	rberger@thebergerco.com	the lakeside of St. Charles Ave to the riverside of Freret St, and from the downriver side of Calhoun St to both sides of State St, and includes Everett Place.
Mardi Gras Neighborhood Association	Carl Alexis	capano@hotmail.com	Numa to Laureldale and General Meyer to General DeGaulle
Lower Coast Algiers	Lee Dupont	L.DUPONT@PSSNOLA.COM	Plaquemines Parish Line, Mississippi River, Gulf Intercoastal Waterway
Central City Faubourg Livaudais Neighborhood Association	Talva Horn Carlisle	tthsmile@gmail.com	Washington Ave. to Jackson Ave. and Brainard Street to La Salle Street

EXHIBIT B

Additional Communications Received

Outlook

Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

From Council Land Use <councillanduse@nola.gov>

Date Thu 1/9/2025 4:14 PM

To EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>

Cc Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>

1 attachment (155 KB)

NPP Letter.pdf;

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on January 23, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

THE COUNCIL
CITY OF NEW ORLEANS
COUNCIL LAND USE OFFICE

Ashley J. Becnel
Council Land Use Officer

City Hall, Suite 1E06
1300 Perdido St.
New Orleans, LA 70112
(504) 658-1095

January 9, 2025

NOTICE OF NEIGHBORHOOD PARTICIPATION PLAN MEETING

The New Orleans City Council is investigating whether changes should be made to Articles 1-4 of the Comprehensive Zoning Ordinance. The goal of these changes would be to streamline administrative processes, clarify unclear provisions of the CZO, and codify evolving practices. As part of this process, the motion initiating the text amendment will allow the City Planning Commission to update definitions in Article 26 to ensure consistency in the CZO. CPC will be directed to work with the Council Land Use Officer as well as the Zoning Administration of the Department of Safety and Permits on this matter, and this is a joint effort from these three coordinating bodies.

Notice is hereby given that a virtual meeting will be held on January 23, 2025 at 6:30 p.m. This meeting may be accessed at the following link: https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g. Registration is required for this meeting, and this meeting will be recorded. This NPP will serve as a kick-off to the project but will not be the only opportunity for input by the public. The Council envisions holding at least one additional virtual listening session as well as a committee meeting to discuss the changes before they are adopted.

These changes will be effective citywide. Communication will occur through email from the Council, City Planning Commission, and NoticeMe. The public is encouraged to reach out to the City Planning Commission at cpcinfo@nola.gov to provide feedback, suggestions, and ideas.

Changes to be considered include but are not limited to:

- Providing that items which fail to reach a legal majority among the City Planning Commission shall be transmitted to the Council as a denial;
- Detailed review of NPP processes (multiple citations), to include a single section for all NPP provisions;
- Clarification of Council actions as part of zoning amendments (4.2.D.3) and conditional uses (4.3.D.3) to better align with the Charter and Council practices;

- Clarity regarding the use of provisos in conditional use instruments to ensure ongoing compatibility with the text of the CZO (4.3.E);
- Clarification of expiration and availability of administrative extensions for conditional uses (4.3.H.1) and planned developments (4.4.I.1);
- Codification of the extension processes for conditional uses (4.3.H.2) and planned developments (4.4.I.2) including application deadlines, deadlines for council action, and process development;
- Clarification of conditions requiring various levels of review for changes to development plans (4.5.F.2);
- Expiration of design review applications (4.5);
- Examining variances associated with subdivisions (4.6.C);
- Codify which provisions of the CZO are and are not susceptible to waiver by the BZA (4.6.C);
- Provide deadlines for BZA action (4.6);
- Reconcile state law conflicts regarding BZA variance decision appeals (4.6.H);
- Additional details regarding the minor map adjustment process (4.7);
- Codification of long-held interpretations of what matters may be appealed to the BZA (4.8.B);
- Clarity regarding the application of administrative stays related to Zoning Appeals (4.8.E);
- Streamlining processes and procedures related to Zoning Verifications to enable the Zoning Administration to process them more efficiently (4.9);
- Clarifications to the zoning interpretations process, including notice and initiation of interpretation requests (4.10);
- Changes to notice requirements to reflect increased virtual options (Article 3);
- Clarification of City Council processes related to Master Plan changes (new section).

This meeting will include a brief presentation by the Council Land Use Officer regarding the intended changes and process for amendment and will be followed by time for public comment and questions. The meeting will end at 7:30 p.m., and any comments that can't be accommodated during this time can be submitted virtually to councillanduse@nola.gov. Questions about the NPP meeting itself can also be sent to this email address. Additional listening sessions will be held which will offer further opportunities for comments and questions.

Outlook

CANCELLED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

From Council Land Use <councillanduse@nola.gov>

Date Wed 1/22/2025 3:44 PM

To Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>

Cc Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>

Dear Neighborhood Associations,

Due to the ongoing weather event and the closure of City Hall, this NPP will be postponed. I will follow up with a new date as soon as one has been set, and will provide at least two weeks notice of any new date and time. My apologies for any inconvenience this may cause, and I hope everyone is safe, warm, and dry.

Thanks,

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council
councillanduse@nola.gov

From: Council Land Use <councillanduse@nola.gov>
Sent: Thursday, January 9, 2025 4:14 PM
To: EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc.

<info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>;

emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on January 23, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

Outlook

RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

From Council Land Use <councillanduse@nola.gov>

Date Mon 1/27/2025 2:26 PM

To Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>

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1 attachment (158 KB)

NPP Letter Rescheduled.pdf;

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on February 12, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Wednesday, January 22, 2025 3:44 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>;

michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net

<mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>

Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers

<rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: CANCELLED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Associations,

Due to the ongoing weather event and the closure of City Hall, this NPP will be postponed. I will follow up with a new date as soon as one has been set, and will provide at least two weeks notice of any new date and time. My apologies for any inconvenience this may cause, and I hope everyone is safe, warm, and dry.

Thanks,

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council
councillanduse@nola.gov

From: Council Land Use <councillanduse@nola.gov>
Sent: Thursday, January 9, 2025 4:14 PM
To: EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com

<wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com

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Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on January 23, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

THE COUNCIL
CITY OF NEW ORLEANS
COUNCIL LAND USE OFFICE

Ashley J. Becnel
Council Land Use Officer

City Hall, Suite 1E06
1300 Perdido St.
New Orleans, LA 70112
(504) 658-1095

January 27, 2025

NOTICE OF NEIGHBORHOOD PARTICIPATION PLAN MEETING

The New Orleans City Council is investigating whether changes should be made to Articles 1-4 of the Comprehensive Zoning Ordinance. The goal of these changes would be to streamline administrative processes, clarify unclear provisions of the CZO, and codify evolving practices. As part of this process, the motion initiating the text amendment will allow the City Planning Commission to update definitions in Article 26 to ensure consistency in the CZO. CPC will be directed to work with the Council Land Use Officer as well as the Zoning Administration of the Department of Safety and Permits on this matter, and this is a joint effort from these three coordinating bodies.

Notice is hereby given that a virtual meeting will be held on February 12, 2025 at 6:30 p.m. This meeting may be accessed at the following link: https://us06web.zoom.us/meeting/register/aBssydVCTXiMWCGcz-N8Yg. **Registration is required for this meeting**, and this meeting will be recorded. This NPP will serve as a kick-off to the project but will not be the only opportunity for input by the public. The Council envisions holding at least one additional virtual listening session as well as a committee meeting to discuss the changes before they are adopted.

These changes will be effective citywide. Communication will occur through email from the Council, City Planning Commission, and NoticeMe. The public is encouraged to reach out to the City Planning Commission at cpcinfo@nola.gov to provide feedback, suggestions, and ideas.

Changes to be considered include but are not limited to:

- Providing that items which fail to reach a legal majority among the City Planning Commission shall be transmitted to the Council as a denial;
- Detailed review of NPP processes (multiple citations), to include a single section for all NPP provisions;
- Clarification of Council actions as part of zoning amendments (4.2.D.3) and conditional uses (4.3.D.3) to better align with the Charter and Council practices;

- Clarity regarding the use of provisos in conditional use instruments to ensure ongoing compatibility with the text of the CZO (4.3.E);
- Clarification of expiration and availability of administrative extensions for conditional uses (4.3.H.1) and planned developments (4.4.I.1);
- Codification of the extension processes for conditional uses (4.3.H.2) and planned developments (4.4.I.2) including application deadlines, deadlines for council action, and process development;
- Clarification of conditions requiring various levels of review for changes to development plans (4.5.F.2);
- Expiration of design review applications (4.5);
- Examining variances associated with subdivisions (4.6.C);
- Codify which provisions of the CZO are and are not susceptible to waiver by the BZA (4.6.C);
- Provide deadlines for BZA action (4.6);
- Reconcile state law conflicts regarding BZA variance decision appeals (4.6.H);
- Additional details regarding the minor map adjustment process (4.7);
- Codification of long-held interpretations of what matters may be appealed to the BZA (4.8.B);
- Clarity regarding the application of administrative stays related to Zoning Appeals (4.8.E);
- Streamlining processes and procedures related to Zoning Verifications to enable the Zoning Administration to process them more efficiently (4.9);
- Clarifications to the zoning interpretations process, including notice and initiation of interpretation requests (4.10);
- Changes to notice requirements to reflect increased virtual options (Article 3);
- Clarification of City Council processes related to Master Plan changes (new section).

This meeting will include a brief presentation by the Council Land Use Officer regarding the intended changes and process for amendment and will be followed by time for public comment and questions. The meeting will end at 7:30 p.m., and any comments that can't be accommodated during this time can be submitted virtually to councillanduse@nola.gov. Questions about the NPP meeting itself can also be sent to this email address. Additional listening sessions will be held which will offer further opportunities for comments and questions.

Outlook

RESCHEDULED NPP - Proposing Changes to Articles 1-4 of the CZO

From Council Land Use <councillanduse@nola.gov>

Date Thu 5/8/2025 2:23 PM

To Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>

Cc Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>

Bcc Erin Holmes <erinholmes@vcpora.org>; mxmirsky@gmail.com <mxmirsky@gmail.com>; sjohnson@townofcarrolltonwatch.org <sjohnson@townofcarrolltonwatch.org>; SLStokkes <slstokes@earthlink.net>; justinschmidtlaw@gmail.com <justinschmidtlaw@gmail.com>; jseymour8@gmail.com <jseymour8@gmail.com>; Ron Loesel <ron@zachsmithconsulting.com>; bob.murrell@gmail.com <bob.murrell@gmail.com>; karen@fernandezplans.com <karen@fernandezplans.com>; winston.jarrott@emrgroup.com <winston.jarrott@emrgroup.com>; Lynnette Judge <lfjudge@cox.net>; temmerling@labordesiegel.com <temmerling@labordesiegel.com>; hendersontheresaangela@msn.com <hendersontheresaangela@msn.com>; fant.don@gmail.com <fant.don@gmail.com>; cmnurse2001@gmail.com <cmnurse2001@gmail.com>; Paul Baricos <paul.baricos@gmail.com>; debralombard@yahoo.com <debralombard@yahoo.com>; Paulette Perrien <perrienpr@gmail.com>; Missy Quigley <missy@shermanstrategiesllc.com>; jlogan@loganlawoffices.com <jlogan@loganlawoffices.com>

3 attachments (413 KB)

NPP Letter Revised 2 - 2025.05.22.pdf; Proposed Changes - CZO Administrative Update PUBLIC 2025.05.08.pdf; 3.5 NPPs - For Public.pdf;

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on May 22, 2025 at 6:00 pm. and which may be accessed at: https://us06web.zoom.us/j/84808308950.

Additional details can be found in the attached letter, or on the City Council's website at https://council.nola.gov/resources/neighborhood-participation-plans/. The website includes a link to a list of changes proposed to date. For everyone's convenience, I am also attaching this list, as well as the referenced proposed changes to NPP processes, to this email.

Ashley J. Becnel
Council Land Use Officer

From: Council Land Use
Sent: Monday, February 24, 2025 3:57 PM
To: Council Land Use; EnolaCivic@gMail.com; cmorsecompany@gmail.com; hq@pnola.org; michael.casey06@gmail.com; virginia@baldwins.tv; climanaassociation@gmail.com; rozpey@bellsouth.net; dnaneworleans@gmail.com; michaelrobinson@jerichohousing.org; info@faubourgavart.com; bcrutcher3@gmail.com; tourobna@gmail.com; juliebob@bellsouth.net; debbyfdna@gmail.com; president@irishchannel.org; coliseumsquarepresident@gmail.com; ddd@downtownnola.com; brittany mcgovern; French Quarter Citizens Inc.; fqfemme@gmail.com; Erin Holmes; warehousedna@gmail.com; cwiggins@ghrmc.org; ochaleymainst@bellsouth.net; mariegalatas@yahoo.com; musser@msn.com; info@audubonarea.org; albee32a@yahoo.com; damon.franke@usm.edu; maggie@broadmoorimprovment.com; H. V. Nagendra V. Nagendra; eleyda.crna@gmail.com; president@fia-nola.org; neighborsunited.listserve@gmail.com; gardendistrictno@bellsouth.net; hollygrove.dixon; gardendistrictno@bellsouth.net; guide@magazinestreet.com; maplearearesidentsinc@gmail.com; rbienvenu@aol.com; ssakla@lawmedic.com; timg@marlyville.me; nwcarrollton@mindspring.com; gbdiggs11133; leonidashouse@gmail.com; tilman@coreusa.org; jeanne@landrylawnola.net; kroux@deutschkerrigan.com; info@upperhurstville.com; president@uptowntriangle.com; jeff@broadcommunityconnections.org; wayneben06@yahoo.com; ertca.nola@gmail.com; ftnaboard@hotmail.com; flta2200@gmail.com; president@fsjna.org; lebranelegacyfoundation@yahoo.com; president@hfta.org; pbcpastordavis@bellsouth.net; cobbsuzi; t.hurley; dalton3; Paulneworleans@gmail.com; Victor.landry.lpoa; president; president; ian@nanollc.net; Kerry Cuccia; wapsupplies; neworleansburbankgardens; filmore.gardens; voscovillenwa; gwenhawk59@yahoo.com; ghena2b; president@gentillyterrace.org; pcornist; awhaspel@gmail.com; Milneburg Neighborhood Association; mirabeaugradens@outlook.com; oakparkcivicassociation; walterine5; gretchenbradford; abwfaithinthefuture; Darryl Watson; 7thwardassoc@gmail.com; voscovillenwa; Peggyb504@yahoo.com; vistaparkboard; bunnyfriendassoc@gmail.com; bywaterpresident@gmail.com; FMIA President; debjoecatering@att.net; cheryl@greatertreme.org; libertyterracehomeowners@yahoo.com; julienola@gmail.com; sbrady@entergy.com; pastorjrw@aol.com; ljackson_9w@hotmail.com; telephoneman19@yahoo.com; madj8768@gmail.com; mfcraig@bellsouth.net; wmbick@yahoo.com; secretary@enonac.org; epoa@yahoo.com; kenilworthNOLA@gmail.com; kingswood.homeowners@yahoo.com; tguillentp@att.net; lakebullardpresident@gmail.com; bjackson@suno.edu; joan.heisser@att.net; scineaux@bellsouth.net; dherbert28@cox.net; emobley@coxmail.com; ofaurelwhna@yahoo.com; sncopelin@aol.com; mcpc@att.net; southlaketax@gmail.com; alstewart1@cox.net; letrky3@yahoo.com; ellenpenny@att.net; gfarmant@yahoo.com; bhornsby@cox.net; bouben@yahoo.com; legauxann@gmail.com; lakecatherineassociation@yahoo.com; kfoster@algierseconomic.com; adunn@entergy.com; goodwinkrewe@netzero.com; asdunnsr@gmail.com; lj4adotcomdan@gmail.com; robz@abbeyprinting.com; ronicka.briscoe@gmail.com; kyle.franklin@gmail.com; markreneehome@cox.net; slippert3@aol.com; ccharles12@cox.net; jennie_mcintosh@yahoo.com; adunn@entergy.com; dmercer5@cox.net; jleepva@cox.net; eydie_acosta@hotmail.com; jedmason@bellsouth.net; Gilbert Crowden; lesaellison@aol.com; info@walnutbendno.org; yvonnemg@aol.com; eric@pickeringandassociates.com; glennshomeoffice@gmail.com; gerardrouchon55@gmail.com; jrogersnola@gmail.com; lowermidcityNO@gmail.com; jofriend@bellsouth.net; info@lafittegreenway.org; ruthemma24@yahoo.com; tlevy@pelhughes.com; info@oldalgiersmainstreet.org;

laquita.bradley@urbanstrategiesinc.org; Paul Baricos; julie@strochcc.org; diemnguyen@mqvncdc.org; duplantier@bellsouth.net; lakecatherineassociation@yahoo.com; rotasha.redmonddubuclet@urbanstrategiesinc.org; thee5moe@gmail.com; benfdigginssr@yahoo.com; madegrasse@att.net; shoes@claudialynch.com; dimarco_bl@bellsouth.net; claibornereborn@gmail.com; Nfsnick4@yahoo.com; lowerninestakeholders@gmail.com; stoshkozl@yahoo.com; edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net; lsjr07@gmail.com; abbyoking@gmail.com; donwentworth@usa.com; togethergerttown0017@gmail.com; edgewoodheights@gmail.com; ester.wensink@gmail.com; mshlenker; Cortizas, Richard; presidentfna@gmail.com; ibscience@yahoo.com; rberger@thebergerco.com; capano@hotmail.com; L.DUPONT@PSSNOLA.COM; tthsmile@gmail.com
Cc: Claire F. Byun; Stephen K. Kroll; Robert D. Rivers; Wheeler L. Manouchehri; Hannah E Rowe
Subject: UPDATE - Proposing Changes to Articles 1-4 of the CZO

Hello all,

I want to provide a brief update. After our NPP, several excellent suggestions were made and we are incorporating them into our process. The most notable is the creation of a website to explain proposed changes we are considering or which have been suggested for consideration. Our goal truly is to make this process open and accessible and for it to incorporate feedback from all corners of the community. We will also use that website to provide updates regarding future steps, including but not limited to a subsequent NPP that will include all of this information, the introduction of the motion directing CPC to consider text changes, community listening sessions, and any other opportunities to provide feedback or meetings where decisions might be made. I have bcc'ed everyone who registered for the webinar on this email, but please feel free to forward this email to anyone else who might be interested or to encourage them to email councillanduse@nola.gov for additional information.

Because we plan to incorporate these changes, we will **not** be moving forward with the motion this week at the meeting on February 27, 2025. I will follow up by email shortly with information on the website and on a second virtual NPP to provide more information about the process. This second virtual NPP will take place after the website is publicly available and before any motion is introduced or heard related to these changes.

Thank you very much for participating and providing your thoughts. We are excited that there is so much engagement in this process and greatly value your input.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Wednesday, February 12, 2025 11:15 AM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>;

coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>;

bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>

Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>

Subject: Re: RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Hello all,

I just wanted to send a quick reminder about this meeting tonight at 6:30 p.m. You will need to register for the meeting in advance at the link below if you wish to participate. Thank you!

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Monday, January 27, 2025 2:26 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>;

Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org

<julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>
Subject: RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on February 12, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Wednesday, January 22, 2025 3:44 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com

<ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>;

scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: CANCELLED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Associations,

Due to the ongoing weather event and the closure of City Hall, this NPP will be postponed. I will follow up with a new date as soon as one has been set, and will provide at least two weeks notice of any new date and time. My apologies for any inconvenience this may cause, and I hope everyone is safe, warm, and dry.

Thanks,

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council
councillanduse@nola.gov

From: Council Land Use <councillanduse@nola.gov>
Sent: Thursday, January 9, 2025 4:14 PM
To: EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>;

Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org

<julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on January 23, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

THE COUNCIL
CITY OF NEW ORLEANS
COUNCIL LAND USE OFFICE

Ashley J. Becnel
Council Land Use Officer

City Hall, Suite 1E06
1300 Perdido St.
New Orleans, LA 70112
(504) 658-1095

May 8, 2025

NOTICE OF NEIGHBORHOOD PARTICIPATION PLAN MEETING

The New Orleans City Council is investigating whether changes should be made to Articles 1-4 of the Comprehensive Zoning Ordinance. The goal of these changes would be to streamline administrative processes, clarify unclear provisions of the CZO, and codify evolving practices. As part of this process, the motion initiating the text amendment will allow the City Planning Commission to update definitions in Article 26 to ensure consistency in the CZO. CPC will be directed to work with the Council Land Use Officer as well as the Zoning Administration of the Department of Safety and Permits on this matter, and this is a joint effort from these three coordinating bodies.

Notice is hereby given that a virtual meeting will be held on May 22, 2025 at 6:00 p.m. This meeting may be accessed at the following link: https://us06web.zoom.us/j/84808308950. This meeting will be recorded. This NPP will serve as a kick-off to the project but will not be the only opportunity for input by the public. The Council envisions holding a committee meeting to discuss the changes before they are adopted and may provide additional options for public feedback outside of the CPC process.

These changes will be effective citywide. Communication will occur through email from the Council, City Planning Commission, and NoticeMe. The public is encouraged to reach out to the City Planning Commission at cpcinfo@nola.gov to provide feedback, suggestions, and ideas.

Changes to be considered are detailed on the Council's website at https://council.nola.gov/resources/neighborhood-participation-plans/.

This meeting will include a brief presentation by the Council Land Use Officer regarding the intended changes and process for amendment and will be followed by time for public comment and questions. The meeting will end at 7:00 p.m., and any comments that can't be accommodated during this time can be submitted virtually to councillanduse@nola.gov. Questions about the NPP meeting itself can also be sent to this email address. Additional listening sessions will be held which will offer further opportunities for comments and questions.

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
3.5 (new section)	CPC Staff, Council Land Use, Council Districts	Create a dedicated section for NPP procedures	Resolve inconsistencies between NPPs for different application types and create authoritative citation	None	*See word document*
3.6 (new section)	CPC Staff, Council Land Use, Council Districts, DSP	Codify the requirement for an electronic notification system	Ensures that NoticeMe or an equivalent system is used for land use	None	**3.6 Electronic Notification System. City Planning Commission staff will maintain an electronic notification system capable of providing notice of all land use actions specified in the Comprehensive Zoning Ordinance to interested parties. This system may require participants to sign up and to indicate which notices they are interested in receiving. The City's NoticeMe system shall be deemed to fulfill this requirement, or the City Planning Commission may designate an alternative system if NoticeMe becomes unavailable for a considerable length of time or otherwise does not meet the requirements herein. The unavailability or failure of such a system shall not be reason to invalidate any application or action taken under this ordinance.**
4.10.E.1	Safety and Permits, Council District	Specify that interpretations must be available online and through NoticeMe and must include statement of the right to appeal	Ensure that interpretations are publicly available, that interested parties are notified of new interpretations for appeal purposes, and provide additional information to applicants	All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations.	All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations **and shall make all interpretations available on their publicly-accessible website**. **The Director of the Department of Safety and Permits shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**
4.10.F.3 (new section)	Council District	Require DSP to include appeal deadline in zoning interpretations	Provide additional information to applicants	None	**3. All formal interpretation decisions by the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**
4.2.B.4 (new section)	CPC Staff	Allow for the CPC to introduce Zoning Text and Map amendments in connection with Master Plan revisions, land use and land use plans.	Reflects Charter language contemplating CPC-introduced zoning amendments	None	**4. The City Planning Commission may initiate zoning map and text amendments in connection with Master Plan revisions, land use studies and land use plans.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.2.C	Council District	Clarify what actions Council is required to take	More accurate than existing language	The City Council shall take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council ~~shall~~ **may** take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for zoning text or map amendments and shall calendar said requests for hearing in accordance with Section 4.2.D.4.**
4.2.Chart	CPC Staff	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ **20** days before adoption.
4.2.Chart	Council Land Use	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny
4.2.D.3.c	Council Land Use	Add language allowing Council to provide for more time	Enables Council to ensure adequate review and public engagement for complex amendments	The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.	The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. **For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause.** The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.
4.2.D.4.a	Council Land Use	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received. ~~or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.2.D.4.b	Council Land Use	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~
4.2.D.4.c	Council Land Use	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.2.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.
4.2.E (Table 4-1)	CPC Staff	Remove references to place designations	Place designations are not meaningfully defined in the CZO and do not provide helpful standards of analysis	2. The proposed amendment is compatible with the place designations of this Ordinance.	~~2. The proposed amendment is compatible with the place designations of this Ordinance.~~
4.2.G (new section)	Council Land Use	Add section requiring CPC to report to council annually on proposed changes to code	Makes the "omnibus amendment" process routine	None	**By June 1 of each year, the City Planning Commission will transmit a report to the City Council containing recommended administrative amendments to the Comprehensive Zoning Ordinance. These recommended amendments shall not reflect policy changes, but shall consist of amendments which would achieve one of the following goals, as well as a statement of the necessity for each change. 1. Provide clarity to existing text of the Comprehensive Zoning Ordinance; 2. Correct an error or address a conflict in the existing text of the Comprehensive Zoning Ordinance; or 3. Codify an interpretation of the Department of Safety and Permits.**
4.3.A	Council District	Clarify public need justification for conditional uses	Additional explanation is helpful	However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.	However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land**,** ~~and of~~ **as well as** the public need for **or public benefit of** the particular use at the particular location**, if any**.

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.3.C	Council District	Clarify what actions Council is required to take	More accurate than existing language	The City Council, after receiving a recommendation from the City Planning Commission, shall take formal action on requests for conditional uses, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for conditional uses after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for conditional uses and shall calendar said requests for hearing in accordance with Section 4.3.D.4.**
4.3.Chart	CPC Staff	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ **20** days before adoption.
4.3.Chart	Council Land Use	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny
4.3.D.4.a	Council Land Use	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing ~~in accordance with its rules~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested conditional use as well as any needed provisos or waivers, or shall deny the conditional use application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received~~, or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~
4.3.D.4.b	Council Land Use	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.3.D.4.c	Council Land Use	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.3.D.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.
4.3.E.1	Council Land Use	Add language preventing provisos that restate the CZO	Ensure that provisos do not contain outdated general CZO requirements	The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare.	The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare. **Said restrictions and conditions, codified as provisos, shall not merely restate the text of the Comprehensive Zoning Ordinance.**
4.3.E.4	Council Land Use	Specify that waivers must be noticed by motion directing preparation of ordinance if they do not appear in the CPC's report	Ensure notice to the public of any potential waivers associated with a conditional use	The City Council may grant a variance from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section.	The City Council may grant a ~~variance~~ **waiver** from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section **or any other section for which variances may not be granted under the terms of this Ordinance**. **Any waiver which was not considered by the City Planning Commission must be included in the motion directing the preparation of an ordinance described in 4.3.D.4.a.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.3.H.1	City Planning Commission and Council Land Use	Provide longer period before expiration of conditional use, add deadline to submit plans	Recognize realities of current financing and construction industries and consolidate all requirements pertatining to expiration in one section	a. For new construction, the conditional use approval will expire within three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.	a. **Plans Deadline**. **For all conditional uses, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the conditional use. b. Construction/Use Deadline. (i)** For new construction, the conditional use approval will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. ~~b.~~ **(ii)** For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.
4.3.H.2.a	City Planning Commission and Council Land Use	Provide for one administrative extension request to CPC Executive Director and one extension request to council for each deadline	Clarify current process	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.
4.3.H.2.b	City Planning Commission and Council Land Use	Provide for council extension of either deadline, including extensions longer than one year	Clarify current process	The holder of a conditional use may petition the City Council for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension.	The holder of a conditional use may petition the City Council for a longer extension of time **or for a second extension of either deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request.**.

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.4.C	Council District	Clarify what actions Council is required to take	More accurate than existing language	The City Council, after receiving a recommendation from the City Planning Commission, shall take formal action on requests for planned developments, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council~~, after receiveing a recommendation from the City Planning Commission, shall~~ **may** take formal action on requests for planned developments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. **The City Council shall receive the Commission's recommendation related to requests for planned developments and shall calendar said requests for hearing in accordance with Section 4.4.E.4.**
4.4.Chart	CPC Staff	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ **20** days before adoption.
4.4.Chart	Council Land Use	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to ~~Approve~~ Direct **the Preparation of an Ordinance** / ~~Motion to Approve with Modifications~~ / Motion to Deny
4.4.E.4.a	Council Land Use	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with Sectio 3.4 and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing ~~in accordance with Section 3.4~~ and ~~take action by motion of approval, modified approval, or denial~~ **determine by motion whether the zoning docket should be heard as an ordinance within** sixty (60) days from receipt of a City Planning Commission recommendation. **This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.** The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received~~. or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.~~
4.4.E.4.b	Council Land Use	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. ~~If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.~~

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.4.E.4.c	Council Land Use	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	~~If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it.~~ The City Council's adoption of a motion **under 4.4.E.4.a** shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. **Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion.** Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council ~~took action by~~ **passed the** motion shall mean that the application is denied.
4.4.I.1	City Planning Commission and Council Land Use	Provide longer period before expiration of planned development, add deadline to submit plans	Recognize realities of current financing and construction industries and consolidate all requirements pertatining to expiration in one section, ensure consistency with conditional uses	a. The planned development will expire within three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. For planned developments approved for existing structures, if the planned development has not been established within a period of three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the planned development will expire.	a. **Plans Deadline**. **For all planned developments, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the planned development. b. Construction/Use Deadline. (i) For new construction,** the planned development **approval** will expire within ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. ~~b.~~ **(ii)** For planned developments approved for existing structures **or for a parcel of land where no structure is planned**, if the planned development has not been established within a period of ~~three (3)~~ **five (5)** years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development, then the planned development will expire.
4.4.I.2.a	City Planning Commission and Council Land Use	Provide for one administrative extension request to CPC Executive Director and one extension request to council for each deadline	Clarify current process	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of **either the plans deadline or the construction/use deadline for** a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. ~~A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.~~ Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.4.I.2.b	City Planning Commission and Council Land Use	Provide for council extension of either deadline, including extensions longer than one year	Clarify current process	The holder of a planned development may petition the City Council for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension.	The holder of a planned development may petition the City Council for a longer extension of time **or for a second extension of either deadline**. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension **by motion within sixty (60) days of receipt of the request**.
4.5.B.11	Safety and Permits	Clarifes the requirements as to when and to what extent site plan and design review are required for developments located in historic districts.	Provide clarity as to what areas do or do not require site plan review	When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.	~~When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.~~ **When a property is located within the Vieux Carré Historic District, developments upon the property are exempt from site plan and design review by the City Planning Commission. However, such developments are subject to the site plan and design review procedures of the Vieux Carré Commission.** **When a property is located within the Historic Districts Landmark Commission's full control Historic Districts, developments upon the property are subject to site plan review procedures establish by the City Planning Commission. Such developments are further subject to review procedures established by the Historic Districts Landmark Commission.** **Unless otherwise specified by law, when a property is located within the Historic Districts Landmark Commission's partial control local Historic Districts, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.** **When a property is located within the RIV Riverfront Design Overlay District, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.5.B.3.b	CPC Staff	Delete standard requiring Design Review for all developments within the block of major intersections	Requires design review for residentially-zoned property not subject to overlay, causing unnecessary process	b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.	~~b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.~~
4.5.D.3 (New Section)	CPC Staff	Include time limit for design reviews	No time limit in text currently, allows design reviews to sit for extended periods of time	None	**4.5.D.3 The applicant shall have a maximum of one (1) year from the date of the application submittal to meet the stated conditions for approval in 4.5.E. At the written request of the applicant, the Executive Director may grant an extension not to exceed one (1) year. If the stated conditions have not been met by the expiration of this period, the application will be deemed denied.**
4.5.F.2	CPC Staff	Remove references to "total building coverage"	Undefined term not used elsewhere in CZO	The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan. b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.	The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: ~~a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan.~~ **a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district.** b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.6.C.3	CPC Staff	Amend BZA Approval Standards	Provide additional clarity to applicants	The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district. 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated. 5. The variance, if granted, will not alter the essential character of the locality. 6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. 7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.	[Delete existing text; not reproduced here to preserve space.] **The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: A. The basic elements for a variance exist because the below standards have been met: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other land or structures in the same zoning district. 2. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 3. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party. 5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. B. The impacts of granting a variance are acceptable because the below standards are met: 1. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated. 2. The variance, if granted, will not alter the essential character of the locality. 3. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located. 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.**
4.6.C.6 (New Section)	CPC Staff	Allow the City Planning Commission to grant variances in connection with a subdivision	Two separate processes are currently required to achieve this--BZA and CPC hearings.	None	**4.6.C.6 The City Planning Commission may grant a variance from specific zoning standards otherwise applicable to the subdivision by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. The Commission cannot waive or modify any approval standards of this section.**
4.6.C.7 (New Section)	CPC Staff	Prohibit variances of design review standards in overlays	These standards are reviewable by executive director and variance standards can be considered in that review	None	**4.6.C.7 The additional design review approval standards of Article 18 shall not be subject to variances by the Board of Zoning Adjustments.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.6.D.3.c	CPC Staff	Set clear deadlines for BZA action	BZA cases can currently be deferred indefinitely	c. The Board of Zoning Adjustments may approve, approve with modifications, or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial.	c. The Board of Zoning Adjustments may approve, approve with modifications, ~~or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial.~~**deny, or defer the application. No item may be deferred for longer than a total of 180 days, including all individual deferrals of shorter time periods. Any item deferred for longer than 180 days will be deemed denied for deferral past deadline.**
4.6.H	CPC Staff	Clarify time limit for appeal of BZA to Civil District Court	Current text is not in alignment with state enabling legislation	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of the Board of Zoning Adjustments' decision.	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of **the filing of the decision in the office of the** Board of Zoning Adjustments~~' decision~~.
4.6.G (new section)	CPC Staff	Provide introductory text	Administrative change	None	**Termination of approval of a variance for failure to obtain final approval, a building permit or to commence the use, or an extension of the time is governed as follows:**
4.6.G.1	CPC Staff	Specifies actions required to prevent variance expiration	Clarity for applicants	1. A variance expires one (1) year from the date of approval unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.	4.6.G.1 **EXPIRATION** a. **The Board of Zoning Adjustments' approval of a** ~~A~~ variance **is valid for** ~~expires~~ one (1) year from the **resolution "Filed"** date**. If the Executive Director of the City Planning Commission, or their designee, has not signed the development plan indicating final approval, or has not authorized an extension of time submitted by such date by the holder of the variance , in accordance with Article 4, Section 4.?, the variance approval will expire. b. A variance expires** ~~of approval unless~~ **if** a building permit is **not** obtained ~~within such period~~ and substantial construction ~~is~~ started**,** or the use ~~is~~ commenced within ~~such period~~ **two (2) years of the date of the Executive Director of the City Planning Commission's, or their designee's, final approval unless an extension of time at the holder of the variance 's request, submitted by such date, is authorized by the Executive Director of the City Planning Commission, or their designee, or by the Board of Zoning Adjustments, in accordance with Article 4, Section 4.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.6.G.2	CPC Staff	Provide process for variance extensions	Clarity for applicants	2. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.	4.6.G.2 **EXTENSION OF TIME** a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) **additional** year **from either of the following deadlines upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year from either of the below dates may be granted only by the Board of Zoning Adjustments in accordance with number 2 b. below. i. One (1) year from the Board of Zoning Adjustments' approval as indicated by the resolution "Filed" date; or ii. Two (2) years from the Executive Director of the City Planning Commission's, or their designee's, final approval** ~~date upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.~~ b. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years **from the date of the Executive Director of the City Planning Commission's, or their designee's, final approval**. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.
4.7.B	CPC Staff	Create a threshold for what constitutes a minor map adjustment	Resolve unclear text and codify DSP interpretation	Applications for minor map adjustments may be initiated by a property owner in the city or a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, and the City Council in the following instances:	Applications for minor map adjustments may be initiated by a property owner in the city, a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, or the City Council in the following instances**, provided that the adjustment results in a change to no more than 15% of the total area of the lots affected by the adjustment**:
4.7.D.2.c (new section)	Safety and Permits	Codifies how decision is memorialized	Current text is silent, provides public clarity	None.	**c. The decision on an application for a minor map adjustment shall be communicated to the applicant in writing and shall be made available on OneStop and the City's electronic notification system for any interested parties.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.8.B.	Safety and Permits	Add language that any written communication from DSP is appealable	Clarity on longstanding interpretation	Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.	Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance. **These decisions need not be formal, and any written communication of such a decision, including but not limited to an email or LAMA approval or disapproval, shall be considered appealable.**
4.8.D	Safety and Permits	Add additional detail about completeness and sufficiency review of appeal applications	Current text is silent, provides public clarity	Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.	**1. Applications for appeal of the decision of the Director of the Department of Safety and Permits or Executive Director of the City Planning Commission shall be made in writing to the Board of Zoning Adjustments within forty-five (45) days of the decision. 2. The Board of Zoning Adjustments will review the application for completeness and shall consult with the Law Department to determine whether the application is ripe for review by the Board, not moot, or otherwise unable to be heard. If the application is determined to be incomplete, unripe, moot, or otherwise unhearable, this determination will be conveyed to the applicant by the Board of Zoning Appeals in writing. Notwithstanding this determination, the Department of Safety and Permits or other interested parties may present arguments to the Board that an application is incomplete, unripe, moot, or otherwise unhearable and the Board may make a finding in accordance with this argument rather than rule on the merits of the appeal. 3. Once the appeal is determined to be complete and hearable, it shall be docketed for hearing by the Board of Zoning Adjustments and the Department of Safety and Permits will be notified of the pendency of the appeal in writing. 4. No less than ten (10) business days before the hearing, the Department of Safety and Permits shall provide their entire record relating to the appeal, including but not limited to all papers, correspondence, records and other documents to the Board of Zoning Adjustments and the applicant. This record may be provided digitally.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.8.E	Council Land Use	Provide separate section for standard of review	Administrative change to provide better organization	An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.	~~An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.~~ **The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.**
4.8.E - 4.8.G (new section)	Council Land Use	Provide separate section for standard of review, renumber sections accordingly	Administrative change to provide better organization	4.8.E Stay of Proceedings; 4.8.F Appeals	4.8.E **Standard of Review** ~~Stay of Proceedings~~ 4.8.F **Stay of Proceedings** ~~Appeals~~ **4.8.G Appeals**
4.8.F	Council Land Use	Renumbered section, clarity regarding when stays apply	Administrative change to provide better organization, additional details for clarity	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.	An appeal stays all administrative **enforcement** proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.
4.8.G (new section)	Council	Renumbered section	Administrative change to provide better organization	None	**An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.**
4.9.D.2	Safety and Permits	Specify that LAMA approvals and denials constitute zoning verifications	Recognize existing practice and set accurate expectations	The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license.	The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license. **These verifications may take the form of an approval or denial in the City's permit review system (LAMA).**
4.9.D.4	Council Land Use	Remove the word material	Administrative cleanup to make language flow	The interested party shall submit an application containing the following material, unless waived by the Director of the Department of Safety and Permits:	The interested party shall submit an application containing the following ~~material~~, unless waived by the Director of the Department of Safety and Permits:
4.9.D.4.e (new section)	Safety and Permits	Add payment of application fee to application requirements	Recognizes code change in 70-564	None	**e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.**

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
4.9.E	Council District	Require DSP to include appeal deadline in zoning verifications	Provide additional information to applicants	An interested party may appeal the zoning verification decision by the Director of the Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision.	An interested party may appeal the zoning verification decision by the ~~Director of the~~ Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision. **All verifications issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.**
4.Table (Table 4-3)	Council Land Use	Update table to reflect changes, correct table number	Administrative change to ensure consistency in code	Table 4-2: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: Director of the Department of Safety and Permits	Table 4-~~2~~**3**: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: ~~Director of the Department of Safety and Permits~~ **Executive Director of the City Planning Commission**
19.3.C.2	Law Department	Delete in entirety; renumber remaining sections accordingly	Allows for emergency action (purpose of IZDs)	Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.	~~Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.~~

3.5 Neighborhood Participation Plans

3.5.A. Purpose.

Pursuant to Sec. 5-411 of the City Charter, the Neighborhood Participation Plan (NPP) is intended to provide timely initial notification to a neighborhood of any proposed land use action affecting the neighborhood and provide the opportunity for meaningful neighborhood review of and comment on such proposals.

3.5.B. Applicability.

NPPs are required for the following types of applications:

1. Zoning Text and Map Amendments
2. Conditional Uses
3. Planned Developments
4. Variances (except variances for single- and two-family dwelling units)
5. Major Subdivisions

NPPs are also required for changes to the Master Plan. These Master Plan NPPs shall be facilitated by the City Planning Commission staff and are not subject to the procedural rules of this Section.

3.5.C. NPP Procedure.

1. Applicants begin the NPP process by applying with the CPC staff, who will provide a list of required parties to be noticed.

2. Applicants must provide CPC staff with a copy of the NPP meeting notice. CPC staff will ensure that the NPP meeting notice is sent through the City's electronic verification system to interested parties. The failure of CPC to publish notice through the City's electronic verification system or the unavailability of the electronic verification system shall not be grounds for deeming a NPP to be insufficient.

3. Applicants must send the required notice to all parties listed by CPC staff. Proof of actual delivery is not required. For notice sent through the U.S. mail, an attestation of mailing alongside a copy of the notice is sufficient. For notice sent through e-mail, a copy of the email including addresses the email was sent to with the notice embedded in the body or attached as a pdf is sufficient.

4. Applicants must hold the required NPP meeting at the date, time, and location included in the notice, and must keep the necessary records for submission of the NPP Report. If the NPP meeting is rescheduled, notice of the rescheduling must be sent by the same means as the original notice.

5. Applicants must submit the NPP Report as part of their application for a zoning text or map amendment, conditional use, planned development, major subdivision or variance. This application will not be considered complete until a satisfactory NPP Report has been received by CPC staff.

3.5.D. Parties to Receive Notice.

1. Applications affecting up to one city square or its equivalent must provide notice to all properties within 300' for properties up to 25,000 square feet in area and 600' for properties that are 25,000+ square feet of the relevant property, as well as to any neighborhood associations registered with the city representing the area encompassing the city square. CPC staff will, upon application, provide a list of these properties as well as relevant neighborhood associations and their designated contact information. Notice to neighboring properties must be sent by U.S. Mail or hand-delivered, while notice to neighborhood associations registered with the city may be sent by e-mail. Notice to other interested parties may be sent through the City's electronic notification system.

2. Applications affecting more than one city square or its equivalent must provide notice to all neighborhood associations registered with the city by e-mail. Other interested parties may receive notice through the City's electronic notification system.

3.5.E. Contents of Required Notice.

Notice of the NPP must include the following information, at a minimum:

1. The date, time, and location of a meeting to be held to receive review and comment on the proposal. NPPs affecting more than one city square or its equivalent may hold their meeting virtually, through a commercially accepted virtual meeting service, such as Zoom, Teams, or WebEx. Virtual meetings must have the option for participants to call in without requiring video services. The meeting must be held within 14-30 days of mailing or emailing of the required notice.
2. A brief description of the proposal:
    a. Map amendment applications shall include the type of land use request, the name of the existing and proposed zoning district, and the article of the Comprehensive Zoning Ordinance for the proposed zoning district. Map amendment applications shall also include an outlined area map.
    b. Text amendment applications shall include the citation and existing language of the Comprehensive Zoning Ordinance, if applicable, the proposed changes or additions to the language of the Comprehensive Zoning Ordinance and which zoning district(s) the amendment would affect, or a statement that the changes would be effective citywide.
    c. Conditional use applications shall include a brief description of the proposal, including the type of land use request, and known needed variances.
    d. Planned development applications shall include a brief description of the proposal, including known needed variances,
    e. Variance applications shall include a brief description of the proposal, including known needed variances.
    f. Major subdivision applications shall include a description of how the lots are being subdivided (ex: Resubdivision of Lot(s) x into Lot(s) y).
    g. All parties should recognize that the proposal may change as part of the usual review process and that failure to notice every possible permutation of the proposal shall not render the NPP insufficient.

6. Contact information for the applicants, including at a minimum a telephone number and email address, so that parties who may not attend the NPP meeting due to time constraints can participate in the process.

3.5.F. NPP Meeting.

1. NPP meetings must be held in generally accessible public locations at reasonable times and should be sufficiently large to accommodate all attendees.

2. Virtual NPP meetings may require pre-registration to facilitate a "webinar" style presentation with the ability to mute participants, provided that there is a dedicated period of time for participants to provide comment with the technical ability for them to do so.

3. Meetings may end at a specified time, even if all participants have not yet had a chance to speak, provided that there is at least 30 minutes provided for public comment and that the set end time is included in the notice for the NPP.

3.5.G. NPP Report.

The applicant shall submit a Project NPP report with the application. The report shall provide the following information:

1. The names of the individuals and entities that were notified.

2. A list of the concerns, issues, and problems expressed by the participants.

3. A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If the concern, issue, or problem is not being addressed, the applicant should state the reasons.

4. Copies of emails, letters, communications affidavits, meeting invitations, newsletters, publications, and petitions requesting additional information related to the project, received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process.

5. The date, time, and location of all meetings held with interested parties, or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application shall be accepted as part of the Project NPP report, except where subsequent meetings with interested parties have occurred within the one hundred eighty (180) days preceding the submittal of the Project NPP report.

6. A completed sign-in sheet that includes the names, addresses, and contact information for meeting attendees. A list of participants prepared by the virtual meeting service is acceptable for virtual meetings.

Outlook

Re: RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

From Council Land Use <councillanduse@nola.gov>

Date Wed 2/12/2025 11:15 AM

To Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>

Cc Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>

Hello all,

I just wanted to send a quick reminder about this meeting tonight at 6:30 p.m. You will need to register for the meeting in advance at the link below if you wish to participate. Thank you!

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Monday, January 27, 2025 2:26 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc.

<info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>;

emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>
Subject: RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on February 12, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Wednesday, January 22, 2025 3:44 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>;

cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org

<laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: CANCELLED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Associations,

Due to the ongoing weather event and the closure of City Hall, this NPP will be postponed. I will follow up with a new date as soon as one has been set, and will provide at least two weeks notice of any new date and time. My apologies for any inconvenience this may cause, and I hope everyone is safe, warm, and dry.

Thanks,

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council
councillanduse@nola.gov

From: Council Land Use <councillanduse@nola.gov>
Sent: Thursday, January 9, 2025 4:14 PM
To: EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc.

<info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>;

emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on January 23, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

Outlook

Re: NPP meeting of Feb. 12; subscribing to citywide NPP meeting notifications

From sjohnson@townofcarrolltonwatch.org <sjohnson@townofcarrolltonwatch.org>
Date Tue 2/4/2025 2:31 PM
To Ashley J. Becnel <ajbecnel@nola.gov>
Cc Stephen K. Kroll <skroll@nola.gov>

Thanks for now.

On 2025-02-03 13:31, Ashley J. Becnel wrote:
> Ms. Johnson,
>
> Apologies for the delayed reply, I was out on Friday. There is no
> entry for this in the One Stop yet as the NPP is the first step in the
> process. Once the NPP is complete, the Council will hear a motion to
> initiate the text amendment process. CPC will then create the zoning
> docket within the One Stop App and assign a ZD number.
>
> Unfortunately, I'm not aware of a mechanism by which you can sign up
> for these notifications as of now, although I'm looping in @Stephen K.
> Kroll with CPC, who may have ideas. The availability of such
> notifications is definitely something we can look at as a part of this
> particular amendment, however, and I've added it to my list of topics
> to consider so I appreciate you raising it.
>
> Ashley J. Becnel
>
> Council Land Use Officer
>
> New Orleans City Council
>
> ajbecnel@nola.gov
>
> ------------------------
>
> From: sjohnson@townofcarrolltonwatch.org
> <sjohnson@townofcarrolltonwatch.org>
> Sent: Thursday, January 30, 2025 4:15 PM
> To: Council Land Use <councillanduse@nola.gov>
> Cc: Ashley J. Becnel <ajbecnel@nola.gov>
> Subject: NPP meeting of Feb. 12; subscribing to citywide NPP meeting
> notifications
>

> Dear Ms. Becnel:
>
> Two questions:
>
> Q1. What is the LAMA ref. code # or Project Number for the Feb. 12,
> 2025, citywide NPP meeting on CZO 1-4?
> (Some of us are trying to look it up on OneStop.)
>
> Q2. How can I sign up for direct notification of citywide NPP
> meetings?
>
> I ask because NAs are **not** reliable conduits/agents for citywide
> NPP
> meeting notifications:
> (a) I've seen a recent record in a city agency staff report of the
> high
> number of NA addresses that fail upon delivery; and
> (b) "Human error" -- I belong to two NAs and received your email of
> Jan.
> 27 ("Subject: RESCHEDULED: Notice of NPP Meeting - Proposing Changes
> to
> Articles 1-4 of the CZO") only today (Jan. 30) as a forward from a
> third
> party, i.e., **not** from the NAs.
>
> Thanks,
> Susan Johnson
> Town of Carrollton Watch, LLC
> Historic N.O. Neighborhoods, LLC
> 2822 Lepage Street
> New Orleans, La. 70119

Outlook

Fw: RESCHEDULED NPP - Proposing Changes to Articles 1-4 of the CZO

From Ashley J. Becnel <ajbecnel@nola.gov>
Date Fri 5/16/2025 1:54 PM
To tjames@broadmoorllc.com <tjames@broadmoorllc.com>

3 attachments (413 KB)

NPP Letter Revised 2 - 2025.05.22.pdf; Proposed Changes - CZO Administrative Update PUBLIC 2025.05.08.pdf; 3.5 NPPs - For Public.pdf;

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council
ajbecnel@nola.gov
504.658.1132

From: Council Land Use
Sent: Thursday, May 8, 2025 2:23 PM
To: Council Land Use; EnolaCivic@gMail.com; cmorsecompany@gmail.com; hq@pnola.org; michael.casey06@gmail.com; virginia@baldwins.tv; climanaassociation@gmail.com; rozpey@bellsouth.net; dnaneworleans@gmail.com; michaelrobinson@jerichohousing.org; info@faubourgavart.com; bcrutcher3@gmail.com; tourobna@gmail.com; juliebob@bellsouth.net; debbyfdna@gmail.com; president@irishchannel.org; coliseumsquarepresident@gmail.com; ddd@downtownnola.com; brittany mcgovern; French Quarter Citizens Inc.; fqfemme@gmail.com; Erin Holmes; warehousedna@gmail.com; cwiggins@ghrmc.org; ochaleymainst@bellsouth.net; mariegalatas@yahoo.com; musser@msn.com; info@audubonarea.org; albee32a@yahoo.com; damon.franke@usm.edu; maggie@broadmoorimprovment.com; H. V. Nagendra V. Nagendra; eleyda.crna@gmail.com; president@fia-nola.org; neighborsunited.listserve@gmail.com; gardendistrictno@bellsouth.net; hollygrove.dixon; gardendistrictno@bellsouth.net; guide@magazinestreet.com; maplearearesidentsinc@gmail.com; rbienvenu@aol.com; ssakla@lawmedic.com; timg@marlyville.me; nwcarrollton@mindspring.com; gbdiggs11133; leonidashouse@gmail.com; tilman@coreusa.org; jeanne@landrylawnola.net; kroux@deutschkerrigan.com; info@upperhurstville.com; president@uptowntriangle.com; jeff@broadcommunityconnections.org; wayneben06@yahoo.com; ertca.nola@gmail.com; ftnaboard@hotmail.com; flta2200@gmail.com; president@fsjna.org; lebranelegacyfoundation@yahoo.com; president@hfta.org; pbcpastordavis@bellsouth.net; cobbsuzi; t.hurley; dalton3; Paulneworleans@gmail.com; Victor.landry.lpoa; president; president; ian@nanollc.net; Kerry Cuccia; wapsupplies; neworleansburbankgardens; filmore.gardens; voscovillenwa; gwenhawk59@yahoo.com; ghena2b; president@gentillyterrace.org; pcornist; awhaspel@gmail.com; Milneburg Neighborhood Association; mirabeaugradens@outlook.com;

oakparkcivicassociation; walterine5; gretchenbradford; abwfaithinthefuture; Darryl Watson; 7thwardassoc@gmail.com; voscovillenwa; Peggyb504@yahoo.com; vistaparkboard; bunnyfriendassoc@gmail.com; bywaterpresident@gmail.com; FMIA President; debjoecatering@att.net; cheryl@greatertreme.org; libertyterracehomeowners@yahoo.com; julienola@gmail.com; sbrady@entergy.com; pastorjrw@aol.com; ljackson_9w@hotmail.com; telephoneman19@yahoo.com; madj8768@gmail.com; mfcraig@bellsouth.net; wmbick@yahoo.com; secretary@enonac.org; epoa@yahoo.com; kenilworthNOLA@gmail.com; kingswood.homeowners@yahoo.com; tguillentp@att.net; lakebullardpresident@gmail.com; bjackson@suno.edu; joan.heisser@att.net; scineaux@bellsouth.net; dherbert28@cox.net; emobley@coxmail.com; ofaurelwhna@yahoo.com; sncopelin@aol.com; mcpc@att.net; southlaketax@gmail.com; alstewart1@cox.net; letrky3@yahoo.com; ellenpenny@att.net; gfarmant@yahoo.com; bhornsby@cox.net; bouben@yahoo.com; legauxann@gmail.com; lakecatherineassociation@yahoo.com; kfoster@algierseconomic.com; adunn@entergy.com; goodwinkrewe@netzero.com; asdunnsr@gmail.com; lj4adotcomdan@gmail.com; robz@abbeyprinting.com; ronicka.briscoe@gmail.com; kyle.franklin@gmail.com; markreneehome@cox.net; slippert3@aol.com; ccharles12@cox.net; jennie_mcintosh@yahoo.com; adunn@entergy.com; dmercer5@cox.net; jleepva@cox.net; eydie_acosta@hotmail.com; jedmason@bellsouth.net; Gilbert Crowden; lesaellison@aol.com; info@walnutbendno.org; yvonnemg@aol.com; eric@pickeringandassociates.com; glennshomeoffice@gmail.com; gerardrouchon55@gmail.com; jrogersnola@gmail.com; lowermidcityNO@gmail.com; jofriend@bellsouth.net; info@lafittegreenway.org; ruthemma24@yahoo.com; tlevy@pelhughes.com; info@oldalgiersmainstreet.org; laquita.bradley@urbanstrategiesinc.org; Paul Baricos; julie@strochcc.org; diemnguyen@mqvncdc.org; duplantier@bellsouth.net; lakecatherineassociation@yahoo.com; rotasha.redmonddubuclet@urbanstrategiesinc.org; thee5moe@gmail.com; benfdigginssr@yahoo.com; madegrasse@att.net; shoes@claudialynch.com; dimarco_bl@bellsouth.net; claibornereborn@gmail.com; Nfsnick4@yahoo.com; lowerninestakeholders@gmail.com; stoshkozl@yahoo.com; edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net; lsjr07@gmail.com; abbyoking@gmail.com; donwentworth@usa.com; togethergerttown0017@gmail.com; edgewoodheights@gmail.com; ester.wensink@gmail.com; mshlenker; Cortizas, Richard; presidentfna@gmail.com; ibscience@yahoo.com; rberger@thebergerco.com; capano@hotmail.com; L.DUPONT@PSSNOLA.COM; tthsmile@gmail.com
Cc: Claire F. Byun; Stephen K. Kroll; Robert D. Rivers; Wheeler L. Manouchehri; Hannah E Rowe
Subject: RESCHEDULED NPP - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on May 22, 2025 at 6:00 pm. and which may be accessed at: https://us06web.zoom.us/j/84808308950.

Additional details can be found in the attached letter, or on the City Council's website at https://council.nola.gov/resources/neighborhood-participation-plans/. The website includes a link to a list of changes proposed to date. For everyone's convenience, I am also attaching this list, as well as the referenced proposed changes to NPP processes, to this email.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use
Sent: Monday, February 24, 2025 3:57 PM
To: Council Land Use; EnolaCivic@gMail.com; cmorsecompany@gmail.com; hq@pnola.org; michael.casey06@gmail.com; virginia@baldwins.tv; climanaassociation@gmail.com; rozpey@bellsouth.net; dnaneworleans@gmail.com; michaelrobinson@jerichohousing.org; info@faubourgavart.com; bcrutcher3@gmail.com; tourobna@gmail.com; juliebob@bellsouth.net; debbyfdna@gmail.com; president@irishchannel.org; coliseumsquarepresident@gmail.com; ddd@downtownnola.com; brittany mcgovern; French Quarter Citizens Inc.; fqfemme@gmail.com; Erin Holmes; warehousedna@gmail.com; cwiggins@ghrmc.org; ochaleymainst@bellsouth.net; mariegalatas@yahoo.com; musser@msn.com; info@audubonarea.org; albee32a@yahoo.com; damon.franke@usm.edu; maggie@broadmoorimprovment.com; H. V. Nagendra V. Nagendra; eleyda.crna@gmail.com; president@fia-nola.org; neighborsunited.listserve@gmail.com; gardendistrictno@bellsouth.net; hollygrove.dixon; gardendistrictno@bellsouth.net; guide@magazinestreet.com; maplearearesidentsinc@gmail.com; rbienvenu@aol.com; ssakla@lawmedic.com; timg@marlyville.me; nwcarrollton@mindspring.com; gbdiggs11133; leonidashouse@gmail.com; tilman@coreusa.org; jeanne@landrylawnola.net; kroux@deutschkerrigan.com; info@upperhurstville.com; president@uptowntriangle.com; jeff@broadcommunityconnections.org; wayneben06@yahoo.com; ertca.nola@gmail.com; ftnaboard@hotmail.com; flta2200@gmail.com; president@fsjna.org; lebranelegacyfoundation@yahoo.com; president@hfta.org; pbcpastordavis@bellsouth.net; cobbsuzi; t.hurley; dalton3; Paulneworleans@gmail.com; Victor.landry.lpoa; president; president; ian@nanollc.net; Kerry Cuccia; wapsupplies; neworleansburbankgardens; filmore.gardens; voscovillenwa; gwenhawk59@yahoo.com; ghena2b; president@gentillyterrace.org; pcornist; awhaspel@gmail.com; Milneburg Neighborhood Association; mirabeaugradens@outlook.com; oakparkcivicassociation; walterine5; gretchenbradford; abwfaithinthefuture; Darryl Watson; 7thwardassoc@gmail.com; voscovillenwa; Peggyb504@yahoo.com; vistaparkboard; bunnyfriendassoc@gmail.com; bywaterpresident@gmail.com; FMIA President; debjoecatering@att.net; cheryl@greatertreme.org; libertyterracehomeowners@yahoo.com; julienola@gmail.com; sbrady@entergy.com; pastorjrw@aol.com; ljackson_9w@hotmail.com; telephoneman19@yahoo.com; madj8768@gmail.com; mfcraig@bellsouth.net; wmbick@yahoo.com; secretary@enonac.org; epoa@yahoo.com; kenilworthNOLA@gmail.com; kingswood.homeowners@yahoo.com; tguillentp@att.net; lakebullardpresident@gmail.com; bjackson@suno.edu; joan.heisser@att.net; scineaux@bellsouth.net; dherbert28@cox.net; emobley@coxmail.com; ofaurelwhna@yahoo.com; sncopelin@aol.com; mcpc@att.net; southlaketax@gmail.com; alstewart1@cox.net; letrky3@yahoo.com; ellenpenny@att.net; gfarmant@yahoo.com; bhornsby@cox.net; bouben@yahoo.com; legauxann@gmail.com; lakecatherineassociation@yahoo.com; kfoster@algierseconomic.com; adunn@entergy.com; goodwinkrewe@netzero.com; asdunnsr@gmail.com; lj4adotcomdan@gmail.com; robz@abbeyprinting.com; ronicka.briscoe@gmail.com; kyle.franklin@gmail.com; markreneehome@cox.net; slippert3@aol.com; ccharles12@cox.net; jennie_mcintosh@yahoo.com; adunn@entergy.com; dmercer5@cox.net; jleepva@cox.net; eydie_acosta@hotmail.com; jedmason@bellsouth.net; Gilbert Crowden; lesaellison@aol.com; info@walnutbendno.org; yvonnemg@aol.com; eric@pickeringandassociates.com; glennshomeoffice@gmail.com; gerardrouchon55@gmail.com; jrogersnola@gmail.com; lowermidcityNO@gmail.com; jofriend@bellsouth.net; info@lafittegreenway.org; ruthemma24@yahoo.com; tlevy@pelhughes.com; info@oldalgiersmainstreet.org; laquita.bradley@urbanstrategiesinc.org; Paul Baricos; julie@strochcc.org; diemnguyen@mqvncdc.org; duplantier@bellsouth.net; lakecatherineassociation@yahoo.com; rotasha.redmonddubuclet@urbanstrategiesinc.org; thee5moe@gmail.com; benfdigginssr@yahoo.com; madegrasse@att.net; shoes@claudialynch.com; dimarco_bl@bellsouth.net; claibornereborn@gmail.com; Nfsnick4@yahoo.com; lowerninestakeholders@gmail.com; stoshkozl@yahoo.com; edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net; lsjr07@gmail.com;

abbyoking@gmail.com; donwentworth@usa.com; togethergerttown0017@gmail.com; edgewoodheights@gmail.com; ester.wensink@gmail.com; mshlenker; Cortizas, Richard; presidentfna@gmail.com; ibscience@yahoo.com; rberger@thebergerco.com; capano@hotmail.com; L.DUPONT@PSSNOLA.COM; tthsmile@gmail.com
Cc: Claire F. Byun; Stephen K. Kroll; Robert D. Rivers; Wheeler L. Manouchehri; Hannah E Rowe
Subject: UPDATE - Proposing Changes to Articles 1-4 of the CZO

Hello all,

I want to provide a brief update. After our NPP, several excellent suggestions were made and we are incorporating them into our process. The most notable is the creation of a website to explain proposed changes we are considering or which have been suggested for consideration. Our goal truly is to make this process open and accessible and for it to incorporate feedback from all corners of the community. We will also use that website to provide updates regarding future steps, including but not limited to a subsequent NPP that will include all of this information, the introduction of the motion directing CPC to consider text changes, community listening sessions, and any other opportunities to provide feedback or meetings where decisions might be made. I have bcc'ed everyone who registered for the webinar on this email, but please feel free to forward this email to anyone else who might be interested or to encourage them to email councillanduse@nola.gov for additional information.

Because we plan to incorporate these changes, we will **not** be moving forward with the motion this week at the meeting on February 27, 2025. I will follow up by email shortly with information on the website and on a second virtual NPP to provide more information about the process. This second virtual NPP will take place after the website is publicly available and before any motion is introduced or heard related to these changes.

Thank you very much for participating and providing your thoughts. We are excited that there is so much engagement in this process and greatly value your input.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Wednesday, February 12, 2025 11:15 AM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>;

info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com

<gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>
Subject: Re: RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Hello all,

I just wanted to send a quick reminder about this meeting tonight at 6:30 p.m. You will need to register for the meeting in advance at the link below if you wish to participate. Thank you!

Ashley J. Becnel

From: Council Land Use <councillanduse@nola.gov>
Sent: Monday, January 27, 2025 2:26 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b

<ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>;

dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>
Subject: RESCHEDULED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on February 12, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

From: Council Land Use <councillanduse@nola.gov>
Sent: Wednesday, January 22, 2025 3:44 PM
To: Council Land Use <councillanduse@nola.gov>; EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>;

info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com

<gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>; dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: CANCELLED: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Associations,

Due to the ongoing weather event and the closure of City Hall, this NPP will be postponed. I will follow up with a new date as soon as one has been set, and will provide at least two weeks notice of any new date and time. My apologies for any inconvenience this may cause, and I hope everyone is safe, warm, and dry.

Thanks,

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council
councillanduse@nola.gov

From: Council Land Use <councillanduse@nola.gov>
Sent: Thursday, January 9, 2025 4:14 PM
To: EnolaCivic@gMail.com <EnolaCivic@gMail.com>; cmorsecompany@gmail.com <cmorsecompany@gmail.com>; hq@pnola.org <hq@pnola.org>; michael.casey06@gmail.com <michael.casey06@gmail.com>; virginia@baldwins.tv <virginia@baldwins.tv>; climanaassociation@gmail.com <climanaassociation@gmail.com>; rozpey@bellsouth.net <rozpey@bellsouth.net>; dnaneworleans@gmail.com <dnaneworleans@gmail.com>; michaelrobinson@jerichohousing.org <michaelrobinson@jerichohousing.org>; info@faubourgavart.com <info@faubourgavart.com>; bcrutcher3@gmail.com <bcrutcher3@gmail.com>; tourobna@gmail.com <tourobna@gmail.com>; juliebob@bellsouth.net <juliebob@bellsouth.net>; debbyfdna@gmail.com <debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>; coliseumsquarepresident@gmail.com <coliseumsquarepresident@gmail.com>; ddd@downtownnola.com <ddd@downtownnola.com>; brittany mcgovern <brittany@fqba.org>; French Quarter Citizens Inc. <info@frenchquartercitizens.org>; fqfemme@gmail.com <fqfemme@gmail.com>; Erin Holmes <erinholmes@vcpora.org>; warehousedna@gmail.com <warehousedna@gmail.com>; cwiggins@ghrmc.org <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>; mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>; info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>; damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovment.com <maggie@broadmoorimprovment.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>; eleyda.crna@gmail.com <eleyda.crna@gmail.com>; president@fia-nola.org <president@fia-nola.org>; neighborsunited.listserve@gmail.com <neighborsunited.listserve@gmail.com>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; hollygrove.dixon <info@holly.grovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvenu@aol.com <rbienvenu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; gbdiggs11133 <gbdiggs11133@aol.com>; leonidashouse@gmail.com <leonidashouse@gmail.com>; tilman@coreusa.org <tilman@coreusa.org>; jeanne@landrylawnola.net <jeanne@landrylawnola.net>; kroux@deutschkerrigan.com <kroux@deutschkerrigan.com>; info@upperhurstville.com <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>; wayneben06@yahoo.com <wayneben06@yahoo.com>; ertca.nola@gmail.com <ertca.nola@gmail.com>; ftnaboard@hotmail.com <ftnaboard@hotmail.com>; flta2200@gmail.com <flta2200@gmail.com>; president@fsjna.org <president@fsjna.org>; lebranelegacyfoundation@yahoo.com <lebranelegacyfoundation@yahoo.com>; president@hfta.org <president@hfta.org>; pbcpastordavis@bellsouth.net <pbcpastordavis@bellsouth.net>; cobbsuzi <cobbsuzi@yahoo.com>; t.hurley <t.hurley@hurleycot.com>; dalton3 <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>; president <president@lakeviewcivic.org>; president <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; wapsupplies <wapsupplies@msn.com>; neworleansburbankgardens <neworleansburbankgardens@gmail.com>; filmore.gardens <filmore.gardens@yahoo.com>; voscovillenwa <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; ghena2b

<ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist <pcornist@gmail.com>; awhaspel@gmail.com <awhaspel@gmail.com>; Milneburg Neighborhood Association <Sandrewell504@gmail.com>; mirabeaugradens@outlook.com <mirabeaugradens@outlook.com>; oakparkcivicassociation <oakparkcivicassociation@gmail.com>; walterine5 <walterine5@aol.com>; gretchenbradford <gretchenbradford@aol.com>; abwfaithinthefuture <abwfaithinthefuture@yahoo.com>; Darryl Watson <dwatson@nola.gov>; 7thwardassoc@gmail.com <7thwardassoc@gmail.com>; voscovillenwa <voscovillenwa@gmail.com>; Peggyb504@yahoo.com <Peggyb504@yahoo.com>; vistaparkboard <vistaparkboard@gmail.com>; bunnyfriendassoc@gmail.com <bunnyfriendassoc@gmail.com>; bywaterpresident@gmail.com <bywaterpresident@gmail.com>; FMIA President <president@faubourgmarigny.org>; debjoecatering@att.net <debjoecatering@att.net>; cheryl@greatertreme.org <cheryl@greatertreme.org>; libertyterracehomeowners@yahoo.com <libertyterracehomeowners@yahoo.com>; julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com <pastorjrw@aol.com>; ljackson_9w@hotmail.com <ljackson_9w@hotmail.com>; telephoneman19@yahoo.com <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net <mfcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; epoa@yahoo.com <epoa@yahoo.com>; kenilworthNOLA@gmail.com <kenilworthNOLA@gmail.com>; kingswood.homeowners@yahoo.com <kingswood.homeowners@yahoo.com>; tguillentp@att.net <tguillentp@att.net>; lakebullardpresident@gmail.com <lakebullardpresident@gmail.com>; bjackson@suno.edu <bjackson@suno.edu>; joan.heisser@att.net <joan.heisser@att.net>; scineaux@bellsouth.net <scineaux@bellsouth.net>; dherbert28@cox.net <dherbert28@cox.net>; emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>; sncopelin@aol.com <sncopelin@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com <southlaketax@gmail.com>; alstewart1@cox.net <alstewart1@cox.net>; letrky3@yahoo.com <letrky3@yahoo.com>; ellenpenny@att.net <ellenpenny@att.net>; gfarmant@yahoo.com <gfarmant@yahoo.com>; bhornsby@cox.net <bhornsby@cox.net>; bouben@yahoo.com <bouben@yahoo.com>; legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; kfoster@algierseconomic.com <kfoster@algierseconomic.com>; adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>; asdunnsr@gmail.com <asdunnsr@gmail.com>; lj4adotcomdan@gmail.com <lj4adotcomdan@gmail.com>; robz@abbeyprinting.com <robz@abbeyprinting.com>; ronicka.briscoe@gmail.com <ronicka.briscoe@gmail.com>; kyle.franklin@gmail.com <kyle.franklin@gmail.com>; markreneehome@cox.net <markreneehome@cox.net>; slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>; jennie_mcintosh@yahoo.com <jennie_mcintosh@yahoo.com>; adunn@entergy.com <adunn@entergy.com>; dmercer5@cox.net <dmercer5@cox.net>; jleepva@cox.net <jleepva@cox.net>; eydie_acosta@hotmail.com <eydie_acosta@hotmail.com>; jedmason@bellsouth.net <jedmason@bellsouth.net>; Gilbert Crowden <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>; gerardrouchon55@gmail.com <gerardrouchon55@gmail.com>; jrogersnola@gmail.com <jrogersnola@gmail.com>; lowermidcityNO@gmail.com <lowermidcityNO@gmail.com>; jofriend@bellsouth.net <jofriend@bellsouth.net>; info@lafittegreenway.org <info@lafittegreenway.org>; ruthemma24@yahoo.com <ruthemma24@yahoo.com>; tlevy@pelhughes.com <tlevy@pelhughes.com>; info@oldalgiersmainstreet.org <info@oldalgiersmainstreet.org>; laquita.bradley@urbanstrategiesinc.org <laquita.bradley@urbanstrategiesinc.org>; Paul Baricos <paul.baricos@gmail.com>; julie@strochcc.org <julie@strochcc.org>; diemnguyen@mqvncdc.org <diemnguyen@mqvncdc.org>; duplantier@bellsouth.net <duplantier@bellsouth.net>; lakecatherineassociation@yahoo.com <lakecatherineassociation@yahoo.com>; rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>; thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>; madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>;

dimarco_bl@bellsouth.net <dimarco_bl@bellsouth.net>; claibornereborn@gmail.com <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>; lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com <stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>; marvalmitchell@bellsouth.net <marvalmitchell@bellsouth.net>; lsjr07@gmail.com <lsjr07@gmail.com>; abbyoking@gmail.com <abbyoking@gmail.com>; donwentworth@usa.com <donwentworth@usa.com>; togethergerttown0017@gmail.com <togethergerttown0017@gmail.com>; edgewoodheights@gmail.com <edgewoodheights@gmail.com>; ester.wensink@gmail.com <ester.wensink@gmail.com>; mshlenker <mshlenker@gmail.com>; Cortizas, Richard <rcortizas@joneswalker.com>; presidentfna@gmail.com <presidentfna@gmail.com>; ibscience@yahoo.com <ibscience@yahoo.com>; rberger@thebergerco.com <rberger@thebergerco.com>; capano@hotmail.com <capano@hotmail.com>; L.DUPONT@PSSNOLA.COM <L.DUPONT@PSSNOLA.COM>; tthsmile@gmail.com <tthsmile@gmail.com>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>
Subject: Notice of NPP Meeting - Proposing Changes to Articles 1-4 of the CZO

Dear Neighborhood Organizations,

Please see attached a letter detailed a NPP meeting to be held virtually on January 23, 2025 at 6:30 pm. and which may be accessed at: **https://us06web.zoom.us/meeting/register/9AuTEYfPQFOyWO5X63qQ1g**.

Registration for this meeting through zoom will be required for participation. Additional details can be found in the attached letter.

Ashley J. Becnel
Council Land Use Officer
New Orleans City Council

Outlook

Re: Replay for CZO Articles 1-4

From Ashley J. Becnel <ajbecnel@nola.gov>
Date Tue 6/17/2025 1:55 PM
To Jeffrey Seymour <jseymour8@gmail.com>

1 attachment (669 KB)
Npp.pdf;

Hi Jeffrey,

I was under the impression that the replay had been posted, but when I checked today it hadn't. I've asked our team to ensure that it goes up before the end of the day and I apologize for the delay. When it goes up, I'll email you, and it will be found here:
https://council.nola.gov/resources/neighborhood-participation-plans/

I also wanted to say thank you for these thoughtful suggestions. I want to provide responses to as many as I can from my perspective, but also want to be clear that there will be room for additional discussion and debate at both the CPC and Council levels, and that I am not the ultimate decisionmaker regarding these changes--my role in this matter is to provide legal advice to my client, the City Council, and to administratively shepherd this motion and NPP process on behalf of the Council Office. I'm including your email in the NPP report we're submitting to CPC and will ensure that CPC staff is made aware of your ideas and concerns.

We've limited the inquiry to Chapters 1-4 because the intention here is to address the administrative processes of the CZO rather than the use standards or district regulations. Our goal in undertaking this project was to grease the wheels, so to speak, and try to iron out any kinks in the process that aren't adding value. CPC is looking at barriers imposed in the land use process under a separate motion, which is a more holistic look at all processes and sections. I think there is openness from the Council and CPC to examining additional sections in the future, but we had to start somewhere. I hope that if this effort is a success, similar undertakings will become more routine and the CZO will become a more responsive and cohesive document.

You'll see that there are many other comments being made around the variance process (with and without an accompanying conditional use) and the application of the nine criteria when the NPP report and video are accessible to you, and I think that's an area CPC will review in detail when this reaches them.

In general, the laws and rules apply in the following order of supremacy: Charter > Code/CZO/Ordinance > Rules, Policies, and Procedures. State law application in cities that operate under a Home Rule Charter is a complex area of law.

As I told attendees at the NPP meeting, we intend to introduce the motion initiating this process at the June 26, 2025 council meeting as of now (although that could always change). Please feel free to provide additional comment at that meeting or in advance via the Council website. I'm attaching a copy of the powerpoint presentation that I gave during the NPP meeting for your convenience, as it provides a good overview of the process.

Ashley J. Becnel
Council Land Use Officer & Deputy Executive Counsel

New Orleans City Council
1300 Perdido St., Room 1E06
504.658.1132
ajbecnel@nola.gov

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Tuesday, June 17, 2025 12:36 PM
To: Ashley J. Becnel <ajbecnel@nola.gov>
Subject: Re: Replay for CZO Articles 1-4

Great. Thank you Ashley.

Is the replay posted yet? How do I access it?

Is there a particular reason why you all are focusing on Articles 1-4 only?

One of the areas I'd like to take a look at is to see if there can be more clarity around when the CPC/City Council can evaluate and approve zoning variances, as opposed to them having to be reviewed by the BZA. Over the past couple years we have heard varying explanations of the appropriate procedure for this.

There currently does not seem to be a clear answer on how this determination is made, who makes it, when it is made, and how notices and appeals work in the "hybrid" cases where a variance is being reviewed by the CPC/City Council rather than by the BZA.

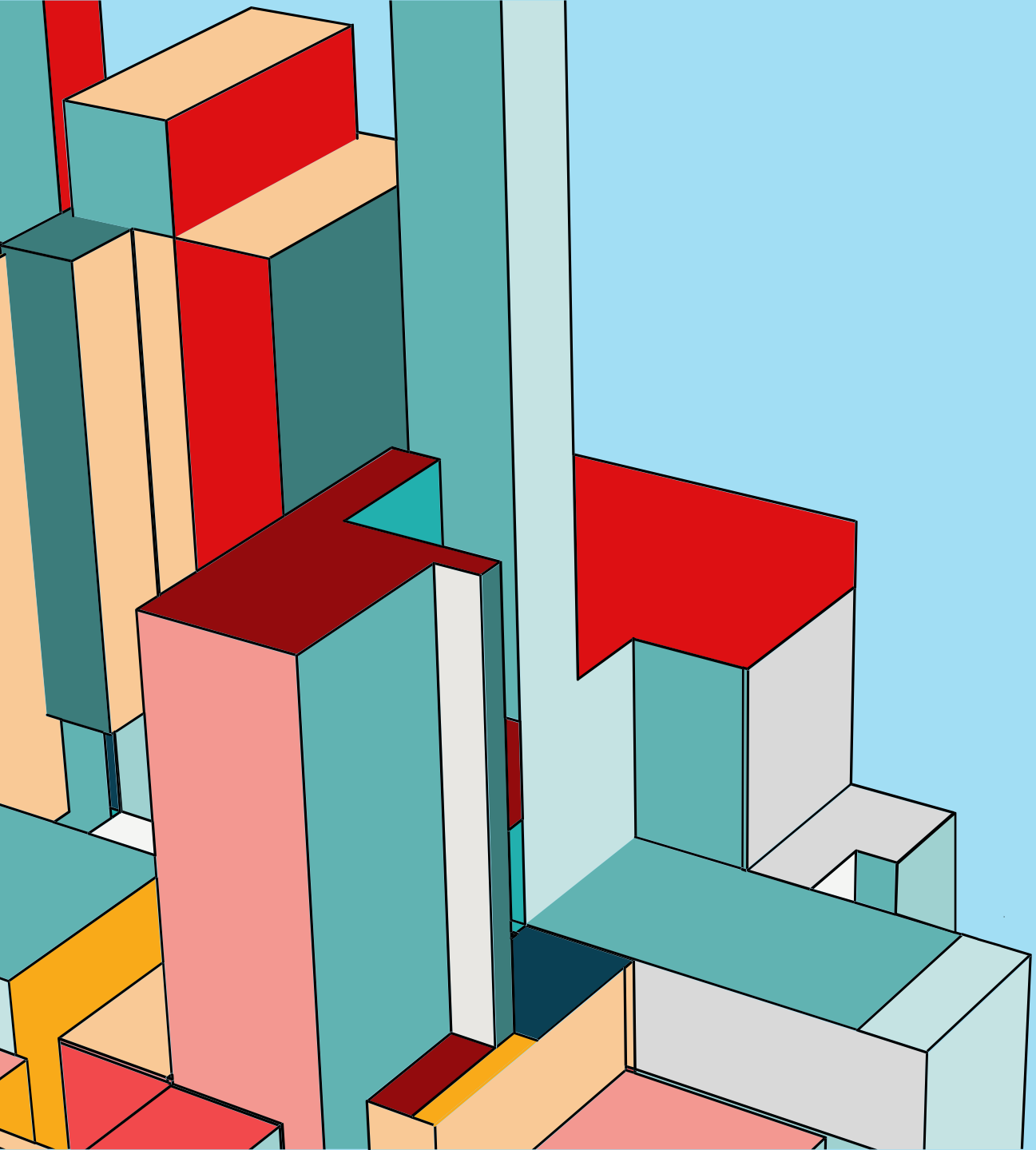
I also think tightening up, or at least clarifying, various issues around "neighborhood need" for Conditional Uses, and also how the "9 criteria" for variances are interpreted and applied, should also be looked at. The latter is particularly timely in light of the recent lawsuits brought against the City, the City Council, and the BZA. There clearly has been an "evolution" over the last 2-3 years in the way the BZA has applied these approval standards, and also potential issues around what appear to be "modifications" of these standards by both the BZA and the CPC/City Council, which, of course, are strictly prohibited by the CZO.

And finally, I think it would be helpful to clearly establish what powers the Council has viz-a-viz making. decisions and operating in areas that, at least on the surface, appear to be in conflict with the letter and the spirit of the CZO, the Home Rule Charter, the State Statutes, as well as the various Administrative Rules, Policies, and Procedures of the City Council, the City Planning Commission, and the Board of Zoning Adjustments.

These are the first few topics I can think of off the top of my head. My guess is that there are other issues we feel should also be looked at once we "dig into the weeds" of the CZO and how it interrelates with the various city agencies and their individual operative documents and regulations.

Thanks for focusing on these myriad of issues. We look forward to working with you and your team to hopefully clarify the various issues that many of the city's residents have found ambiguous, inconsistent, and very often extremely frustrating.

Let me close with the following anecdote. At a City Planning Commission hearing in 2024, the Executive Director of one of the City Departments was asked, on the record in an actual Commission meeting, by a Commission member "whether the operating procedures being followed were, in fact, consistent with the various State Statutes and city regulations?" The Executive Director's response was "I don't know if it's in compliance with the law, but it's the way we've always done it." The only thing more astounding than this interchange was that the hearing simply proceeded without missing a beat, as if a response such as this was considered by all parties involved to be acceptable.

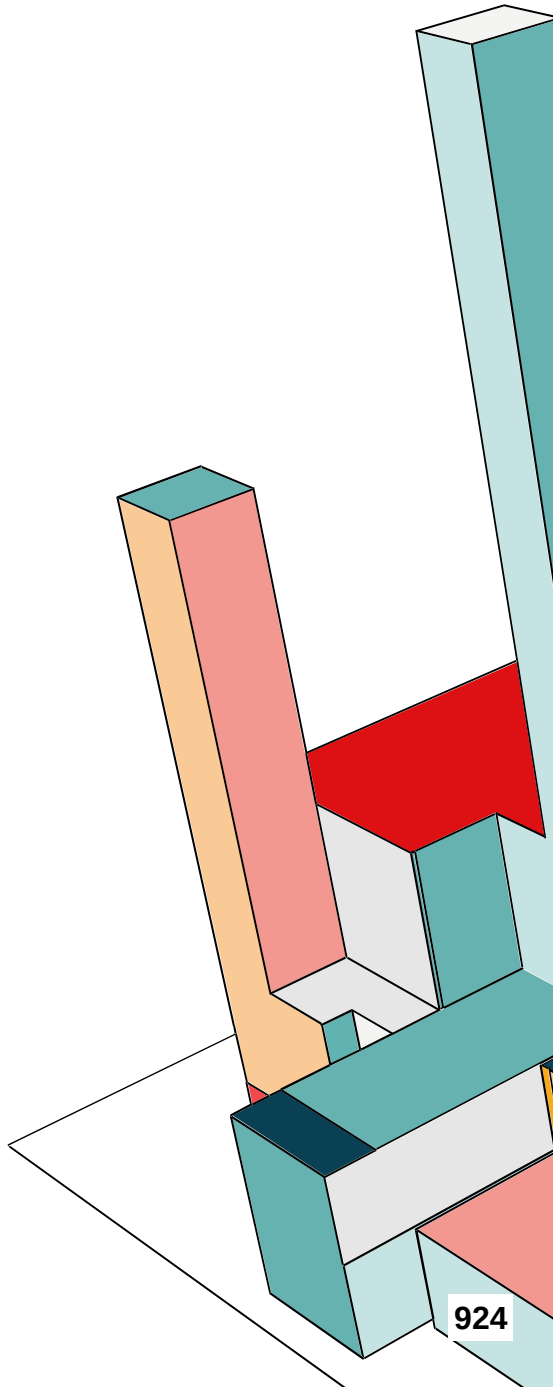


NPP: POTENTIAL CHANGES TO CZO CHAPTERS 1-4

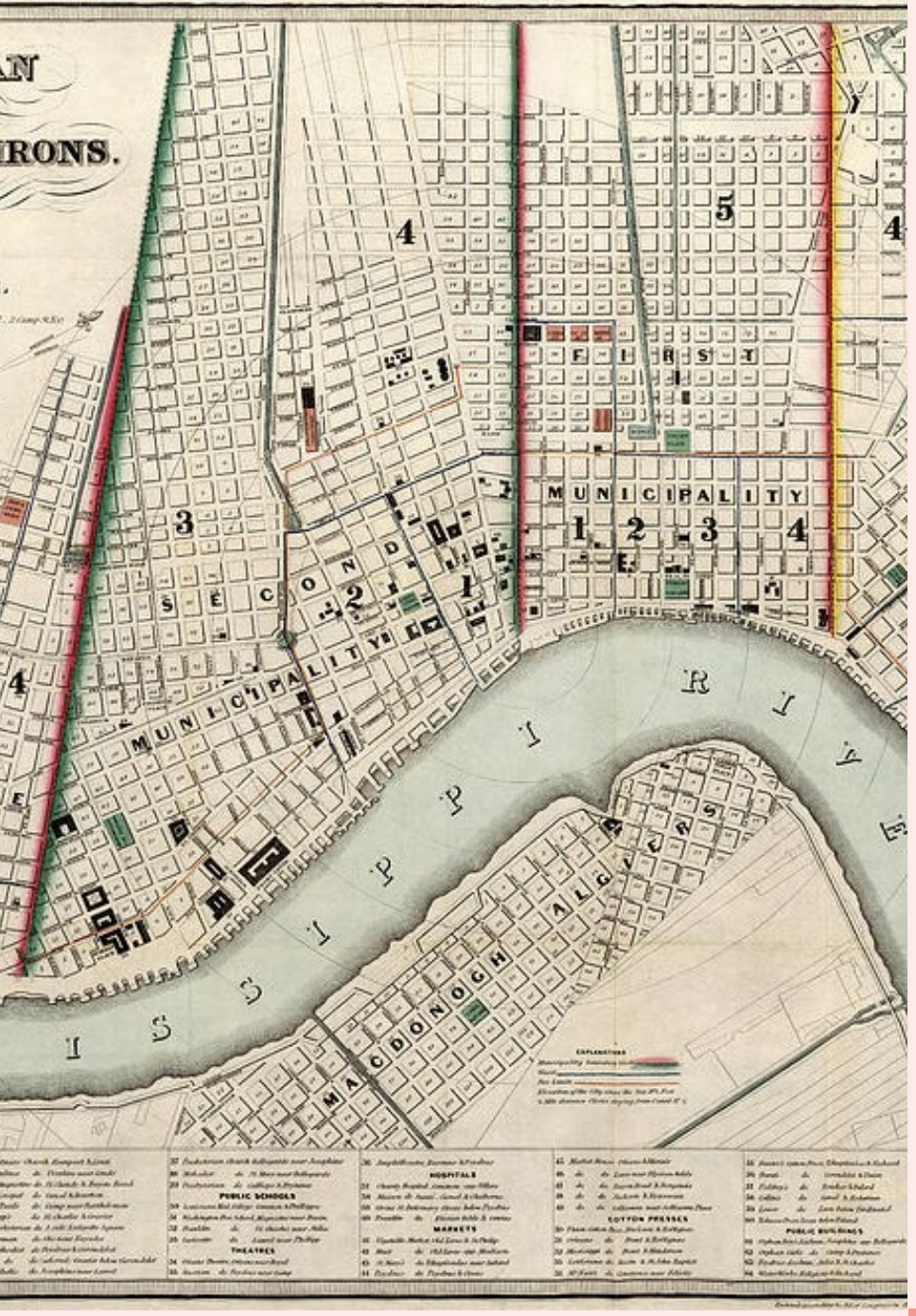
February 12, 2025

AGENDA

- Introductions
- Why are we doing this?
- What changes are being considered?
- What is the timeline/process?
- Questions?



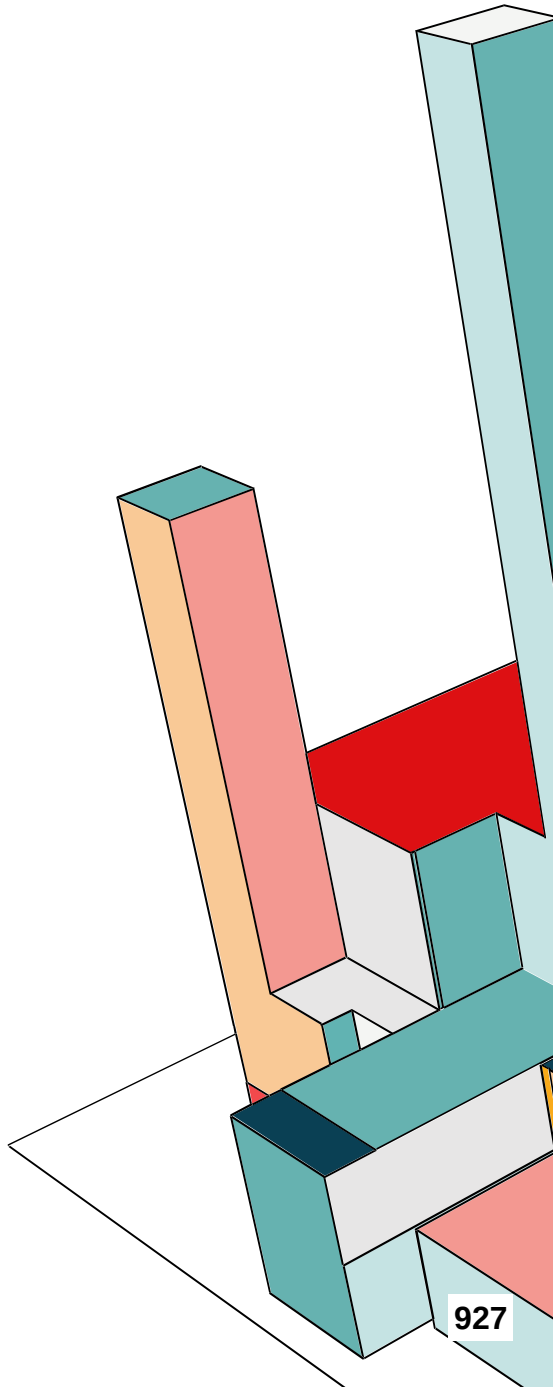
INTRODUCTIONS

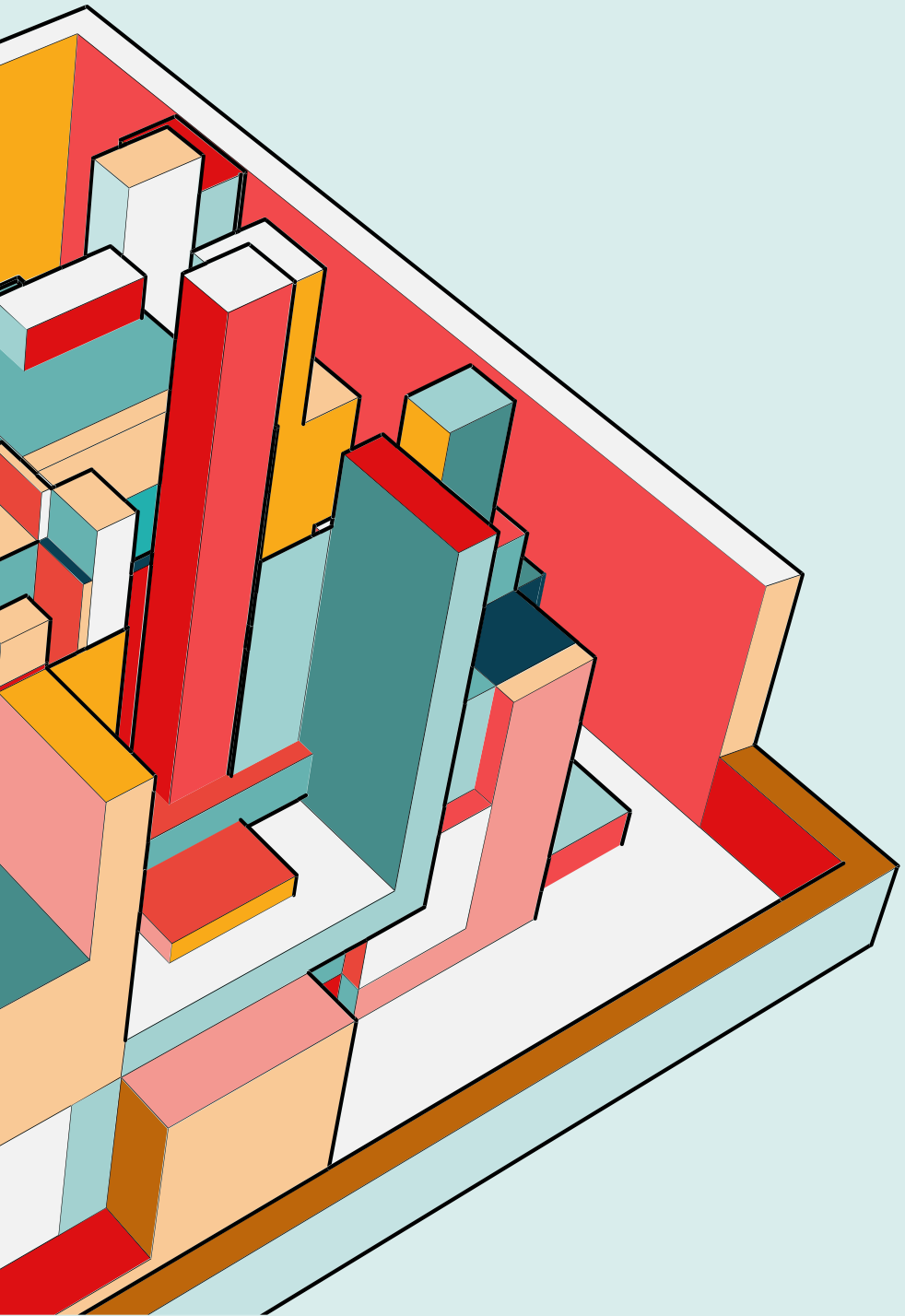


WHY DO WE NEED CHANGES?

STREAMLINE, UPDATE, AND IMPROVE

- Many of the administrative sections of the CZO haven't been meaningfully updated since its adoption in 2015
- Piecemeal updates have led to differing standards where there should be uniformity
- Make things easier for homeowners, neighbors, developers, and everyone else
- Clearer processes that recognize technological advances and best practices
- Recognize changes to state law and other parts of City Code





WHAT CHANGES ARE BEING CONSIDERED?

CHANGES PROPOSED BY CITY STAFF

- Transmittal of items from CPC with no legal majority
- Detailed review and consolidation of NPP processes into one section
- Clarify Council actions for zoning changes, conditional uses, and planned developments
- Clarify proviso use
- Review administrative and Council extension processes
- Review of development plan changes
- Providing deadlines for BZA actions
- Clarifying and better codifying BZA appeal process
- Streamlining zoning verification processes
- Clarifying and better codifying the zoning interpretation process
- Changes to notice requirements to reflect virtual options
- Create codified processes regarding the Master Plan

WHAT ARE WE MISSING?

Everyone attending this meeting (and those who couldn't make it) have unique perspectives and valuable feedback to offer

We want to hear from you! Tell us what works, what doesn't, and what's confusing so that we can fix it (or at least improve it).

HOW DOES THIS PROCESS WORK AND HOW LONG WILL IT TAKE?

THIS IS ONLY THE FIRST STEP

Tonight, we're just letting you know that this is a process we intend to start

The process doesn't formally begin until Council passes a motion directing the CPC to consider these changes

LIKELY TIMELINE

NOTE: ALL DATES ARE APPROXIMATE AND THIS TIMELINE IS SUBJECT TO CHANGE

May 22
NPP

June 26
Council Hearing on Motion

July 2025
CPC creates a ZD number for the application

July-August 2025
CPC considers the application

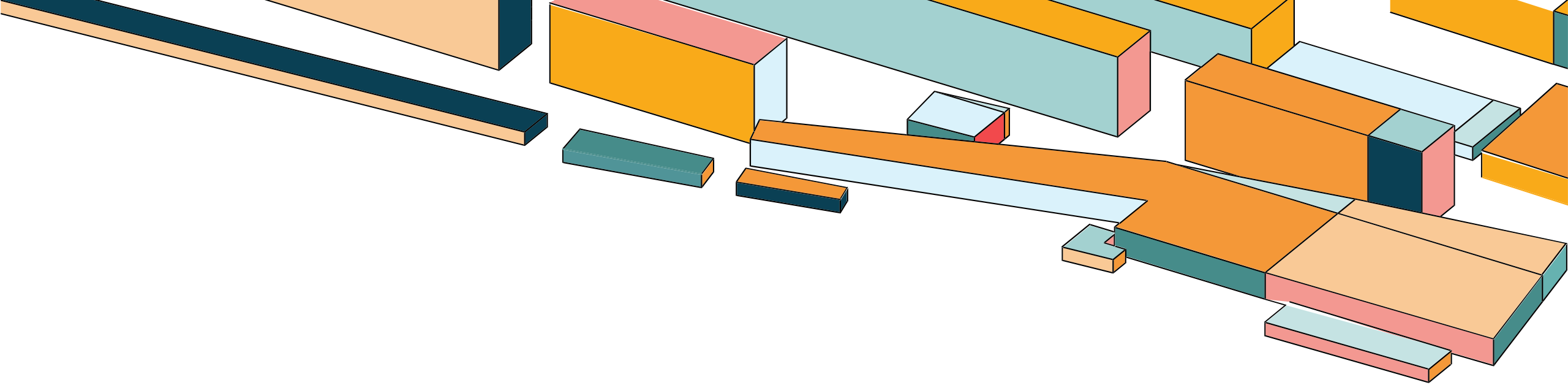
August 2025
CPC releases their Staff Report

August or September 2025
CPC hearing on the change

September 2025
CPC transmits recommendation to Council

October or November 2025
Council Hearing on Recommendation

November or December 2025
Council adopts ordinance



Where can I get more information about the changes being proposed?

https://council.nola.gov/resources/neighborhood-participation-plans/

THANK YOU

Ashley Becnel

Council Land Use Officer

New Orleans City Council

councillanduse@nola.gov

EXHIBIT C

Zoom Attendance Information

Meeting of February 12, 2025:

Jenny Takakura
J. Keith Hardie
Ron Loesel
Missy Quigley
Tyler Russell
Susan Johnson
Paulette Perrien
Jeffrey Seymour
Christine Maristany
Deidre Hummelbrunner
Jim Logan
Erin Holmes
Lynette Judge
Allen Johnson
Karen Fernandez
Donald Fant
Winston Jarrott
Claire Byun
Cameron Boissiere
Bob Murrell

Meeting of May 22, 2025:

Darnell Phillipson
Mary Mysing-Gubala
Claire Byun
Missy Quigley
Keith Hardie
Jim Logan
Susan Johnson
Lauren Jardell

Outlook

Re: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

From Robert D. Rivers <rdrivers@nola.gov>
Date Mon 10/6/2025 11:47 AM
To Justin Schmidt <justinschmidtlaw@gmail.com>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>
Cc Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>

Hi Justin:

City Planning - News - Recap of CZO amendment feedback session - City of New Orleans

The information we promised (materials presented on Friday, as well as the recording of the feedback session) is accessible at the attached link. Apologies for not being able to get it out on Friday.

Given the feedback we received on Friday, we will move forward with posting our staff report and recommendations to the Commission on Tuesday as planned, but will recommend that the Commission defer action until the 28th. This will give everyone the opportunity to review all of the materials and submit informed responses. The new deadline for written comments will be COB on Monday, October 20th.

Thanks,

Bob

Robert D. Rivers

(he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

From: Justin Schmidt <justinschmidtlaw@gmail.com>
Sent: Saturday, October 4, 2025 3:15 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>
Cc: Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>
Subject: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

Bob and Stephen,

Thank you for hosting yesterday's information session on the proposed amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO (the "Proposed Amendments"). I think it was very helpful and highlighted most of the concerns of the respective stakeholders participating. I just have a couple of follow-up questions/observations that I wanted to submit while they were fresh in my mind.

First, I went on the CPC's website earlier today and searched every corner of it for the latest spreadsheet that purportedly encompasses **all of the Proposed Amendments** that are up for consideration and not only those sixty (60) listed in Exhibit A to City Council Motion M-25-380. This spreadsheet is what was shared by CPC Staff during yesterday's meeting and is what I characterized as the "green line spreadsheet," which as you are aware, we unfortunately did not even get a quarter of the way through during the meeting. I was under the impression that per your comments, this list would be posted on the CPC's website yesterday (Friday), so that it could be reviewed by the public in enough time for it to be reviewed and meaningful comments to be submitted to CPC by the **close of the comment submission deadline of 5:00 p.m., Monday, October 6, 2025.**

Second, although you are likely to continue to disagree with me, I earnestly believe that you still have a considerable "notice" issue if you present to the Planning Commission more amendments than those set forth on Exhibit A to Motion M-25-380. To this end, I have attached a full copy of Motion M-25-380 as well as the screenshots of two (2) places on the CPC website which reference the Proposed Amendments. Given that you are an attorney by trade, I simply don't understand how you can interpret the language ***"[t]he City Council motion is here. It contains all of the proposed amendments,"*** as anything short of an **exhaustive** list of Proposed Amendments currently eligible for amendment.

However, what is even more bewildering is that you defend your position that the CPC Staff is able to present additional amendments beyond those included on **Exhibit A** of Motion M-25-380, and which have not yet been deiminated to the public, by relying on the language of Motion M-25-380 that states in part ***"in order to streamline administrative processes, clarify unclear provisions, and codify evolving practices, and to include as part of its consideration the amendments illustrated in Exhibit A, attached hereto and made a part hereof,"*** as justification for your position. The irony that the proposed legislation is intended to ***"clarify unclear provisions . . ."*** while the process itself is unclear should not be lost on anyone.

I'm not quite sure why we find ourselves in this position, but I have my suspicions and will keep them to myself for now. What I will say is that my utter contempt for the current City Administration is the collective and repeated manner in which the majority of department heads continue to attempt to correct otherwise innocuous mistakes made without ill-intent by fabricating absolutely absurd interpretations and positions in an effort to half-ass remediate these errors instead of simply owning the mistake and apologizing to whomever warrants an apology, if anyone.

Proceed as you will, but please add these comments to the official record as they no doubt will be relevant to any subsequent judicial review.

Regards,

Justin Schmidt

Justin B. Schmidt
Law Office of Justin B. Schmidt, LLC
1506 Seventh Street
New Orleans, LA 70115
Telephone: (504) 451-6567
Facsimile: (504) 370-7079
Email: justinschmidtlaw@gmail.com

Outlook

Re: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

From Robert D. Rivers <rdrivers@nola.gov>
Date Fri 10/10/2025 12:59 PM
To Jeffrey Seymour <jseymour8@gmail.com>
Cc Justin Schmidt <justinschmidtlaw@gmail.com>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>

[Sorry - just realized that the response I wrote on Monday never got sent.]

Hi Jeffery:

Apologies if I wasn't clear. Tomorrow, we will release our staff report - including our recommendations on all of the items being put forward for consideration. The packet sent to the CPC members tomorrow will include the staff report, as well as all of the written correspondence we have received as of COB today.

On June 21st, we will send a packet to the CPC members (and post on our website) the materials for the June 28th meeting. This will include any new correspondence about ZD049-25 that we receive prior to COB on June 20th. We will also resend the staff report, which may include additional information if requested by the Commission, or if the staff finds it necessary to clarify anything based upon the 10/14 CPC meeting.

This schedule should address the concerns expressed last Friday. Namely, that there was not enough time to review the additional items included by the CPC staff, and that the public would not be able to comment on the CPC staff recommendations.

I hope this clarifies it for you. Let me know if you have any additional questions.

Thanks,

Bob

Robert D. Rivers

(he/him/his)

Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

https://nola.gov/city-planning/

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Monday, October 6, 2025 12:30 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Cc: Justin Schmidt <justinschmidtlaw@gmail.com>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>
Subject: Re: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

Bob,

Hope do the written public comments, **which are due October 20th,** make it into the "Staff Report and recommendations to the Commission" which **will be posted tomorrow?**

On Mon, Oct 6, 2025 at 11:47 AM Robert D. Rivers <rdrivers@nola.gov> wrote:

> Hi Justin:
>
> City Planning - News - Recap of CZO amendment feedback session - City of New Orleans
>
> The information we promised (materials presented on Friday, as well as the recording of the feedback session) is accessible at the attached link. Apologies for not being able to get it out on Friday.
>
> Given the feedback we received on Friday, we will move forward with posting our staff report and recommendations to the Commission on Tuesday as planned, but will recommend that the Commission defer action until the 28th. This will give everyone the opportunity to review all of the materials and submit informed responses. The new deadline for written comments will be COB on Monday, October 20th.
>
> Thanks,
>
> Bob
>
> **Robert D. Rivers**
>
> (he/him/his)
>
> Executive Director

New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, NOLA 70112

504.658.7018

rdrivers@nola.gov

From: Justin Schmidt <justinschmidtlaw@gmail.com>
Sent: Saturday, October 4, 2025 3:15 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ashley J. Becnel <ajbecnel@nola.gov>
Cc: Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>; susanpjohnson@hotmail.com <susanpjohnson@hotmail.com>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>
Subject: Proposed Amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO

Bob and Stephen,

Thank you for hosting yesterday's information session on the proposed amendments to Articles 1, 2, 3, 4, 19, and 26 of the CZO (the "Proposed Amendments"). I think it was very helpful and highlighted most of the concerns of the respective stakeholders participating. I just have a couple of follow-up questions/observations that I wanted to submit while they were fresh in my mind.

First, I went on the CPC's website earlier today and searched every corner of it for the latest spreadsheet that purportedly encompasses **all of the Proposed Amendments** that are up for consideration and not only those sixty (60) listed in Exhibit A to City Council Motion M-25-380. This spreadsheet is what was shared by CPC Staff during yesterday's meeting and is what I characterized as the "green line spreadsheet," which as you are aware, we unfortunately did not even get a quarter of the way through during the meeting. I was under the impression that per your comments, this list would be posted on the CPC's website yesterday (Friday), so that it could be reviewed by the public in enough time for it to be reviewed and meaningful comments to be submitted to CPC by the **close of the comment submission deadline of 5:00 p.m., Monday, October 6, 2025.**

Second, although you are likely to continue to disagree with me, I earnestly believe that you still have a considerable "notice" issue if you present to the Planning Commission more amendments than those set forth on Exhibit A to Motion M-25-380. To this end, I have attached a full copy of Motion M-25-380 as well as the screenshots of two (2) places on the CPC website which reference the Proposed Amendments. Given that you are an attorney by trade, I simply don't understand how you can interpret the language ***"[t]he City Council motion is here. It contains all of the proposed amendments,"*** as anything short of an **exhaustive** list of Proposed Amendments currently eligible for amendment.

However, what is even more bewildering is that you defend your position that the CPC Staff is able to present additional amendments beyond those included on **Exhibit A** of Motion M-25-380, and which have not yet been deiminated to the public, by relying on the language of Motion M-25-380 that states in part ***"in order to streamline administrative processes, clarify unclear provisions, and codify***

evolving practices, and to include as part of its consideration the amendments illustrated in Exhibit A, attached hereto and made a part hereof," as justification for your position. The irony that the proposed legislation is intended to ***"clarify unclear provisions . . ."*** while the process itself is unclear should not be lost on anyone.

I'm not quite sure why we find ourselves in this position, but I have my suspicions and will keep them to myself for now. What I will say is that my utter contempt for the current City Administration is the collective and repeated manner in which the majority of department heads continue to attempt to correct otherwise innocuous mistakes made without ill-intent by fabricating absolutely absurd interpretations and positions in an effort to half-ass remediate these errors instead of simply owning the mistake and apologizing to whomever warrants an apology, if anyone.

Proceed as you will, but please add these comments to the official record as they no doubt will be relevant to any subsequent judicial review.

Regards,

Justin Schmidt

Justin B. Schmidt
Law Office of Justin B. Schmidt, LLC
1506 Seventh Street
New Orleans, LA 70115
Telephone: (504) 451-6567
Facsimile: (504) 370-7079
Email: justinschmidtlaw@gmail.com

Outlook

Re: Proposed amendments to CZO 1-4

From Robert D. Rivers <rdrivers@nola.gov>
Date Fri 10/17/2025 9:22 AM
To Bria A Dixon <Bria.Dixon@nola.gov>; Stephen K. Kroll <skroll@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>; Sabine E. Lebailleux <selebailleux@nola.gov>
Cc Rachael Berg <rberg@nola.gov>

Stephen has it and is putting it in the file for ZD049-25

Thanks

From: Bria A Dixon <Bria.Dixon@nola.gov>
Sent: Friday, October 17, 2025 9:02 AM
To: Stephen K. Kroll <skroll@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Sabine E. Lebailleux <selebailleux@nola.gov>
Cc: Rachael Berg <rberg@nola.gov>
Subject: FW: Proposed amendments to CZO 1-4

Good morning,

Can someone please advise on where to save the comments below?

Best,

Bria Dixon *| She/Her/Hers*
Senior City Planner | New Orleans City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7014 (office) | Bria.Dixon@nola.gov

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Thursday, October 16, 2025 9:56 AM
To: Robert D. Rivers <rdrivers@nola.gov>; Allen Johnson <hajohnson1418@gmail.com>; CPCINFO <CPCINFO@nola.gov>
Subject: Proposed amendments to CZO 1-4

TO THE CITY PLANNING COMISSION

PLEASE INCLUDE THIS IN THE WRITTEN COMMENTS AND Public COMMENTS FOR THE PROPOSED ANE DMENTS TO CZO ARTICLES 1-4

Hi Bob,

We had some questions and comments which are entrenely time-sensitive as comments in this topic are due two business days from now.

1. Who can we to speak with to get answers to or questions which are “of a legal nature”, since you are telling us that you are not authorized to answer legal questions?

2. Did you forward the 1-page list of comments that I left with you at MMO day’s CPC hearing?

3. Why were our written comments on the two NPP meetings which we sent in September to both the Council Land use Legal Deptartment (the party holding the two NPP meetings)) and also to YOUR office NOT included in the Preliminary Staff Report?

4. Who is drafting the NOP Report; your office, or the Council’s office (I’m assuming the Council is the “Applicant@ of the proposed Rect Andbenents”.

4. Why was there no NPP Report in the Preliminary Staff Report?

5. Why is there still no text Amanda Application on “City provided forms” as required by the CZO?

6. Why were NONE of the public comments from the two-hour-plus “listening session” you held (which was held ONE BUSINESS DAY BEGORE CONTENTS WERE DUE) included in the Preliminary Staff Report?

Bob, we would like to ask you please forward a copy of this email to the individual Commissioners themselves TODAY and also have a copy of the email included in the official public record of the Commission.

There is a real problem here that public comments are not being fully and properly considered.

Want
Notwithstanding what you and your office have been contending, these proposed amendments are of a far more substantive nature that you all are acknowledging.

Many of these issues CAN NOT be properly addressed in a “2-minute public comment”.

We want to make sure that our comments and questions are addressed BEFORE the CPC formally considers this matter and we want to formally state one the record that we do not believe our concerns are being adequately “received” and/or considered.

Please make sure the Commissioners are aware of our concerns well in advance of the next CPC hearing and the completion of the Final Staff Report.

Thank you fir you attention to our comments and requests.

FMIA Comments on Proposed Amendments to CZO Sections 1-4, 19, and 26 Submitted to CPC Staff on 9/1/25

1. Enforce the current requirement that a "public need" truly exists in order to grant conditional uses, and that a "public benefit" not be included as a criterion.

2. Clarify when the Council can approve variances, and also, when, where, how, and by whom, this determination is made. Add appeal provisions for variances issued by the City Council.

3. CZO Section 4.3.E.4 Conditional Uses - Conditions states that the Council "may grant a variance from specific zoning standards otherwise applicable to the subdivision by this Ordinance to secure the general objectives of this section" What exactly is meant by the phrase "in order to secures the objectives of this section"? Specifically, what "section" is being referred to? What *are* the "objectives" of this section?

4. CZO Section 4.6.C.3 Variances – Authority states that "The development standards for conditional uses and planned developments, or any other matter *designated* by the City Council *expressly* within these zoning regulations, shall not be subject to variances by the Board of Zoning Adjustments." What are the "other matters" that are being "*designated* by the City Council *expressly*"?

5. "New" variance requests which were not part of the original NPP should be considered new applications.

6. There should be a higher standard on how much work and disclosure is required of the applicant in order to have the appropriate and necessary "evidence" presented to the Council to justify a variance.

    a. NPPs should address the 9 criteria if applicable

    b. If the Citi Council rejects the recommendation of the CPC regarding a requested variance's compliance with the 9 Criteria, the relevant criteria should be addressed on a criteria-by-criteria basis with evidence and explanations being provided as part of the public record.

    c. The CPC's or City Council's defense or support of a variance's compliance with the 9 Criteria must be publicly disclosed at a point in the approval process such that adequate time is available for public review and public comment.

7. Invalid notices **should nullify** decisions actions taken in improperly-noticed hearing. Otherwise, what is the purpose of notice requirements? Permitting invalid notices violates notice requirements contained in the Home Rule Charter, State Statutes, and Louisiana Open Meetings Law.

8. Can the City Council unilaterally waive the Home Rule Charter NPP requirements?

9. What is the purpose behind restructuring/reordering the 9 Criteria? What does this add/remove that is currently absent/unnecessary?

10. Does the new proposed NPP language contain sufficient notice requirements.

11. Is the CPC currently designating the location of conditional uses on the Official Zoning Map with the symbol "CU"? And does this procedure work if the applicant has 2 years to file an approved Conditional Use ? CZO Section 4.3.J requires that the CPC must make this designation withing 30 days of receiving evidence of the recording of an approved conditional use. And does this procedure work if the applicant has as long as 2 years to file an approved conditional use (Section 4.3.J)?

12. On CZO Section 4.3.E Conditional Use Conditions, exactly what is meant by the clause "to secure the general objectives of this section?" What "section" is being referred to? Specifically, what are the "general objectives" of this section?

13. Why are CZO Sections 4.6.C.1 and 4.6.C.2 being deleted?

14. Why are the references to Louisiana Revised Statute 33:4780.46 and Home Rule Charter Section 5-408, relating to "variance authorization", being deleted from CZO Section 4.6.C?

15. The needs to be better clarity on the proposed amendments to CZO Section 4.6.C.3.

16. **[Note: It looks like the proposed amendments in the original A. Becnel spreadsheet for CZO Section 4.6.C have been "cleaned-up" for the incorrect identification of the "Current Text" for Section 6.6.C.3. Confirm whether any of Sections 4.6.C.1, 4.6.C.2, 4.6.C.3, or 4.6.C.5, are being proposed for deletion.]**

17. Regarding notice provisions, there needs to be more diligent compliance with the State Statute requirement that all agenda items be described with "reasonable specificity." For example, would the following agenda item description fulfil the State Statute standard of "being described with reasonable specificity"?

    Agenda Page number 79 of 80, Item #54 description: "Directing the CPC to conduct a public hearing regarding a temporary prohibition against the effectiveness and enforcement of sections 21.8.C.16(11)(i)(2)"

(Note that this agenda item description does **not even state the name of the document** which is being referenced.)

18. Greater diligence should be exerted be to ensure the accuracy of public notices contained on the official CPC website. We have recently encountered a situation where a committee of the CPC conducted a meeting on **the day prior to** the meeting date specified on the CPC web site. When we registered our protest to this violation, the CPC Staff immediately changed the date of the meeting on its web site to the prior day, effectively changing the meeting date to a date in the past for a meeting that had already occurred.

19. Rules and procedure for mailed notices should be evaluated and, if necessary, to ensure that mailed notices are received ***prior*** to the actual meeting date.

20. Rationalize and enforce document recording requirements. For example, the CZO recording requirements include: Sections 4.6.E and Section 4.6.H.1 require that the conditions and restrictions for approved conditional uses and signed development plans be recorded in the appropriate mortgage or conveyance records (this does not appear to be occurring), Sections 4.3.E and 4.4.F.3 require that proof of recordation be submitted to the BZA staff prior to the issuance of a building permit or certificate of occupancy or to the ED of the CPC (there is no evidence that this is occurring) notwithstanding the fact that Sections 4.3.H.1 and 4.4.I.1 provide the applicant with a *full two years* to record the conditional use approval or stamped development plans, and Section 4.3.J requires the CPC to designate the location of the conditional uses on the Official Zoning Map with the symbol "CU" within 30 days of receiving evidence of the recording of an approved conditional use (the official zoning map on Property Viewer does not appear to contain any such designations). To cite just one example of the lack of proper diligence around recording requirements, we can provide evidence of the recording of a plan containing the official CPC seal which is unsigned and undated (how such a document can exist *and* be circulating publicly remains mystery to us.)

Outlook

Fw: OPPOSE ZD 049-25

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/21/2025 12:05 PM
To Stephen K. Kroll <skroll@nola.gov>

From: sjohnson@hnon.org <sjohnson@hnon.org>
Sent: Monday, October 20, 2025 4:31 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: OPPOSE ZD 049-25

To the CPC:
I am worried that there has not been enough discussion/clarification of the text amendments to be made to CZO 1-4, 19 and 26.
For example, I attended the Sept. 9 CPC hearing; the Oct. 3 listening session; and the Oct. 14 CPC hearing — and I am still not sure why the purpose statement for conditional uses (CZO Art. 4.3.A) will be emended to add "public benefit" to "public need" as the motivation for a given conditional use.
I am in favor of a more deliberate process—no matter how long it takes.
We need to get it right.
Thanks and best regards,
Susan Johnson
2822 Lepage Street
New Orleans, La. 70119

Zoning Docket 049/25 – *deferred from the September 9, 2025 meeting*
Applicant(s): City Council Motion No. M-25-380
Request: Amendment to the text of Articles 1, 2, 3, 4, 19, and 26 of the Comprehensive
Zoning Ordinance in order to streamline administrative processes, clarify unclear provisions, codify evolving practices, and consider the amendments included in Exhibit A,
attached to City Council Motion No. M-25-280

Outlook

Fw: Written Public Comments to be Included in Staff Report for ZD 049/25

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/21/2025 12:05 PM
To Stephen K. Kroll <skroll@nola.gov>

3 attachments (108 KB)

FMIA Comments on NPPs held 12325 and 52225.docx; FMIA Land Use Committee Comments on Preliminary Staff Report.docx; Jeffrey Seymour Comments on ZD 04925.docx;

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Monday, October 20, 2025 4:21 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>
Subject: Written Public Comments to be Included in Staff Report for ZD 049/25

Please include the attached documents in the ZD 049/25 Staff Report.

Thank you,

Jeffrey Seymour
2227 Royal St.
New Orleans, LA. 70117

FMIA Comments on NPPs held 1/23/25 and 5/22/25 for Proposed Amendments to CZO Sections 1-4, 19, and 26

1.5.H Does a completed application have an expiration Date? By filing an application, do I "freeze" the rules in the current CZO forever?

What exactly are the "rules in effect on the date the complete application was received.?" Are they the same thing as Is it the currently existing the CZO in its entirety which gets "frozen"? Or does the "CZO-in-effect" rule apply only to what was specifically requested in that initial application? To what extent, if any, can the initial application be modified and remain eligible to be evaluated based on the CZO in effect when the initial application became complete.

This question too granular, but this exact issue has come up several time in the last few years, most recently in the "Rusty Rainbow Hotel" project in the Bywater, where its implications were substantiative.

1.6.A Should the word ""may" in the clause "the Director of the Department of Safety and Permits, or the Director's designee, in addition to other remedies, ***may*** institute any appropriate actions or proceedings to prevent such unlawful erection…" be changed to the word "shall"? Isn't that the primary job responsibility of the Department of Safety and Permits? If not, who's responsibility is it to enforce this regulation? Or is there no city official tasked with the responsibility to enforce the CZO?

Is it correct that the Director of the DSP's "designee" could theoretically be a new employee who has been working in the department for two weeks? Does the designee have to work in the relevant department? …or even have to be a city employee? Does that seem right??

2.3 Which powers may the CPC ED or DSP ED designate to a "designee"? Is it only the ones "indicated in this section by the language 'Director's designee'" or does "the ability to direct powers to a designee" apply to all actions throughout the Ordinance"? Are there no restrictions whatsoever.

2.4.D & 2.6.C Section 2.4,D, in conjunction with Section 2.6.C, gives the City Council the power to make final decisions on map amendments, text amendments, and conditional uses, and it gives the BZA the power "to permit, and make final decisions on" zoning variances from the zoning regulations. But nothing is stated about who makes final decisions on zoning variances reviewed by the City Council?

This may also seem like a "nit", but this question has actually come up within the last year.

This same issue exists with regard to appeals. The appeal rules for conditional uses granted by the City Council, are materially different than the appeal rules for zoning variances granted by the BZA. Which rule applies in instances where someone is appealing a zoning variance granted by the City Council

For example, what would be the relevant time period within which an appeal must be filed on a variance granted by the City Council?? Is it the time period for appealing City Council conditional uses, or is it the time period for appealing BZA variances?

2.5.C Should the list in this section of the types of applications that the CPC can make recommendations on also include variance applications? Isn't that what is currently being done?

` Based on several of the Proposed Amendments, it looks as though the CPC will no longer be providing any recommendations to the BZA. Is this correct? If so, will they still be doing the analytical "leg-work" and the preparation of Staff Reports? And why is the CPC being removed from this process?

2.6.B Does this provision allow one to make an appeal to the BZA, for example, alleging an error in the application of the 9 criteria on a variance granted by the City Council?

Or would a variance granted by the City Council not qualify as an ***"***order, requirement, decision, or determination made by an administrative official in the enforcement of the CZO."

This provision states quite clearly that the BZA has the power to "hear and decide any and all appeals where error is alleged "***in any*** order, requirement, decision, or determination made by an [i.e., any] administrative official in the enforcement of the CZO."

If this *isn't* an accurate reading of then section, then what is? …and what is the purpose of this section?

2.6.C. Should the second word in this section be "variances" rather than "variations"? I believe this is the only occurrence of the word "variation" in the entire CZO.

If "variation" *is* the intended word, then what is the difference between a "variation" and a "variance", and why is it the former, rather than the latter word which is being used here? Note that "variance" is a defined term, but "variation" is not. (FWIW, neither is "waiver".)

2.8.A to D Can the Executive Director of the City Planning Commission can designate the authority to make final decisions on minor map adjustments to the FLUM and requests for interpretations of the Official Zoning Map to anyone it chooses?

2.9.E What is the procedure currently being used by DSPs current to confirm ongoing compliance with off-site parking contracts which may be required under section 22.8.A.2.C? This is obviously an important issue since an entire sub-section of the CZO is dedicated to the implications a lapsed parking contract has on the ongoing effectiveness of any conditional use it was part of.

Who maintains a file of approved off-site parking contracts? Is it the CPC or the DSP? It should be a pretty thick file since it would include an approved off-site parking contract for every parking waiver granted which was based upon the applicant taking advantage of the special "carve-out" exceptions allowing for contracted off-site agreements to count towards their compliance with the CZO's minimum parking standards.

Is it correct that an applicant would be in non-compliance with this section if an approved off-site parking contract has not both <u>filed with the DSP</u> and <u>recorded with the Office of Conveyances</u>?

2.11 Who makes the final determination regarding an applicant's compliance with the Historic District Landmarks Commission (and ARC's) procedures and regulations contained in the City Code? Would it be the Director of the Historic District Landmarks Commission? If so, where does one find the appeal rules on these decisions? There isn't anything on Table 4-2 in the CZO, nor is there any mention of appeals in the Historic District Landmarks Commission procedures, guidelines, or the City Code.

3.2.B.3 What is the significance of an application that has <u>not</u> been rejected within 10 days, and therefore, is deemed "complete", but is subsequently deemed incomplete "for the purpose of a review"? If that application is incomplete "for the purpose of a review", in what way ***<u>is</u>*** the application "complete"?

This section states that a new determination of completeness is required if the applicant materially changes the application from the prior submittal. What would be considered material, and who would make that determination? If, for example, I change the waiver I am requesting from a height waiver to a FAR waiver, would that be considered material ?

3.2.D.1 & 2 What, in the context of Section 3.2.D, is the technical definition of a withdrawal? Must the item have already been docketed? If an item is docketed, and the Applicant requests it be deferred to a later date for consideration, would that qualify as a "withdrawal"?

What is the difference between a "withdrawal" and a "deferral?" Where are the deferral rules stated?

When is the latest that an application be withdrawn? Can an application be withdrawn while a meeting is taking place? Can it be withdrawn up to the point that a motion is made, or is seconded, or voted on?

Is the Applicant the only party who can "withdrawal" an application?

Why are the withdrawal rules so different for items for items submitted to the City Council, versus items submitted to the BZA? (I'm guessing that this may have something to do with the fact that the City Council works through motions, resolutions, and ordinances, where the BZA does not.)

3.2.D.3 This says that you have 45 days from the original decision was made to file a "zoning appeal." But what if you are appealing a variance decision made by the City Council?

3.2.E What is the "date of denial" of a conditional use denied by the City Council? What is the "date of denial" of a variance denied by the BZA? What is the "date of denial" of a variance denied by the City Council?

3.2.E.4 What is the purpose of this provision? Why would the 2-year "lockout" on resubmitting denied applications not apply to applications initiated by the city?

How often does the city initiate applications for CUs, or for variances? What would be examples of these? examples of these?

3.3.A Shouldn't the published notices and the mailed notices also include what is specifically being applied for? For example, whether it's a conditional use request, or a zoning change, or a zoning waiver?

3.3.B.1 Are we reading this correctly? Why isn't mailed notice required "for zoning text amendments and for zoning amendments initiated by the City Council covering multiple squares"?

And what, specifically, is being excluded here ? Is it all "zoning text amendments" or is it is just "zoning text amendments initiated by the City"? Or is it "zoning text amendments initiated by the **City Council** covering multiple squares"? And why wouldn't a request for a "zoning change", which I assume is a type of zoning amendment which, by definition is always property-specific, not require mailed notices to affected neighbors and neighborhood associations? What would a Ven-Diagram look like for "zoning amendments", "zoning text amendments", zoning map amendments", zoning changes", "conditional uses", "zoning variances", and any of the other generic categories which are commonly used?

Exactly what falls into the category of "zoning amendment"? Is it text and map amendments? Or does it also include variances and conditional uses?

What would a Ven-Diagram look like for "zoning amendments", "zoning text amendments", zoning map amendments", zoning changes", "conditional uses", "zoning variances", and any other generic zoning-related category which is commonly used?

3.3.B.2 What, technically, is the definition of "mailed"? At the very least, the "mailed" date of a notice should be no earlier than date on which the item is "postmarked" by the US Postal Service.

We raise this because we have had numerous instances in the past where the majority of neighbors have actually received their mailed notices after the hearing has already occurred. This would seem to indicate that the system we're using isn't working, and that it should be fixed.

3.3.D.1.a All of these provisions pertaining to the "Validity of Defective Notices" are extremely problematic, and very possibly in violation of the notice requirements in the Home Rule Charter, the State Statutes, the City Code, and the Louisiana Open Meetings Laws.

When you parse through the language in these provisions, what is essentially being said is that, although the City may be subject to various notice requirements, at the end of the day, it is not required that those notices they give or send be accurate whatsoever, and in some cases, it's not even necessary that they get sent at all!

For example, under section 3.3.D.1.a of the current CZO, as long as a posted notice gives "reasonable notification" of **either** its purpose, subject matter, substance, ***or*** intent, then any action on the associated application shall not be declared invalid due to any error, or even absence of, any or all of the following information: the meeting's time, its location, or its purpose. That is, the notice may contain the wrong date, time, and/or purpose, or even no date, time, or purpose whatsoever, and still, according to rules in the current CZO, still be considered valid!

Section 3.3.D.1.c of the current CZO says that even the failure to send the notice at all will not invalidate from fulfilling the notice requirement, or invalidate any decisions made in the referenced hearing. Section 3.3.D.1.d says that the same holds true for notices required to be sent to Neighborhood Association.

Essentially what is being said here is: "The failure to give accurate notice (or even to give notice at all), will not be a violation of the requirement to give notice.

Again, we are not aware that any of the State Statutes, or the Home Rule Charter, or the State Open Meetings Laws, or the individual Administrative Rules, Policies, and Procedures for the City Planning Commission, the City Council, or the Zoning Board of Adjustments, or any document anywhere, gives such a sweeping "pass" for defective notices.

This needs to be corrected. To require the city to deliver notices but, at the same time, to not require that the notices be accurate as to the meeting's subject matter, substance, intent, time or place, effectively eliminates the notice requirement entirely.

Perhaps we're the ones who need a "reality-check" on this issue, but we respectfully ask :"Is it unreasonable or inappropriate for the public to expect even this most basic level of competence in complying with the public notice provisions that exist in the CZO, the Home Rule Charter, the City Code, the State Statute, the various department's Administrative Rules, Policies, and Procedures, and the Louisiana Open Meetings Law?" Not a single one of these other documents contain a provision which essentially says "you *must* give notice, but it *does not have to be accurate, and, in fact, doesn't even actually have to be sent*)!

And the new language which is being proposed for the new NPP section doesn't even require that *any notice be sent at all*!

What is the purpose of a notice *requirement* which *does not require* that the notice be accurate, or even sent at all?!

If the reason for this is that complying with the letter, and especially the spirit, of the law is something that is simply not possible from a practical standpoint, then why does the City have no problem committing itself to this most basic level of competence when it applies to notices required to be sent to the applicant, as is specified in section 3.3.D.3? Why is it only the applicant, and not the public, who gets the benefit of the City complying with the notice requirements?

3.3.D.1. Here is another example from the current CZO. "No action on any application submitted in accordance with this Ordinance shall be declared invalid by reason of the failure to give notice to the individuals and entities within the vicinity of the site"?

On what basis, or authority, can the CZO effectively exempt itself, or anyone else for that matter, from complying with the notice requirements of the Home Rule Charter, the City Code, the State Statute, the various department's Administrative Rules,

3.3.D.2 What is a "discretionary form" of notice, and where in the CZO are discretionary notices referenced? What actually is the purpose of this provision?

3.3.D.3 Note that this requires that the notice sent to the applicant contain the time, date, **and** place of the hearing, although no such requirements exist for neighbors in the vicinity, neighborhood associations, or any member of the public.

3.4.B What is the difference between a "continuance" and a "deferral"?

3.6 Yet one more: "The unavailability or failure of such an [electronic notification] system shall not be reason to invalidate any application or action taken under this ordinance"?

That is, the failure of the city's obligation to provide notice will not be considered a failure of the city's obligation to provide notice.

4.2.D.1.b This section states that "applications may also be exempt from Neighborhood Participation Program requirements for good cause." What is the definition of "good cause?" Who determines whether "good cause" exists? What would be examples of "good cause"?

Furthermore, on what authority can the CZO, or the City Council, or anyone for that matter, waive the NPP provisions in the Home Rule Charter which require that "*the City establish a system for organized and effective neighborhood participation in land use decisions and other issues that affect quality of life*", that it "*shall provide for timely notification to a neighborhood of any proposed Land Use Action*

affecting the neighborhood", and that it furthermore *"shall also provide the opportunity for meaningful neighborhood review of and comment on such proposals"*?

In fact, the Home Rule Charter even goes to the length of including a definition of "Land Use Action", which reads:

> ""Land Use Action" means the preliminary or final approval of a zoning map amendment, a zoning ordinance text change, subdivision plat, site plan, planned unit development, or conditional use; the granting of a variance, adoption of a development agreement, or issuance of a certificate of appropriateness; a decision by the City or any of its administrative authorities to construct a capital improvement, acquire land for community facilities, including transportation facilities, or for redevelopment. Approval as used in this paragraph includes approval subject to conditions."

How can the City Council unilaterally waive a requirement of the Home Rule Charter <u>which the Home Rule Charter does not expressly allow to be waived?</u>

4.2.D.2 The first paragraph of this section says that "zoning map or text amendments require an NPP", and then it immediately goes on to say that zoning map or text amendments covering <u>less than city square</u> require an NPP , and zoning map or text amendments covering <u>more than city square</u> require an NPP. (i.e., there are <u>*no*</u> zoning map or text amendments which <u>*do not*</u> require an NPP).

And why do zoning map or text amendments covering <u>more</u> than one city square have notice requirements <u>less</u> stringent than those covering <u>less</u> than one city square? This seems counter-intuitive that the <u>more</u> significant action requires less notice. The normal notice requirements should also apply to Zoning text and Zoning map amendments covering <u>less</u> than one city square.

The second paragraph seems to say that the request will <u>not be deemed complete</u> until all of the NPP documents are submitted to the CPC, but that the City Council may require an NPP <u>prior</u> to the motion being acted on. How does a request be deemed complete , and be presented to, and voted on, by the CPC which <u>has not</u> completed an NPP and submitted all relevant documents to the CPC Staff? That is, how does the Council "see" a request which has not complied with the NPP rules?

In the first sentence of the paragraph which begins "During a time of declared emergency by the Governor or Mayor…" should the phrase "City Planning Commission Director" should be changed to City Planning Commission <u>*Executive*</u> Director"

4.2.D.3.c Regarding the second sentence: Is the ability of the City Council to defer action limited **<u>only</u>** to "cases where it discovers applicants have not submitted complete and accurate information". It doesn't appear that the CZO authorizes the City Council to "defer action" for any other reason. Is this correct? It seems that items are frequently being deferred for other reasons (for example, to allow an applicant to further discuss/negotiate terms with residents or neighborhood associations.)

In the second sentence of the paragraph beginning "The failure to resolve a finding of incomplete…", what is the difference between a "denial" and an "effective denial"? Is an "effective denial" a type, or a subset, of denials which only applies to situations where the CPC is a forwarding an application to the City Council without a vote of the majority of the Commission Members?

4.2.D.4.a Please elaborate on what seems to be a three-step process. It looks like, first, the City Council holds an initial public meeting to "determine by motion whether a particular zoning docket should be heard as an ordinance", then, second, an ordinance is prepared, and then, finally, third, it appears that a second hearing is held to consider the ordinance. Is this correct?

What exactly is the purpose of the new proposed language? Is it correct that this new proposed language and the procedure it establishes applies to map and text amendments, conditional uses, and planned developments but not to zoning variances (presumably because the BZA does not use motions of ordinances)?

You may also want to take a look at your "wordsmithing" to make it clearer whether it's the Council's determination by motion which must occur withing 60 days, or whether it's the hearing of the newly created ordinance which occur within 30 days (or both).

4.2.E What is a "matters of legislative discretion", and what is its significance?

Table 4-1, #3. What does "compatible with existing use and zoning of nearby property" in standard #3 above mean? What would be examples of being compatible, or being non-compatible?

The CZO states in making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards these 12 standards "shall be considered" the standards in Table 4-1. If the CPC or the Council "considers" them, but finds that they don't meet any of them, can they still recommend or approve the application? What evidence must exist in the public record evidencing that the CPC or the Council "considered" these 12 Approval Standard, and disclosing what their consideration criteria and conclusions/decisions were? (Note that the Orleans Parish Civil District Court has recently ruled, several times, that the BZA is obligated to state for the public record, on a criteria-by-criteria" basis, what their analyses and conclusions were regarding a zoning variance's compliance with the 9 Criteria.)

4.2.F For purposes of "starting the appeal clock", what would be the date of "the decision of the Council"? Is the date of the "decision by the Council" a different date depending upon whether the "decision by the Council" was an approval versus a denial? And what is the operative date to use to start the appeal clock on an approval? Is it the date the meeting in which the Council voted on the ordinance, or is it the date that the ordinance is officially adopted (which, my understanding is, would be a date occurring after the ordinance was approved, vetoed, or ignored by the Mayor)? There should be clearer information on the distinctions between all of the different scenarios (again, for example, what is the relevant date for an application on which the Council has "made a decision" to approve, is it the date of their vote, or is it the date the ordinance in adopted?)

4.2.Chart Zoning Amendment Process. Shouldn't there be a box on this chart permitting an application for a text or map amendment to go to the Council which has not received a quorum-sufficient vote for either approval or denial? (I think this comment would also apply to all the other "flow charts" in the CZO.)

4.3.A Why is the requirement for "public need" always ignored by everyone? It must be important if it's in the first sentence of the Conditional Use section. Shouldn't the "public need" for the CU be part of the record?

The new language "…*or public benefit of…*" proposed to be added to the first sentence of the Conditional Use sections implies that, as long as a CU provides any kind of public benefit whatsoever, it should be permitted. To simply provide that someone, anyone, has to receive a benefit from the granting of a conditional use is far too low a bar to set as a sufficient approval condition in the absence of a public need.

For example, if a developer wants a CU to build a commercial building in excess 10,000 square feet in a zoning district where it is not permitted "by right", can the developer simply say that his new 95,000 square foot building justifies the granting of the CU because it will be eliminating a homeless encampment currently located on the empty lot? And what if the new 95,000 square foot building is a hotel in a residential historic district which is already overrun with short-term lodging?

Should a new bar be granted a conditional use simply because it provides the proprietor, or his brother-in-law in Baton Rouge with some sort of professed benefit, even if the entire neighborhood is opposed to it.

We continue to be entirely perplexed by that the requirement for "public need" consistently ignored by everyone involved in the granting of a conditional use. The CPC ignores it, the CPC Staff ignores it, and the Council (and everyone else working for the city ignores it.

How is it possible that a provision in the very first sentence of the Conditional Use section can be considered trivial, or not be considered at all?

Not only should the requirement of a public need be complied with, but the particular public need should also be specifically identified and stated by the relevant approving body and included as part of the public record.

4.3.D.1.b What is the definition of "good cause", and who determines if it exists? Could you provide us with examples of "good causes."

4.3.D.1.c Note that this sub-section makes reference to zoning text and zoning map amendments but makes no reference to zoning variances.

4.3.D.2.b It is absolutely essential that any NPP clearly and thoroughly identify any needed variances. For a "new" variance request to pop up months after the NPP has already occurred, or to show up on a

piece of paper handed out in the Council chambers while a hearing is commencing, defeats the entire purpose of the NPP.

Keep in mind that the applicant has already been required by the CZO to participate in a Pre-NPP meeting "with the staff of the City Planning Commission to become familiar with the procedure and approval standards for conditional uses and to obtain guidance on the requirements of the Project NPP."? Is it unreasonable for the public to expect that between the applicant, all of their various architects, advisors, consultants, and "fixers", and the CPC Staff itself, that somehow someone will be able to figure out and cobble together a cogent and thorough statement of *exactly* what it is that is being requested? Isn't this the primary, if not the sole, purpose of any Pre-NPP conference between the applicant and the CPC Staff?

4.3.D.4.a See above comment on Section 4.2.D.4.a

4.3.E.3 Evidence of the recording of the signed development plan and other documents required to be recorded should be publicly available through posting on OneStop, or some other public means. Obviously, this is extremely important step in the approval process if the failure to do so nullifies the conditional use itself.

FWIW, we have seen a number of instances where, in our opinion, recording requirements are attended to in a lackadaisical manner, if at all. For example, We can even provide evidence of the recording of an "approved" plan which contains the CPC Seal but *no date or signature*. How is it possible that a document with a CPC approval seal but no signature or date is even "floating around" out there, much less actually being recorded?

4.3.E.4 If the Council is going to usurp the authority to grant variances which is vested to the BZA, and only the BZA, by the State Statutes, the Home Rule Charter, City Code, among other various laws, rules, and regulations, it should require a standard far more stringent than simply doing so in its endeavor to "secure the general objectives of this section." This is the loophole to end all loopholes!

This provision raises any number of issues.

First, if we assume the Council is, in fact, vested with this authority to essentially do whatever it wants, as long as it determines that it is doing what it wants, then it's extremely unclear what this text is actually saying.

To begin with, the first question is: exactly what is meant by the clause "to secure the general objectives of this section?" What "section" is this referring to? Is the "section" Article 4. Applications and Approvals? Or is it Section 4.3. Conditional Uses? Is it Section 4.3.E. Conditions? Or is it Section 4.3.E.4.?

And once it's established which "section" it's actually referencing, then what actually *are* the "general objectives of this section?" And do those objectives, once they have been identified and stated line up with what this provision is typically used for, which often is as an omnibus power to essentially waive or be in non-compliance with any, and almost every, provision in the CZO. We

once commented to a senior member of the CPC Staff that "the Council can't just waive any provision in the CZO that it chooses to", and received the response "yes it can, it does it all the time!" Are we sure this is the right answer?

And, as far as our view on the elimination of section 4.6.C.3 is concerned, that's a difficult one to answer, since no one we could find was ever able to offer a cogent explanation of exactly how this "trigger" provision worked in real life, much less who, how, or where along the approval process, it was actually applied. (Among the "clarifications" we *have* been offered, our favorite to date may well be: "It is true that I may not technically be the one authorized to make the determination of whether a variance request is heard by the Council or heard by the BZA, but I am the one who determines whether the person who ***is*** authorized to make that determination even gets to see it.)

Finally, diving into rabbit holes in the State Statutes almost always "ends bad", but for what it's worth, the only reference we could find in the State Statutes, the Home Rule Charter, the City Code, the respective Administrative Rules, Policies, and Procedures of the CPC, BZA and Council, or anywhere else for that matter, is LA RS 33.140.207, B. which states that: "the ordinance may also authorize the Commission to grant a variance from the strict application of the zoning regulations where no other procedure for obtaining relief is specified in the ordinance ***and*** where due to exceptional topographic conditions or other extraordinary and exceptional characteristics of a specific piece of property, the strict application of regulations would result in peculiar and exceptional or undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and zoning ordinance."

So, although we acknowledge that a provision authorizing the Council to approve variances *does* exist, it exists only when no other options for attaining relief are available, and only in situations with exceptional; topographic conditions or characteristics, and that it may be granted without substantial detriment to the public good.

To us at least, this seems to be considerably different for current CZO provision that permits the Council to approve variances "to secure the general objectives of this [undefined] section?"

4.3.F. Note that that pesky requirement that the granting of a conditional use fulfill a "public need" again raises its ugly, and inconvenient, head in this provision.

4.6.C.6**. (**New Section) Do the State Statutes, or the HRC, or any other document, give the CPC the power to grant variances as part of the subdivision process? (Even the new version of the Subdivision Regulation won't go this far out on a limb which would grant the CPC the authority to approve variances in conjunction with subdivision requests.)

4.3.H.1.a Does an applicant really needs a *full two years* to record their approved Conditional Use? The approval of a planned development must be recorded withing 60 days or its approval is nullified. And does this mean that at any given point in time, the Official Zoning Map of the city could be as much as two years out of date? I don't profess to know all of the possible reasons why it might be a good idea to require someone to record a conditional use approval, but It seems odd that a requirement which is so

important that failing to complete it actually nullifies the conditional use itself *isn't* important enough to be required to be recorded in less than two years?

4.3.J Is this currently being done within 30 days? Is this currently being *done at all*? My understanding is the Official Zoning Map of the City is the map you see on PropertyViewer when you toggle on the "zoning" overlay. I can't find any "CU" notations. And, again, 30 days seems like an odd time requirement for something the applicant had two years to record.

4.3 Chart Conditional Use Process. Shouldn't there be a box on this chart permitting a conditional use request to go to the Council which has not received a quorum-sufficient vote for either approval or denial?

4.6 (New Section) It looks like the new section 4.6 applies only to variances which are part of a subdivision. Is this correct?

4.6.F What is the purpose of re-ordering the 9 criteria and then putting them into two newly-created generic categories, each with its own new introductory sentence? Specifically, what undesirable event would the current list of 9 criteria, in its current order, permit that the new reorganization of the 9 criteria would prevent? Or, conversely, what is the desirable event that the the current list of 9 criteria, in its current order, prohibits, that the new reorganization would allow.

9/24/25

File: *FMIA Comments on NPPs held 1/23/25 and 5/22/25*

ZD 049/25 – City Council Motion No. M-25-380

FMIA Land Use Committee Comments on Preliminary Staff Report

1. We adamantly oppose the proposed amendment to amending the CZO requirement that a conditional use have a "public need" to a requirement that it have a "public need ***or*** **benefit."** We would suggest that before we amend this section of the CZO in such a way that the protection offered to city residents by requiring conditional uses have a "public need" is entirely eviscerated, how about we agree to comply, for the first time in at least 6 years, with the existing CZO requirement.

2. We oppose both the proposed NPP notice amendment, and the provisions already existing in several places in the CZO which effectively state that "no matter how inaccurate, incomplete, or otherwise defective (or even completely absent!) a required notice from the city may be, any such defect, or even the complete absence, of such notice will either "invalidate" the notices, nor or "invalidate" any decisions that may be made in the relevant proceedings. We respectfully ask the Commissioners that, before they approve such a provision, the investigate the degree to which it may or **may not be in compliance** the State Statutes, The Code, the Home Rule Charter, The Louisiana State Open Meeting Law, and other ruling documents and regulations. t

3. We oppose authorizing the CPC Staff to grant zoning variances related to subdivisions when no such authority is granted by the State Statutes, The Code, or the Home Rule Charter.

4. We oppose eliminating the NPP requirement for interim zoning districts (IZDs) when the NPP requirement for "any land use action" contained in the Home Rule Charter unwaivable,

5. We respectfully request that, before approving these proposed amendments, that the Commission ensure compliance of the various provisions in the CZO which permit the Council to approve zoning variances with State Statutes, The Code, and the Home Rule Charter,

6. And we respectfully request that before any approval of ZD 049/25 is even consider by the Commission, that it is confirmed that the proper application on city-provided forms be completed, and that a staff report is produced which complies with the requirement that it include an NPP Report of the two NPPs which have been held for this initiative which, among other items includes the NPP comments we submitted on September 24, 2025 to the party which held the NPPs (i.e., the Council Land Use Legal Dept.), and which were forwarded by them to the CPC Staff on the same date

Outlook

Fw: Written Public Comments to be Included in Staff Report for ZD 049/25

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/21/2025 12:05 PM
To Stephen K. Kroll <skroll@nola.gov>

3 attachments (108 KB)

FMIA Comments on NPPs held 12325 and 52225.docx; FMIA Land Use Committee Comments on Preliminary Staff Report.docx; Jeffrey Seymour Comments on ZD 04925.docx;

From: Jeffrey Seymour <jseymour8@gmail.com>
Sent: Monday, October 20, 2025 4:21 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Jeffrey Seymour <jseymour8@gmail.com>; Allen Johnson <hajohnson1418@gmail.com>
Subject: Written Public Comments to be Included in Staff Report for ZD 049/25

Please include the attached documents in the ZD 049/25 Staff Report.

Thank you,

Jeffrey Seymour
2227 Royal St.
New Orleans, LA. 70117

Transcript

October 3, 2025, 4:03PM

Stephen K. Kroll started transcription

RR **Robert D. Rivers** 0:03

A brief introduction.
And then I'll turn it over to my staff to go into a little more detail about.
The proposed amendments, and then what we'll do is we'll open it up to you all to to provide your feedback.
So this is zoning docket.
4925, introduced by Council member GERUSSO in July.
The purpose that is identified in the motion is to direct us to recommend amendments to articles 123419 and 26 of this Ezio, in order to streamline administrative processes.
Clarify unclear provisions and codify evolving practices.
And so.
Like I said, just as little bit of background, council member Jerusale introduced this motion.
And with the help of Ashley Becknell, the council member's office consulted with the CBC staff.
To identify ways in which all of those objectives that were outlined in the motion.
Could be addressed.
Through changes to those articles.
My the Council office initiated, I think 2 NPP sessions in conjunction with the motion that was introduced.
And just so everyone's clear on this, this is a Council application.
That was sent to us for consideration.
As I was saying earlier this meeting.
I know this meeting was.
A was suggested.
At the NPP sessions, as something that CPC would undertake, and the Council's office.
Council Member's office asked us to do it and so we agreed to do so.

We, as far as an agenda.
Like I said, after I'm done talking.
My staff is going to do a brief overview of the proposed changes.
And.
How we're gonna.
Be structuring the conversation.
And once we're done with that, we'll open it up for questions and clarification and feedback.
I just want to make a note that the City Planning Commission staff is not going to be able to discuss any potential recommendations at this time.
For two reasons.
One is we're still working on the report and two the CP CS rules.
Basically.
Require us to.
Not publicize any recommendations until they are released to the to the Commission, so that will happen on next Tuesday the 7th when our packet goes out.
So be on the lookout for that on our website.
And.
Just a let's see.
What I I believe the way that my staff is gonna be organizing the conversation.
And once they complete, the overview is we're gonna be instead of just having a free for all.
With.
What we're gonna try to do is structure it around the sections of in the articles that.
That the proposed changes are in, so they'll be.
Some documents put up on the screen to help.
Guide the conversation by putting up what the proposed changes are.
In each of these sections.
And.
And actually structured around the different purposes that we've identified.
So for example, improving notice and content of waivers improvisos we'll we'll address all of those at the same time and have a conversation about all of those at the same time, just to again, so we're not jumping all around.
Just looking forward, like I said, that the City Planning Commission staff is gonna be.

Erin Holmes 4:49
2nd.

Robert D. Rivers 4:52
Sending out its staff report on Tuesday.
As is always the case, you are more than welcome to submit written comments and those written comments would be included in the packet that goes out on Tuesday.
Those written comments are due to be sent into CPC Info.
By close of business on Monday, so if we receive those by close business on Monday, we'll put them in the packet, they'll be sent to the Commissioners a week ahead of time, and the Commissioners can consider those.
Along with their consideration of the other materials that they receive.
If we receive materials after that Monday deadline, we will not be able to forward them to the Commission.
You can request the Commission to accept those comments at the meeting for their consideration and regardless, we will include those comments in the packet that we transmit to the City Council.
Once the City Planning Commission completes its review and and makes its recommendations.
As far as this meeting, just a couple of you know.
Rules I guess.
Please be respectful of others who are speaking. Don't talk over.
Interrupt, Please wait until you recognize before jumping in to speak.
There's a raise hand function I believe.
And on teams that if you could?
Use that just to indicate that you wanna speak on a particular matter.
Go ahead and.
And hit that and and we'll. We'll be calling on you and make sure that everyone who wants to speak gets an opportunity to speak.
Finally, we booked an hour for this.
In the event that we need a little bit more time, we're certainly willing to do that, but just being respectful of everyone's time, we're not gonna be able to spend the entire day.
On this call. So again, when you're speaking, if you could limit your, just be mindful

of your time.
Try to keep your comments within a couple of minutes.
And that way, everyone who's here is, you know, and wants to speak, will have an opportunity to speak.
OK.
It's Steven.
Are you going next, or is Rachel going next?

SK **Stephen K. Kroll** 7:16
I'll, I'll go.

RR **Robert D. Rivers** 7:17
OK.

SK **Stephen K. Kroll** 7:18
I think basically everyone hopefully can see the document that is.
Displayed on the screen. I'm Steven Crowell.
I'm a planning administrator here at the Planning Commission.
And working on this and so.
We're gonna show you 2 documents.
The first is a Word document that, as the motion says, this is a Council initiated request.
To have us look at several chapters of the zoning ordinance. And so this first document is a really high level overview of both the purpose of the individual chapter or article.
As well as how many amendments in the Council motion are for this article, and then we will.
Go to a list of individual.
The specific amendments that are in the Council motion.
And they're sort of grouped under purposes and we'll kind of talk through those individually, if anyone's interested in doing that.
I think that perhaps the best way to approach it is we'll go one by one if anyone wants has any particular questions about any of them.
We will address those as efficiently as possible. So to get started again this.
First page just discusses the purposes of articles one and two.

Article One is an article that essentially essentially a purpose statement of what the zoning ordinance is sort of a establishes some of the legal basis for it.
And it also notably deals with #1, the transition that occurred to from the old Conference of Zoning Ordinance to this ordinance in 2020.
15 and what happened to uses that were conditional before but now permitted or permitted before, but now conditional?
And so it it sort of kind of gets to kind of a general statement and and providing the mechanism to kind of get the ordinance working.
The second article is really about the roles and responsibilities of the various.
Entities.
These that are governed.
By the CZO and and that have a review authority either given to it by the CZO or by the City Charter.
That have to do with the sort of land use and development.
Purposes that are addressed by the by the zoning ordinance. And so I don't want to, you know, kind of read what's on here.
You can do that, but you'll see that there are several agencies and it it kind of outlines their powers.
There are no amendments to Article 2 that are proposed, so we'll next move to Article 3.
And this one's really about administrative processes, so it's about.
Receiving development applications.
Who calls them complete or incomplete?
How they get docketed meaning scheduled for a public hearing advertised and processed.
It has to do with.
Mail notice.
And other types of notice that are provided for the public hearings outlined in the zoning ordinance.
And then it gets to things like repeat applications.
So if the Council has denied an application, it says that you know that application cannot be resubmitted for a certain amount of time, and so a lot of it is just.
Sort of explaining the processes behind the regulations, how public notice occurs, that sort of thing.
There are only a couple of amendments.

For this article.
The first one.
And we'll, we'll get to this in a minute, but.
First bullet point, refine the NPP regulations for them to be easier to understand than NPP or neighbor participation, program regulations or something.
I'm sure many of you are familiar with.
They're a pre application meeting done by a developer that provides notice of the forthcoming application, and So what we've heard over the last 10 years is that from both neighborhood residents, developers.
And and really everyone we interact with is that the terminology in those regulations is either unclear or the expectations are unclear and so.
The proposal here is to kind of have a wholly new.
Section dedicated solely to the NPP doesn't really change the content in a very substantial way in my opinion, but instead of having different sections, each of which speak individually, to different.
For an MPP, requirements for different types of applications that all gets put into one section. So it's all easy to define second bullet point, make a legal requirement for the existing notice system. Some of you may be familiar with notice me, which is essentially a e-mail notification system.
Where you can be signed up to receive e-mail notice.
Of permits, zoning, interpretations.
Conditional use application zoning changes that are coming through the pipeline and where they are in the process. And so you know, if you've been to the notice me page, you can see that you can select a geography of interest to you, whether that's your neighborhood, your Council Dist.
Or the whole city and receive.
Notifications about what's happening, and I think that's proven to be very useful over the several years that it's been in effect, but it's not something that's actually required by law.
And so this would create a legal requirement for that type of system, or something very similar.
And then thirdly, and and this is probably a fairly minor thing, but.
Not allowing reapplications of the same zoning application.
Within two years so as to not sort of.
Bog down.

Ultimately, the Council's plate, with repeatedly seeing the OR or the Board of Zoning. Adjustments or the Commission?
With seeing the same thing over and over, there's currently a regulation that DIS allows the same application if it's denied from being resubmitted within two years for conditional use and zoning change applications.
But this would expendit expand that to other types of applications as well.
And then Article 4 is really the the vast majority of what this will address Article 4. Creates the different application types and processes that are administered by the Planning Commission and the Board of zoning adjustments, and so that includes proposals to amend the text of the zoning Ordinance to change the zoning of a particular property.
It creates the regulations.
For conditional use approvals and plan development approvals, design review variances and all of the major functions that the Planning Commission and the BZ administer on the on the regulatory side of our work, there's also some additional processes around zoning, appeals adjustments, excuse me of the.
Future land use map or the zoning map.
And again, it's creating the authority and providing the process by which all of those things happen.
And so we'll, we'll get into it.
But Rachel, if you want to Scroll down a little bit more, we've grouped the amendments into several categories and then the next page.
Will be a, will be a spreadsheet that puts specific amendments under each category. So bullet .1.
Enhancing public notice of decisions that are made largely zoning interpretations. By the Department of Safety and permits and the right to appeal those.
Decisions #2.
Creating a process for regular CZO updates and and what that means is that as the ordinance is used, we will find regulations that work well or don't work well.
And this is to create kind of a once a year, an opportunity to make those sorts of minor but important revisions to the workability of the ordinance.
There are minor technical amendments around the Council's consideration of the zoning ordinance.
These are really just kind of making sure the language in the CZO matches the language in the code.

Bullet .3.
Eliminate unnecessary barriers for improve approval standards for zoning applications.
Waivers Improviso language to improve the the content of those to codify some of the interpretations that have been made by safety permits over the years.
So safety and permits zoning division is tasked with making interpretations of the zoning ordinance.
And so where it is vague or unclear as it relates to specific provision?
They have issued formal interpretations that say.
This regulation works in this way over the years.
And this is to take those regulations and really codify them and put them into the zoning ordinance.
This the next bullet point.
This is to clean up some of the design review.
Thresholds Planning Commission does a lot of design review that occurs alongside the work that HDLC and VCC does.
There's sometimes confusion about what triggers design review, what extent of work, triggers, design review, and then how that overlaps with a design review that may be done by the VCC or the HDLC for a property located within a local historic district.
So this cleans up some of that ambiguity.
One of the the next one is about changes.
When a development plan has been approved, there is a list of changes.
To that approved plan that can be made.
Following the original approval, some of the changes are things that the Planning Commission staff can handle, others require.
Public hearing and consideration by the Planning Commission itself.
Still others require City Council approval.
There's a little bit of inconsistency in the language used in the sections for CPC Staff Commission and Council, and so we're trying to clean that up.
Next bullet point is clarify the variance process and then finally make what are more technical.
Administration based zoning ordinances that allow us to sort of put the the intent of the ordinance into practice in a way that's efficient and effective.
So those are kind of the umbrella categories.
Before we get into the individual amendments, does anyone have any questions?

OK.
So don't see any hands raised.
So Rachel, if you can pull up this spreadsheet.
And I'll I'll try not to be too tedious about it, but I'm gonna kind of really briefly go through each.
Specific amendment.
OK so.
Everyone can see that, OK, the you'll see that there's these purpose statements.
Have under for example Article 3. It says purpose refine the NPP regulations to be easier for the public to understand.
Excuse me.
So that is one of the bullet points in the previous document.
The the first one, this MPP one is about taking out the NPP regulations that exist currently in Article 4.
So there's a section that says.
The zoning map amendment or text amendment has these NPP requirements.
There's a similar section for conditional use.
This is variances planned development. There have been a few problems we've identified with those over the years. So number one is the language is slightly different between.
A NPP regulation for a variance versus a zoning change versus a conditional use.
Not in, not in the substantive way, but the phrasing is a little bit different.
And so it kind of creates confusion.
Have slightly different regulations in different.
Places. It also makes it harder to kind of have to look, you know, between these various different regulations in different sections.
So instead of having different regulations for different application types in different sections, the idea is to pull them all into one section and.
And basically collapse it all into one place and then set secondly and Justin, I saw your comment and get to that in a second.
Secondly, there was, yeah.

AJ **Allen Johnson** 21:46
Hey, Steven.
This is Alan Johnson. I just.

Stephen K. Kroll 21:49
Yeah.

Allen Johnson 21:50
I just wanted to say something quickly.
I I'm sorry I joined late.
I got the time wrong.

Stephen K. Kroll 21:53
Yeah. Here. Give me a second to finish what I'm saying.
And then we're gonna take comments by hand raising.

Allen Johnson 21:58
OK.

Stephen K. Kroll 21:59
So Justin had a comment I'll get to in a second. And then if you can raise your hand, I'll call on you.

Allen Johnson 22:01
All right.
Let me see if I'm smart enough.

Stephen K. Kroll 22:09
Yeah, there should be a little icon. There you go.

Allen Johnson 22:09
There we go.
Yeah, I got it, I think.

Stephen K. Kroll 22:12
Alright, so basically the the other thing is you know to try and create.
Precision around some of the language that is used in the NPP.
For example, the current regulations say notice shall be provided 14 days in advance

of a public meeting. The question is repeatedly come up.
Does provided mean that it it has to be put in the mail?
14 days ahead of time? Or does it have to be received 14 days ahead of time?
A lot of these things are are questions where.
Safety IMPERMENCE has issued.
Interpretations over the years.
And and this would create more precise language that in many places codifies the language that.
That safety and permits has interpreted. So Rachel, are you able to pull up the?
The Council motion.
Justin, you know that this table references a Word document.
And and the Council motion shows specifically what the changes are that are proposed, so it might be helpful to everyone, especially on this first item, which is a big one, to be able to see the text proposed by the Council motion.

RB **Rachael Berg** 23:35
Yeah, let me let me pull it up.
It's just gonna take a second.

SK **Stephen K. Kroll** 23:44
All right, Allen.
Well, Rachel displays that.
Do you want to voice your question?

AJ **Allen Johnson** 23:50
Well, I don't cut in line in front of Justin. I think you said Justin was first.

SK **Stephen K. Kroll** 23:54
Yeah, Justin, to get a question or just a request to display that.

AJ **Allen Johnson** 23:54
I'm being a gentleman.

JS **Justin Schmidt** 23:59
Well, so yeah, I mean I appreciate the spreadsheet and I think that's I just I think my

observation would be it would be better to discuss the actual language that's being proposed instead of the general discussion of what's there. And I think, I mean, I know when I.
Did my review of it.
You know, I've got, you know, a note here and there on on, on this.
Not so much.
But I think it's important.
To show how it dovetails into the actual language and not just.
Kind of.
Hey, we're doing this because of this.
I just I think it would be better for the sake of everybody understanding if we can kind of stick to what is going to be proposed in the actual ordinance as opposed to that spreadsheet.

SK **Stephen K. Kroll** 24:54
Yeah, that's fine.
What we'll do is we'll kind of go in the order of the spreadsheet 'cause it's kind of topical.
So we're not jumping from topic to topic and back again and then.
We'll then switch to the actual text.
I hear what you're saying.
So this is the text of the NPP updates.
It's a lot to read, but essentially what it tries to do is make very clear what is to happen exactly.
Exactly, and exactly in what order that is to happen.
The the the substance of the process.
Is.
Mostly, if not entirely unchanged.
This is really about creating a workable document that is easy for everyone to follow.
So.

AJ **Allen Johnson** 25:48
Steven, I guess this is where I would jump in 'cause. This is what I had a comment on, if you don't mind.

Stephen K. Kroll 25:50
It.
Go for it.

Allen Johnson 25:56
There's something always to me that's been substantially flawed in the in the NPP process and that as a Neighborhood Association, our comments are due before the report comes out.
So once the report comes out, we only have two minutes to verbally say something to your Commissioners.
Where the Commission staff has more time and the developers and the applicants have more time to comment, but we we many times when we write our letters, we're having to guess.
What the report's gonna say, or we have to address everything.
I would love to see something in there that allows us to comment on the actual report itself, because one of the there's two things.
One, we don't know what the report's gonna say. And two, we know there are issues that have happened in the past.
Where where applicants have added things to their application after the NPP occurred, whether zoning variances, uses whatever it is, and we didn't have time to comment on it or hear from them.
So we can't comment.
So how about you know the comments are due from us for a particular time to be added into the report, but then once the report comes out on, say, Tuesday before the before the Commission meeting the next Tuesday, give us until Friday.
Or Thursday.
Or give us until Friday to submit a letter to you where we can address the staff report itself, because as it is now, it seems like we have less time to comment on the staff report than the staff does sitting at the table.
And the applicants do because they get to rebut everything that we say also.
Does do you get? You get where I'm coming.
I assume I get.
You get where I'm coming from.

Robert D. Rivers 27:36
Yeah. Can I? This is.

Stephen K. Kroll 27:37
Yeah, I know.
Sorry about that.

Robert D. Rivers 27:40
Yeah, let me let me just jump in and Alan, I, you and I have had conversations about this in the past.
What I what I will say is, you know this is a call that the Commission has consistently asked us to do it this way.
There's, you know, and and I have no problem bringing it before the Commission again.
I don't think this is the proper vehicle because that even though they're the.
Requirements the MVP.
Being discussed here.
The actual rules around the logistics of how we operate are in our rules and procedures.
We do plan on revisiting our rules and procedures in 2026.
And this will be a great conversation to have around that.
I would suggest that you do bring it up at the hearing that the Commissioners are going to have on the 14th just to give them a heads up that this is a conversation that.
They should should be considering.
But the the actual rules that govern that aren't.

Allen Johnson 28:50
Actually, I think they were all considered Bob under that motion.

Robert D. Rivers 28:50
In the zoning ordinance, they're in the rules.

Allen Johnson 28:54

But if not, when can we bring something up to address those?
Because I just.
I find it incongruous to say that we can bring up some changes to the MPP, but not the ones that.
We want.

RR **Robert D. Rivers** 29:09
And what?
I'm what I'm saying is that.
The particular rules that address what you're talking about are not in this document, right and so.
Like I said, we do have plans to revisit the rules because I think the last update we had was in 2014 and there a lot of changes that need to be made.
So the Commission has asked us to, you know, put a priority on that and.
Plan to do that and you know that's where those changes would live.
But I'm, you know, again I'm we're operating under what the Commission has directed us to do and it's come up, you know, I've been here 12 years going on 12 years.
It's come up several times at different times along that and that, and the Commission has been consistent on how it wants to operate.
So again, I don't want to close off the conversation and you know, say you can't bring it up, but it's not something that is can be addressed in the zoning ordinance 'cause the rules that govern what you're talking about, live in the administrative rules and procedures.

AJ **Allen Johnson** 30:28
I'll leave it at this, Bob.
We did a big meeting with you and the Commission pre COVID where we all came together with these ideas and nothing went forward. I I did.
I'm just frustrated because we we were constantly told, oh, this isn't the right place.
That isn't the right place.
Sometimes we got to find the right place to act on our recommendations.
So I would appreciate if if we push forward on that.
In order to generate.

Confidence in the fairness of the process.
I'll then I'll leave it at that.

Stephen K. Kroll 31:09
All right. So Justin, I think you had your hand up if you want to go ahead.

Justin Schmidt 31:14
Yeah. So I appreciate. I'm not trying to undermine Allen.
I appreciate Allan's position as well as the staff's position after a number of years.
I would just suggest that the staff consider some sort of, you know, not to lock that staff report down.
If there are, I mean often.
And I'm not saying this pejoratively, but there are. There are material just flat out mistakes.
That have been made in the staff report just because of the scope of the project or the amount of work that y'all have and what's unfortunate is instead of correcting those before it goes to the Commission, they get.
Forwarded in in as incorrect in the in the report, and then the Commission is, you know, they take and I've seen this too many times, they will take an adverse.
Position against the person pointing this out as attacking the staff and and I don't think that's a fair way of doing it.
I mean, I think if there's a legitimate, you know, for instance, square footage is put incorrectly or height is put incorrectly or or a material.

Stephen K. Kroll 32:31
Justin. Justin. I. Justin, I don't interrupt you, but we're kind of getting a feel of the NPP topic and we're already halfway through the meeting and we're on the 1st item, so we can heard and we can, we can talk after a little bit more later on all.

Justin Schmidt 32:32
Difference, I think should we should be able to adjust.
OK.
Well, sure.
No, it's fair enough.
Fair enough.

Stephen K. Kroll 32:47
Right. So anyone with questions about?
About the MPP amendment.
I think I saw.
Sue raised her hand.
Sue, do you want to go ahead?

Sue Klein 33:05
Yeah. Good morning.
I just wanted to know is this being recorded?
That we can.
We can review it in total if we have to cut out at noon.

Stephen K. Kroll 33:20
Yes, this is being recorded and we will make the recording available after this meeting, perhaps not immediately available, but but next week.
Justin, I think your handheld.

Justin Schmidt 33:33
Yes.

Stephen K. Kroll 33:33
You can.
I want to get moving off this first one, so if you can kind of move it quickly.

Justin Schmidt 33:36
Right. No, no MPP on, on section on proposed section 3.5 point G on the NPP report. I would suggest a #7 requirement to be included that if the MPP is held virtually, that a copy of that meeting recording should be included in the MPP report.

Stephen K. Kroll 34:02
OK.
Thank you. We will.
Factor that into to the work we're doing right now. Susan Johnson, go ahead.

SJ **Susan Johnson** 34:14
Can you hear me?

RR **Robert D. Rivers** 34:16
Yeah.

SK **Stephen K. Kroll** 34:16
Yes.

SJ **Susan Johnson** 34:17
OK.
Is the issue of.
Waivers of citywide.
NPP.
Waivers of NPP's for citywide motions on land use.
Actions included in this section I can't.
Sorry.

SK **Stephen K. Kroll** 34:45
Sure. So.

SJ **Susan Johnson** 34:49
Can we?

SK **Stephen K. Kroll** 34:49
See Rachel. Do you wanna Scroll down a bit or scroll up if you find?

SJ **Susan Johnson** 34:50
Can we go to that section please?
It it was the the clause about good 'cause. I had a question about.
Good 'cause was in quotes.

SK **Stephen K. Kroll** 35:49
Sorry, Johnson, I'm miss Johnson.

I'm just looking for.
That language.
Not immediately seen it.

Susan Johnson 35:59
OK.
I'm sorry I don't have the citation myself.

Stephen K. Kroll 36:04
OK.

Robert D. Rivers 36:06
Susan, what was? What was the specific question?

Susan Johnson 36:09
Well, OK.
So there's no provision in the Home Rule Charter for a waiver of of NPP processes.
And it's my understanding that what is enacted by ordinance must be as a city, a home rule charter was must be waived by ordinance, and indeed.
This this waivers of citywide ordinances were provided.
For in a subsequent.
Motion by by Council member King I believe is in 2022 and.
My question is about individual motions that do not specify what the good 'cause was.
So I'm wondering if there can be.
Some kind of provision for a statement of what the cause is for waiving the NPP requirement for individuals citywide.
For for citywide land use actions.
On at least one occasion.
In February 2024, I think it was February 6th.
One of the.
One of these motions, for which the citywide NPP.
Requirement had been waived.
Raise an objection from Commissioner Steig.
You know, objecting that there's no public comment, there's no evidence that the

public has been adequately informed about about the motion and.
Sorry, let me get the motion for you.
The number was.
It was on.
Zoning docket 02724.
The amendment for the expansion of SMFA citywide Ordinance, for which NPP was waived by Commissioner Harris.
So it came before the CPC on February 6th of 2024.

RR **Robert D. Rivers** 38:25
OK.

SJ **Susan Johnson** 38:28
So that's just an example, yeah.

RR **Robert D. Rivers** 38:29
So, Susan, if if I can just summarize what I think you're getting at. So in the current regulations around the NPP, there's language that speaks to the City Council waiving the NPP requirement.

SJ **Susan Johnson** 38:36
Yes.

RR **Robert D. Rivers** 38:47
And there's language in there that says for good 'cause and what you're asking for is consideration of additional language that says.

SJ **Susan Johnson** 38:50
Right.

RR **Robert D. Rivers** 38:55
As that the Council is required to articulate.
What that good 'cause is in the motion?
Is that accurate?

Susan Johnson 39:08
Yes.

Robert D. Rivers 39:09
OK.
OK.
Yeah, we'll definitely take that under consideration. Thank you.

Susan Johnson 39:15
Thank you.
Thank you.

Robert D. Rivers 39:26
Justin, did you have another question?

Justin Schmidt 39:30
I just.
I wrote it in the notes.
I just I think I would like to see a prohibition against the City Council.
Waiving any MPP meetings.
That's not so much to Susan, but for, you know, if you get a situation where they just feel like we're going to waive, you know, they they they do something that otherwise should have been brought up by an application. And because it's done by motion, they wave it.
I think is improper and it's a. It's a circumvention of the process.
Thank you.

Robert D. Rivers 40:02
Thank you.
Sue, I see you still have a your hand up.
Is that the same question?
You have a new one.

Sue Klein 40:14

No, that was an eras.
Sorry, sorry, sorry.

Robert D. Rivers 40:17
OK.
No worries.
Is everyone ready to move off of? I'm sorry.

Stephen K. Kroll 40:22
All right. So I guess we've got.

Robert D. Rivers 40:25
Go ahead, Steven.

Stephen K. Kroll 40:26
I was just gonna say the same thing.
I think all the hands are down.
So Rachel do, can you please bring up the the chart?
We'll just see what the next one.
Up for discussion is.
All right, so.
The next one I kind of touched on this briefly.
It's creating a regulation that requires the notice me function notification function which is done by e-mail or something similar.
And we can certainly look at at the text if if someone is interested, but it essentially says just that there has to be an NPP or excuse me, in a system akin to notice me.
Any questions? Or would anyone like the exact regulation displayed?
It's kind of over to the side a little bit.
OK.
So we'll move on to the next one, Rachel.
So this is 3 point 2.2 E creating the limitation on zoning appeal similar to that which exists for other application types.
So when the Department of Safety permits issues, a decision, there's an opportunity to appeal.
Although for applications for development like a conditional use variance etcetera.

There's a bar on reapplying at within two years after denial. There's not a similar. Are on reappealing a safety and permits decision on the same topic after it's already been been heard, and so this would.
Create a similar appeal.
That that text is in front of you.
It takes the regulations that speak to reapplications and ads and zoning appeal alongside the existing regulations for conditional use as planned developments, variances and the like.
Does anyone have any comments or questions on this one?

Justin Schmidt 42:47
Stephen, this is one and and This is why I suggested we go through the exhibit as opposed to this chart. I don't see that language in the exhibit.

Stephen K. Kroll 42:53
OK.
Rachel, can you pull up the?
That section and the motion.

Robert D. Rivers 43:08
So just I think to address Justin's comment, the motion.
Did.
Provide a list but the.
The direction was that that was not an exclusive list and that it is with the City Planning Commission, was given direct given discretion to.
To let me just make sure I get the language right.
In the process of its review, City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed amendments and any existing corresponding regulations, as amended, to establish consistency and continuity.
To add references and.
To make appropriate adjustments to clarify ambiguities.

Justin Schmidt 44:06
OK.

I'm I'm looking at motion M 25380 and it says as part of its consideration, the amendments illustrated in exhibit A attached hereto and made a part hereof.

Robert D. Rivers 44:11
Yes, same.

Justin Schmidt 44:18
It doesn't say that that's an an illustrative list.

Robert D. Rivers 44:24
It says to include as part of its consideration, so it doesn't say that that's all we are considering.

Justin Schmidt 44:24
I mean, I think.
Wow. Wow.
Are you?
Are you confident that Councilmember Jerusalem is aware of that?

Robert D. Rivers 44:42
Well.

Justin Schmidt 44:42
Because that seems like everything.
Contrary to what he thinks about transparency.

Robert D. Rivers 44:46
Well, let me say this.
We will make sure that in our staff report we make it clear which ones have been introduced by the City Planning Commission staff.
And that way when it gets to Councilmember Jerusalem at the Council level, he'll be able to.
Weigh in on that issue and if he feels that that's not appropriate, he can certainly act on that.

Justin Schmidt 45:15
OK.

Robert D. Rivers 45:16
Our understanding in in working with and having conversations back and forth with. With.
The Council land use official is that we are able to.
Consider other things.

Justin Schmidt 45:37
OK.
So just so we're clear with everybody on the phone.
This spreadsheet that we're looking at now.
With the green lines.
Was on was on the website I guess is.
All of the amendments that are being considered, and it's not so include, you know, in addition to to the ones that are not included in the actual motion, the legal document is not an exhaustive list.

Stephen K. Kroll 46:13
Yeah, the motions, data, exhaustive. This includes.
Ones we are adding to what was in the motion.

Justin Schmidt 46:22
OK.

Robert D. Rivers 46:24
Justin, to your point, you know, we'll we'll definitely highlight those that were introduced by the City Planning Commission staff so that everyone is is clear, which those are.

Jeffrey Seymour 46:24
I.

I I thought that the I thought that the.
Correct me if I'm wrong, correct me if I'm wrong right?

Justin Schmidt 46:36
OK.
I mean, I'm not going to argue with you.
That's just a pretty material difference.
OK.
I'm done.

Jeffrey Seymour 46:46
Justin, you're saying the difference between what was in what I'll refer to as actually Becknow's original 16 page spreadsheet, which I believe has has never been amended or never been edited, that that's still the way it was months ago and.
The motion that was approved by the by the Council, those are those, are an identity, Bob.
Those have the same exact things in them.

Justin Schmidt 47:12
No, they don't, Jeff.

Jeffrey Seymour 47:14
OK. And what are the ones that are there for?

Justin Schmidt 47:14
That that's what I'm saying is, is there are things on on Ashley's spreadsheet that are not included in the motion on exhibit A. And so for my my review, I look at as a lawyer, I look at the motion, the actual legislation that's there as opposed to.
Relying on and to include as part of its consideration the amendments illustrated in exhibit AI mean.
I think it's, you know, again, I'm not going to get into a legal.
Discussion. But that's that's pretty.
Pretty tough to say. You've got a list of of amendments to this ordinance, and yet you're gonna add other stuff.
So that's my position and I'll leave it at that.

Jeffrey Seymour 47:57
Well, is is it correct?
Is it correct Bob to assume that the only thing the Council would be able to?
Consider is what's in the motion.

Robert D. Rivers 48:05
I'm sorry, could you repeat that, Jeffrey?

Jeffrey Seymour 48:07
Yep. Would it be correct to say that?
The only thing the Council will be considered will consider is what's in the motion.

Robert D. Rivers 48:15
So what?
I'm what I'm suggesting is that the motion that was dropped.
Was a motion to consider amendments to Article 4 and those other articles for the purposes of making things clearer, for you know, etc etc etc. And that that as part of our consideration of doing that and and the motion could have just left it at that.
And left it to us to decide what all of those changes would be, right?

Jeffrey Seymour 48:53
Yes.

Robert D. Rivers 48:53
Instead of instead of just leaving it to us to make that decision about what all of them would be, it included in the motion a list that they wanted us to consider specifically, but specifically said as part of your consideration. In other words, this isn't the exclusive list.
For you to look at.
That's the way we've interpreted it.
That's the way we've discussed it with the Council office.
And like like I said to Justin, I understand that that may not have been as clearly understood by everybody.
So what we will do in our report is make it very clear which ones are part of the

original motion, which ones are initiated by the City Planning Commission staff. And we're not specifically identified in the motion, so that at every step of the way. The Commission and the Council will be able to say, you know, I I agree with Justin, this was not what we anticipated or this goes way beyond what we thought we were doing and we're not going to consider this now.

Jeffrey Seymour 50:10
Where can? Where do we find the list of the items that are not in the motion?

Robert D. Rivers 50:15
So that is up right now.
Steven, did you say that this was posted on our website?

Stephen K. Kroll 50:24
We'll post it afterwards.
This was created.
This was created for the purpose of displaying it during during this meeting, but this will be added to our website underneath the the meeting notification.

Jeffrey Seymour 50:37
OK.
So this list so this list that I'll call the ancillary list has not been disclosed or put in writing somewhere publicly until just now.
Just make sure I'm not missing something.

Robert D. Rivers 50:47
That is correct.

Stephen K. Kroll 50:47
Yeah, that's correct.

Jeffrey Seymour 50:50
OK.
Will we be given sufficient time to respond to that list that hasn't been disclosed till now?

RR **Robert D. Rivers** 50:57
So if you feel that you haven't had enough time to review it and disclose it, then I would suggest bring it up to the Commission on the 14th.
And if they?

AJ **Allen Johnson** 51:10
I'm sorry, Bob, this is Alan again.
These are things we can't do in 2 minutes.

RR **Robert D. Rivers** 51:15
Alan, can you let me finish?
Bring it up to the Commission on the 15th or on the 14th.
They have the ability to defer it on the 14th to the 28th meeting and still be in the deadline, so if there are concerns you can raise them at that time and and they can hold it over till the 28th.

JS **Jeffrey Seymour** 51:42
It's it's rather frustrating that that the way this these things are consistently set up is that our input we can express our input, but it doesn't seem to have any impact on anybody or anything unless we show up in person and within the context of our two minutes.
Try to jam in all the issues that we have.
It seems whatever whatever I've made my point.

SK **Stephen K. Kroll** 52:07
OK.
Why don't we?
Does anyone have comments about the substance of the item that we're discussing, which is this change to to create a deadline for or rather a bar on reapplications of zoning appeals within two years of the original decision?

JS **Justin Schmidt** 52:31
Steven, I only have one, one clarification. I'd like to make. So as I appreciate it, just to kind of and and maybe I'm wrong, but I got this, this green line I'm going to call it

the Green Line spreadsheet.
It was an attachment to the MPP meeting that.
Ashley Becnell conducted.
That's where I printed it out I guess.
My question for Bob and and CPC staff is.
Has this document changed since the one we're looking at now online and what's going to be presented to the Commission?
Has that changed since that NPP meeting?

RR **Robert D. Rivers** 53:15
And Justin, what I've what?

SK **Stephen K. Kroll** 53:15
Yeah.

RR **Robert D. Rivers** 53:16
I've said yes, it has.
We have the NPP meeting was done before the motion was sent to us, and so during the course of our review we we've identified additional things that we believe would.
Should be considered in order to.
Address the broad general.
Purpose.
Of this motion.
And again.
So. So no, this is this is not something that is the same as what was shown at the NPP meeting.

JS **Justin Schmidt** 53:57
Thank you.

JS **Jeffrey Seymour** 53:59
Is there a black line version of the current green sheet that Justin just referred to?

RR **Robert D. Rivers** 54:05

And what Steven has said is that we will make this available on our website after this meeting.

Jeffrey Seymour 54:10
OK.
Thank you.

Robert D. Rivers 54:12
OK.

Jeffrey Seymour 54:17
Will a new motion.

Robert D. Rivers 54:17
Stephen cook.

Jeffrey Seymour 54:18
Will a new motion be created that includes items that aren't currently on the motion?

Robert D. Rivers 54:21
No. And again, again, Jeffrey, what I'm saying is that when the discussions first started by the Council member to initiate a motion, there was a discussion of just leaving it at consider changes to Article 4, effectively. OK. And then leaving it to the CPC to.
To figure out what that would be, come up with our own list of items.
Right. And So what?
Instead, what they did is they said we still, you know, from our perspective what the message was.
We still want you to consider those things, but we want to make sure that in your consideration of those things you include these things that are on this list.

Jeffrey Seymour 55:10
OK, that are not on the motion.

Robert D. Rivers 55:11

OK.
I'm sorry.

Jeffrey Seymour 55:13
That are not in the motion.

Robert D. Rivers 55:18
Their motion. They wanted us to specifically include the things that were listed in the as an attachment to the motion, which is why they added that attachment.

Jeffrey Seymour 55:30
Oh oh.

Robert D. Rivers 55:30
But they didn't.
But it wasn't to preclude the consideration of anything else is the message is the way we receive that motion.
Does that? Does that make sense?

Jeffrey Seymour 55:43
Yeah, I think so.
I think what you're saying is that the motion, which was one page or thereabouts, one or two pages, has an attachment to it.
And as we sit here, the current state of play is there is additional stuff to the attachment.
Which you have now just posted that we can see after the meeting, right?

Robert D. Rivers 56:03
What I'm I guess we may be saying the same thing the the Council member introduced a motion.

Jeffrey Seymour 56:07
I think we are.

Robert D. Rivers 56:13

Saying.
Fix Article 4 and these other articles. And while you're doing that, we want you to consider these ones.
As part of your consideration.
OK. We didn't take that to mean we only want you to look at these things. We took it to mean fix Article 4. And while you're doing it, make sure you consider these things as you're as you're doing so.
OK.

Jeffrey Seymour 56:39
OK.
Thank you.
That's helpful. I think I understand.

Robert D. Rivers 56:43
OK.

Stephen K. Kroll 56:48
All right. So the next item.

Robert D. Rivers 56:48
Ready. Move on.

Stephen K. Kroll 56:49
Yeah, next item is.
Gets into Article 4.

Robert D. Rivers 56:55
And let me just say, Steven.
Just because we do have quite a bit to go and it's 12:00.
We are gonna stay on and continue working through this, but if Steven on our side, if we could spend less time at the front end explaining the details and maybe just do the overview of each and see if there are questions and then we can get into more. Details as the question merits.

If that'll be helpful.
I just want to make sure we get through as many of these as we can.

Stephen K. Kroll 57:30
Yeah, understood.
So the next batch and you all can read it on the screen is about.
Making sure that.
Interpretations made by the Department of Safety and permits.
Are documented, disseminated and that they include the right to appeal and language on how that occurs.
So there's about six of them.
Take a look and let us know if you have any questions or thoughts.

Jeffrey Seymour 57:58
I.
I apologize.
I I I didn't get on on time, but have you already covered the new NTP language, which I think is in a new Section 3 of some did I?

Stephen K. Kroll 58:08
Yeah, that was the first one we did.
So you can take a look after the medium.

Jeffrey Seymour 58:10
OK.
Just a quick question on that, OK.
Quick question on that is the new NPP section in addition to the four, three or four different existing ones currently or will it substitute those?

Stephen K. Kroll 58:23
No, they all collapse into the new section.

Robert D. Rivers 58:26
They will go away and the new section will be just a single section, yes.

Jeffrey Seymour 58:28

Thank you.

That was my question.

Thank you.

Is there and I can do this after the call? If this isn't a good time guys, wait, let me just ask, what are the differences that are in the standalone section versus the three separate sections?

What has been added?

What has been deleted?

Stephen K. Kroll 58:49

You can look after the meeting that just as we tried to make the language more precise without changing the substance.

Jeffrey Seymour 58:58

OK.

Stephen K. Kroll 58:58

So take take a look at the individual changes, but it's supposed to keep the same requirements and just say using more precise language.

Jeffrey Seymour 59:07

OK.

So what you're saying is there haven't been any material additions or or deletions from what is there is now?

Stephen K. Kroll 59:14

Right.

Jeffrey Seymour 59:15

Thank you.

Stephen K. Kroll 59:21

OK. Any comments or questions about this batch?
If not, we will move on to the next group.

Justin Schmidt 59:28
Yes, I have.
On.
Proposed change to 4.2 point D .4, point B.
As far as the timings of appeals, my question is.
Does the.
Does the 60 days. So when, when the Council decides not to act on something that's been sent to it, what I call or what we've called over the years, the dye on the vine process?
Is that does that does a time run from the Council meeting where they allow it to die on the vine, or does it start running when the the date on the the Council's last action date that's stated on the staff report?

Stephen K. Kroll 1:00:26
Which section are you on?

Justin Schmidt 1:00:28
4.2 point D, .4, point B.
So.

Stephen K. Kroll 1:00:39
That's the one that says if the City Council fails to act by motion 60 days from the receipt of the Planning Commission recommendation that patients denied.

Justin Schmidt 1:00:45
Right, So what?
What is the actual date of denial?
Is it?
Is it?
Is it the last day that the Council could technically act on it, or is it the the date of the meeting, the last meeting that that's within that time frame?

Stephen K. Kroll 1:01:04
For the Council to act, you know, these amendments don't touch on that.

Robert D. Rivers 1:01:05
Justin.
Will.

Stephen K. Kroll 1:01:08
So we'll have to that.

Robert D. Rivers 1:01:09
We'll, we'll OK.

Stephen K. Kroll 1:01:10
That's a separate conversation.

Justin Schmidt 1:01:11
Just something to consider because you could end up with a special meeting where it comes up anyway.

Robert D. Rivers 1:01:17
Yeah, Justin, we'll we'll circle up with the law department to see what their take is on that.

Justin Schmidt 1:01:24
Thank you.

Jeffrey Seymour 1:01:26
There are.

Justin Schmidt 1:01:30
Are we on 4.3 yet or are we still on 4.2?

Robert D. Rivers 1:01:37
2.

Jeffrey Seymour 1:01:38
Steve, Steven and Bob there are another number of provisions that deal with the the time for appeal and the process of of appeals as it pertains to conditional uses approved by the City Council.
And variances approved by the BZA.
There are no rules for variances approved by the Council.
So there are no rules for timing on when the decision is deemed to be made or timing on the appeal. What rules should we use in those instances?

Robert D. Rivers 1:02:20
Jeffrey the when the only circumstance under which the Council would be considering a variance is as a part of a conditional use or plan development application.
So the appeal process, the appeal.

Jeffrey Seymour 1:02:35
I'm sorry.
I'm sorry for for plan development application.
It also considers variances in situations that are not planned development applications.
You've done that twice in the last year.

Robert D. Rivers 1:02:45
Conditional use is conditional uses.
And plan developments.

Jeffrey Seymour 1:02:51
Oh, and I'm sorry.

Robert D. Rivers 1:02:53
OK.

So the the appeal deadlines would be those of the conditional uses and plan development.

Jeffrey Seymour 1:03:07
OK.
So that's what we would use for the appeal I got you understood.

Robert D. Rivers 1:03:11
Got it. Because the the their authority to consider variances is because they are considering those.

Jeffrey Seymour 1:03:13
Yep.

Robert D. Rivers 1:03:20
They can only do it as part of their consideration of the conditional use or plan development.

Jeffrey Seymour 1:03:26
Thank you.
Now related to that, there there is a an item in the CZO.
It's section 2.6, point B, where it talks about the the authorities and of the BCA has and in section 2.6 point B it says that one of the authorities the BCA has is to quote, hear and decide any and all appeals.
Where error is alleged in any order, requirement, decision order termination made by any.
Administrative official in the enforcement of the CZO.
Why couldn't I use that provision to appeal a decision made by the City Council on a variance?
Make an appeal to the bza.

Robert D. Rivers 1:04:24
So the I guess the the short answer is because the.
There's there's language that says that.
Any decision by the City Council is is appealable to the to the District Court.

Jeffrey Seymour 1:04:43
Right. And it's also language that says any any decision is made by anybody in the enforcement of the CCO that relates to zoning variances granted by the City Council granted by the City Council can be appealed to the BZA.

Robert D. Rivers 1:05:05
So I believe that that is.
Referencing decisions made by administrative officials.

Jeffrey Seymour 1:05:19
Well, that may be the case, but its application is is broader than that. Its application is to zoning variances granted by the Council.
I know, I know what?
I know what you're what you would like it to be.

Robert D. Rivers 1:05:33
Well, I think I mean so, so I I think what you're you're looking at is.
The administrators of the Zoning ordinance section the actual rules or the actual regulations around zoning appeals are in Article 4.8, and those are based upon the language in the Charter.
And that's based upon the language and state law and all of those.
The authority.

Jeffrey Seymour 1:06:03
Well, the language, the language in this state, the language in the state law regarding the City Council's ability to approve variances generally.

Robert D. Rivers 1:06:04
Granted.
It.

Jeffrey Seymour 1:06:14
Is quite restricted, but far more restricted than than what our CEO says, and I believe that if you look at the state statutes.

And the charter?
It it says in both of those that the BCA can consider appeals on variances.

Robert D. Rivers 1:06:34
It says the the.
They consider variances.
And the appeals of.
Their.
Rulings go to District Court.

Jeffrey Seymour 1:06:50
That's not what 2.6 point B says.

Robert D. Rivers 1:06:53
So what I can do is then.
We can note that and if we need to make a clarification, we can certainly do so.

Jeffrey Seymour 1:07:04
OK. And what is it in? What is it that that dictates?
What the City Council can do vis a vis zoning variances.
I know we have language that's in the CZO that says that the City Council can approve zoning variances in there to to something like fulfill the general obligations of this section.
It doesn't say what this section is, and it also doesn't say what the general obligations of this section are.
But put that aside.
Where do we look in the state statutes?
The the code or the Home Rule Charter to see precisely what the City Council is empowered to do relative to zoning variances.

Robert D. Rivers 1:07:52
So to your first point, the language is in the section of the conditional.
Use and the plan developments.
So those are the sections that are being referred to in terms of their ability to consider variances.

As to the second question, I don't believe there are explicit language in either the Charter or the state law that speak to that issue.
I think the interpretation has always been that in their authority.
To consider zoning matters of which conditional uses and plan developments are they are zoning matters.
They have the ability, pursuant to that authority, to consider the variances that are related to that in order for them to be able to make those decisions.

JS **Jeffrey Seymour** 1:08:58
OK, but there's nothing.
You're saying there's anything explicit in the state statutes referring to the City Council approving variances?

RR **Robert D. Rivers** 1:09:07
I can certainly look, but I I'm not aware of any.

JS **Jeffrey Seymour** 1:09:10
OK, I think there might be one and I think it it specifies very, very limited.
Situations where it can do so.
And it's far more restricted than the general language we have in the CZO, which which says, as I misquoted a moment ago when you're you're fulfilling in order to fulfill the obligations of this section.
So that's that's an important point.

RR **Robert D. Rivers** 1:09:36
OK.
So let me let me say this, and I'd I'd you know, we can certainly continue this conversation.
I don't believe there's any proposal that is before this that is speaking to that those particular.
Authorities.

JS **Jeffrey Seymour** 1:09:59
OK, my my understanding was this initiative, this initiative to look at potential amendments to sections 1.4.

Robert D. Rivers 1:10:00
So.

Jeffrey Seymour 1:10:06
My understanding is the public was asked to.

Robert D. Rivers 1:10:08
Are you so. So let me just clarify.
Is your suggestion that we consider amendments to clarify?
That question.

Jeffrey Seymour 1:10:20
Well, one of the things you're looking for, let's back up is for any comments and thoughts that we might have around sections one through 4 generally.
Is that correct? Or we only are we only being?

Robert D. Rivers 1:10:30
That is the that is the breadth of the motion and the motion included a list of things we've added, a list of things. I don't think any of those lists include.

Jeffrey Seymour 1:10:33
OK.

Robert D. Rivers 1:10:41
A specific.
Clarification of the question you're raising now.
So I guess the purpose of this is is is for you to give us feedback.
Is that what you're asking us to do is to give us to do some clarification on that?
And I and we can certainly take that under consideration.

Jeffrey Seymour 1:10:59
Yeah.

Robert D. Rivers 1:11:01

I don't know if we'll be able to come up with anything definitive, but I just want to know that that you're what you're asking us to do is to look into that issue and see if there's anything that can be addressed through this motion to address that issue.

JS **Jeffrey Seymour** 1:11:17
Right. And I think it's important because we we have this general issue of the language that's currently in the CZO, which is kind of fuzzy on the situations under which the City Council can approve a variance. In fact, our experience over the last year or two is differe.

RR **Robert D. Rivers** 1:11:18
OK.

JS **Jeffrey Seymour** 1:11:34
People in different departments have different views on how that how the rules and the procedures and processes work on that.
And furthermore, one of the things that's being proposed here is to delete some of the language that's currently.
In the CZO that relates directly to that issue, the issue being the City Council approving variances and that what that is, is the deletion of the of the trigger proposal.
So this is an issue that that actually kind of spreads into a couple of different spots.

RR **Robert D. Rivers** 1:12:05
And which do you?
Can you let me know the specific section that you're referring to as far as the trigger section?

JS **Jeffrey Seymour** 1:12:14
Yeah, there's a there's a section in the CZO that makes us a point of paraphrase.

RR **Robert D. Rivers** 1:12:19
In in terms of which section is up up for consideration on?

JS **Jeffrey Seymour** 1:12:23

I.
I believe that.
I believe the trigger the the what it refers to is whether the whether the variance triggers the conditional, use that the word trigger just searched the CZO for the word trigger that particular section I believe is being proposed to be deleted.
You know the section I'm talking about, right, Bob?

RR **Robert D. Rivers** 1:12:52
Oi, just searched for trigger and it brings me to.
The only thing that shows up is amusement facilities, indoor and outdoor. The use standards in Article 20.

JS **Jeffrey Seymour** 1:13:07
I don't think that's correct.
You're looking at the CZO.

RR **Robert D. Rivers** 1:13:11
I'm looking at the Cale and I just did a search for trigger.

JS **Jeffrey Seymour** 1:13:13
OK. Don't you recall, Bob?
There was a provision in the CZO.

RR **Robert D. Rivers** 1:13:17
I I think I know.
Exactly what you're talking about.
I'm just asking for the specific reference so that we can make sure that we are addressing the correct.

JS **Jeffrey Seymour** 1:13:23
Oh, OK.
I'll. I'll get it to you. Thanks.
I'll get it to you.
Thank you, Bob.

RR **Robert D. Rivers** 1:13:28
OK.
Steven, I think anyone else on this subject and I honestly don't even know where we are, but.

JS **Justin Schmidt** 1:13:39
Where are we on?
Are we past or or have we gotten to four point 3.8 yet?
Conditional uses.

SK **Stephen K. Kroll** 1:13:48
Rachel, do you want to display them?
So the way these are grouped, they're not all kind of sequential.
Rachel, do you want to pull up the the motion and go to 4.3 point A?
So this is the conditional use Shelby based on need or public benefit section Justin.

JS **Justin Schmidt** 1:14:17
Right, yeah.
So I guess my question for staff and Bob is, could you give us an example of why this language is being amended?

SK **Stephen K. Kroll** 1:14:20
What?

JS **Justin Schmidt** 1:14:29
I mean, certainly it just wasn't y'all.
Y'all didn't come up with this out of the blue.
There was some issue and I think we would have a better understanding as to what you're trying to do. If you could give us the concrete example of how it came up.

SK **Stephen K. Kroll** 1:14:46
I don't know that there's a single concrete example. I would say that, you know, certain groups have put forth the argument before that.
A particular conditional use application. I can't think of a specific one.

Does not serve a public need, and so the you know the I think the question was.
You know, there are many things that.
Are designated as conditional use.
Is that are arguably not needed, but may be beneficial, for example.
It is in some districts a conditional use to have a coffee shop.
In a certain historic commercial building and you know, I think like need being subjective, but also probably pretty narrow.
Would not allow for a coffee shop to be approved if one took a very strict.
View of things, but coffee shop certainly can be neighborhood amenities.
Many land uses that are classified as conditional uses can be amenities to their neighborhood or the city as a whole.
And so, you know, my understanding, at least in the in the Planning Commission, did not write this specific language.
But what I take from it is that.
Because conditional uses.
Are often classified.
As such, in certain districts, even if they may not be absolutely necessary.
That that, the, the Council motion asks us to kind of give this wider view of of the totality of the impact, positive and negative, and whether it's needed or beneficial.

JS **Justin Schmidt** 1:16:37
Right. And so I guess I would just and what?
This caught my eye because.
Years ago we had a situation where Touro Infirmary wanted to.
Add a significantly or significant a size. A sizeable incinerator for medical waste and.
While it would benefit that particular location.
It was also going to.
'Cause regular.
Traffic coming from 4 surrounding parishes and possibly even Mississippi to bring medical waste to that site to incinerate in this incinerator.
So Touro didn't.
There wasn't a public need for the incinerator there, but it certainly would have been.
Al.
Think someone could characterize it as a public benefit, and I mean.
I think you just confirmed what my suspicions and concern was. Is that public benefit

expands what? The whole concept of a conditional use. You know, conditional use aren't even allowed.

Robert D. Rivers 1:17:47
Well.

Justin Schmidt 1:17:58
You know they're not. It's a privilege.
It's not necessarily a right.
And So what we're doing is we're whittling away.
The spirit of a conditional use.
And that's why I asked who asked for that to be and. And you know who asked for that expansion because public benefit, you know?
It that's a whole lot broader of a category.
Than public need.

Jeffrey Seymour 1:18:30
To provide a public benefit is an extremely low bar.

Allen Johnson 1:18:35
Yes.

Jeffrey Seymour 1:18:36
If all it requires is one person to derive a benefit from a conditional use, then that's going to be granted in every situation, because if there wasn't a public benefit to somebody, OK, you should use wouldn't have been proposed in the same in the in the first place.

Allen Johnson 1:18:52
And Bob, if I can just add to what they have said, the 621 elesian fields situation, we had Ottoman institute saying that they wanted to do concerts.
So we should change the zoning regulations to allow bigger hotel so they can have bigger crowds at their concerts. The same thing was said by Billy Nungesser.
But that's public.
They were also arguing that we needed more tax revenue.

So that's quote UN quote public benefit.
You're expanding the scope on this where it used to be public need for the for the individual neighborhood. Using this argument you could even go further further apart to this city to do things that won't benefit the neighborhood that could bring in tax revenue.
And just to give you one more thing that is concerned me, we've seen many times such as 621 alician fields where they've let their property go to seed and say that well, in order to get rid of the homeless encampment in order to get rid of.
The blight you need to change the laws that allow us to do something that wasn't normally allowed, so the public benefit thing I I'm I'm afraid.
Will be exploited to do anything you want if you allow your property to go to seed.
Or you can show that you can bring more tax revenues with the city.
No matter what it does to the historic districts of the Marini by water, Treme, French Quarter Garden District.
Other areas of the city, so if you can just show that you can bring in more money, there's your public, there's your public benefit.
So if we're just going to say you bring in more money, you get what you want. That's a slippery slope.
That's really not hard to beat, in my opinion.
And we've seen by the and we saw it in the arguments over 621 alesian fields play the tape back.

JS **Justin Schmidt** 1:20:42
Right. I mean, I think I think another example is you know a few years ago and maybe it's more than a few, we had a proliferation of ABL applications for conditional uses in the warehouse district, the American sector, whatever you want to call it.
And I think at that time, it was Stacey head who was a District Council person for for B at the time, she said, you know what?
We have enough we have.
Saturated the the the warehouse district with enough Abo outlets where there is no longer a need for a BL outlets where.
One could argue that additional ABO outlets, as a public benefit because it's bringing in licensing revenue. It's bringing in tax revenue. And so that's the that's probably the better example.
Or a good example of why this language is dangerous because it opens up the door

too much and it it again it it cuts away at the whole purpose of the stated reason for conditional uses and the nature of them.
Is that they are not a right.
They are a privileged based on certain aspects that that that just require additional consideration. One of those being that there is no need.
And so I I really have a big problem with that language.

Jeffrey Seymour 1:22:13
This is this is a major point because heretofore condition as far as the document, the CG O is concerned a condition for granting a a conditional use is is the existence of a public need, notwithstanding the fact that that has never been attended to. That's never been obs.
That's never been complied with, and in my experience, which is only limited to five years, I have never once heard the word.
Public need be spoken by any person in any CPC meeting or city.
Council meeting or appear in any staff report other than by myself and Alan Johnson.
The fact that that's been the case historically, it sounds like what you're trying to do is you have something here that's kind of you kind of wish it wasn't there.
So what you're going to do is you're going to go ahead, you're going to water it down.
To to somehow keep you clean. These would be the fact that no one's ever complied with this regulation, and furthermore, we think this regulation is appropriate.
We think that it's not unreasonable or inappropriate to require a public need in order for a conditional use to be granted. As to Justin's point a moment ago.
It should be a consideration in something that's as material granting a conditional use.

Robert D. Rivers 1:23:26
So so let me let me just say this so.
I I think we understand your point.
And I and I, you know, certainly we'll take that under consideration.

Jeffrey Seymour 1:23:41
Thanks.

Robert D. Rivers 1:23:42

I I will say that you've said a number of times that we have not addressed the public need issue and I think the the reason that is is because.

That.

Statement or that phrase is included in the purpose section.

Right. And it part of that purpose section is that it this section sets forth the standards used to evaluate.

Them then the very next section where it says public need.

So the the the standards, the approval standards that are further down the way I read this is the the approval standards.

Are the standards that are to be looked at to determine whether or not.

They should be allowed, and if they are allowed then it's implicit that that is a. It meets the purpose of this statement.

That's why it's set up that way, right?

Jeffrey Seymour 1:24:38

I don't think, I don't think.

Robert D. Rivers 1:24:39

So I don't.

I don't.

I don't think that there's if. If it was a separate approval standard that a declaration of a public need needed to be made.

Allen Johnson 1:24:40

Hey.

Robert D. Rivers 1:24:50

I would say I would think that it would need to be in the approval standards and if that's a suggestion then then that's certainly something we can consider.

But I, but I think the I think the idea is that these approval standards.

Allen Johnson 1:24:59

Hey Bob, this is.

Robert D. Rivers 1:25:04
Are to be looked at to determine whether or not.
This particular proposal meets the purpose of this section, including the public need statement.
So that's why we have never addressed it directly because.

Jeffrey Seymour 1:25:19
Right. I understand it's in a different section, but I don't think I'll take a look again. I don't think the approval standards deal directly with with the concept of a public need and furthermore.

Allen Johnson 1:25:28
Yep.

Robert D. Rivers 1:25:28
Well, that's why I said.
That's why I said that if if the issue is that we're not addressing that, then you know, maybe the solution is to put in some statement in the approval standards that get to that issue.

Jeffrey Seymour 1:25:42
OK. Yeah.

Allen Johnson 1:25:43
Hey, Bob, this is Alan.

Robert D. Rivers 1:25:44
OK. Yes.

Allen Johnson 1:25:44
I would just say this.
That's in the preamble section of the conditional use.

Jeffrey Seymour 1:25:49
In the first set.

Allen Johnson 1:25:49
I don't think that discounts it.
I think it actually emphasizes the importance of it. You and I've disagreed on that because.

Robert D. Rivers 1:25:54
I'm not.
I'm not.
I'm not discounting at all what I'm saying is that.

Allen Johnson 1:25:58
And and so I think that I think that it should be addressed and you and I've talked about this in the past, but to go back what they because it's and we've seen people try to cheapen it or ignore it and we do think it should be address.
Because it is the governing guidelines of that section.
And being in the preamble. But secondly I would.
I just want to come back.
Who was it that requested that the public benefit section came in?
You said people have suggested that.
What specific groups was it?

Robert D. Rivers 1:26:23
I believe that was.

Allen Johnson 1:26:25
Neighborhood associations was it developers? Was it consultants?

Robert D. Rivers 1:26:25
I believe that was.
I don't know.

I think, Steven, correct me if I'm wrong, was that.
There, there was a lot of going back and I think it came from the Council.

SK **Stephen K. Kroll** 1:26:34
The the table that Council.

AJ **Allen Johnson** 1:26:40
Which council?

RR **Robert D. Rivers** 1:26:40
Staff, right?

SK **Stephen K. Kroll** 1:26:41
Yes, the the motion, the table that the Council office provided said it was a Council district level.
It didn't say which district, but it's Council District level request.

AJ **Allen Johnson** 1:26:52
So you're saying Ashley Beck now?

SK **Stephen K. Kroll** 1:26:54
Yeah, our our spreadsheets.

AJ **Allen Johnson** 1:26:55
So you're saying that came from Ashley Becnel?
For the record, no, I'm not saying that.

RR **Robert D. Rivers** 1:26:59
So she.
She represents 7 council members and and put together the list based on the input she got from the council members.

SK **Stephen K. Kroll** 1:27:01
I'm saying that.

Allen Johnson 1:27:05
But one of those?

Robert D. Rivers 1:27:10
We don't know which Council member it came from, but that's our understanding of where it came from.

Allen Johnson 1:27:13
Right. No, I get that.
But you, but it came from back now.
But you don't know which Council member that's, that's all.
OK.

Jeffrey Seymour 1:27:24
We can probably ask Ashley who who? It was.

Allen Johnson 1:27:27
Yeah, we'll, we'll, we'll, we'll follow that up.

Robert D. Rivers 1:27:29
OK.
We ready to move on?

Allen Johnson 1:27:35
That'll be interest.

Robert D. Rivers 1:27:38
OK.

Allen Johnson 1:27:38
Yep.

Robert D. Rivers 1:27:39
Thanks y'all. Even what's next?

Stephen K. Kroll 1:27:43
Well, it sounds like there's not an appetite to go in the order that that we'd hope to go to.
So why don't we ask if there are specific any additional specific?

Robert D. Rivers 1:27:54
That's actually a good idea 'cause we I think we're gonna have to wrap this up by 1:00.
So we that gives us 1/2 an hour.
So maybe if you all have specific.
Issues that you wanna address.
Why don't we go ahead and raise hands about those and then we can just jump into those directly?
OK, Jeff, I I see your hand.
Just so you know, there is a there is a hand on the system that you.

Jeffrey Seymour 1:28:24
Yeah, if I if I.
Oh Oh yeah.
I'm a.
I'm a neo lude.
What? What's behind the the changes in the 9 criteria?

Robert D. Rivers 1:28:37
Oh, sure.
There's so first of all, there's nothing substantive.
There's still a requirement that all nine have to be addressed. The concern that and this did come from the City Planning Commission staff.
Particularly the BCA staff and and myself.
The concern is that.
They're kind of randomly ordered the way they are right now and.
From.
My perspective in reading staff reports and working with staff on how to address each of them. It makes it a lot more difficult when we're having to say, well, you

know, you have to consider number three with #1 and #7 with that that we tried to.
Group them in a way that gets people thinking about them collectively and so.
And and if you step back and consider what the real function of a variance request is.
There are certain major components that have to be considered and and that is. Is there something that is unique about the property?
Does that uniqueness make it difficult or impossible to apply the zoning regulations in a way that gives them the same opportunities as as their neighbors?
And.
So and and so the idea of the hardship.
Is based upon some of the other criteria. The consideration of the hardship is dependent upon some of the other criteria, the nature of the uniqueness of the property should relate directly to the hardship and is not just an entry into the door.
To do you get any kind.
Of a variance. And so our thought was just reorganizing them in a way that.
Grouped kind of similar.
Topics would make it easier to understand and to.
To write recommendations based on.

JS **Jeffrey Seymour** 1:30:50
There there's clarification. I'd like to raise regarding one which is the uniqueness of the property.
I think you know the one I'm talking about.
I'm I'm paraphrasing it.
My my understanding is what that's getting at is not that if the property has something unique.
Nick, it's entitled to a variance.
What it's saying is if the property has something unique that prevents it from doing something that others can do, then it becomes an issue because I think we've seen instances.

RR **Robert D. Rivers** 1:31:23
Absolutely. That's. And that's what I was just saying.

JS **Jeffrey Seymour** 1:31:24
Where?

Robert D. Rivers 1:31:26

It's not.

It's it's the fact that there's something unique, you know, condition on the property doesn't say it's open season and they can get whatever they want.

There has to be a connection between that unique circumstance and the inability to apply the zoning standards in a way that doesn't cause a hardship.

Jeffrey Seymour 1:31:51

Could we put something in there to get specifically on that item, that one item of the 9 saying that that the uniqueness of the property that that's qualified in, that it has to create that situation you just referred to because we see people saying, hey, this property is.

Unique. It's big.

This property is unique.

It has frontage on three sides.

Therefore, I comply with criteria 1.

Robert D. Rivers 1:32:17

Yeah, I mean, I so let me, let me say this.

I know that the and Justin, you may know this better than I do.

I know that those nine criteria come out of jurisprudence, OK, they're not.

They're not articulated in state law.

They're they're case law that basically said that these are the nine factors that that.

Need to be considered in order to grant a variance and all of them must be met.

I think we were hesitant to recommend changes to the.

The actual text of the criteria, because we haven't dug deep enough to see what that jurisdiction is or what that jurisprudence is.

But I think you're you're spot on that there that and this is what we try to address in our staff report that there.

It's not just that there's a unique condition, it's that you can need.

Condition creates a hardship because it makes it impossible or difficult to apply the zoning standards.

In the way that they're intended to be applied.

Jeffrey Seymour 1:33:19
Yeah, we're in the same wavelength.
Thank you, Bob for clarifying that.

Robert D. Rivers 1:33:24
Justin, you're you're on mute.

Justin Schmidt 1:33:28
Thank you.
I'm sorry.
Yes, Bob, I would add that you are.
This is this is extremely problematic for me for several reasons, and you alluded to 1 already.
First of all, I think just from.
A.
Drafting perspective of legal language. Whenever you have an A and AB and the way this is done.
There is.
There is potential to say that that B is less important than a.
Or those are modifying that that B modifies A and that you're really talking about a only having five as opposed to 9.
And so that's one problem I have with it.
Two and and more particular like you said is and. I am acutely aware of this 'cause.
I'm in the middle of a brief on this right now.
Now you look at the at the jurisprudence, Bradley versus.
Whatever it is, where these these 9 criterion and the process it is specific to, we have juridical, you know, I mean jurisprudence out there that.
Is specifically addressing these non criteria in their current form.
And I'm afraid that you're gonna get, you know, you go and and alter them and all of a sudden you're gonna get a crafty attorney that's gonna say, oh, well, these don't, you know, these have been.
This has been revised and so this case doesn't apply any longer.
And you're gonna have a complete whittling. You know whittling down of of this whole.

The importance of these nine criteria, I really this, I think.
I think from neighbor's perspective is should is sacrosanct language and I don't see a reason I don't.
I don't know that you have or the staff is our ticket and this isn't personal.
I just.
I don't know that there's a compelling reason.
For you to change what is already set there in this format, I just I I get what you're saying but these are 9 individual.
Things. And I think when you start, you know requirements that all have to be met.
And I think when you start parsing them like you're doing here, you run the risk of of taking away from the importance of some of them and and kind of opening the door.
For someone to say that no, these aren't. I mean, I would put this in the character, you know.
Into the classification of. If it's not fixed.
If it's not broken, don't fix it. I don't.
I don't think that the staff or you can articulate why this is broken at this point. I think you know.
It's while they certainly dovetail into one another.
They're pretty good objective standards and I think by doing this you you do what some people want to do is and make them more subjective than objective.
We now have a Council member on record.
In documents who has said that these nine criterion is are are subjective in nature, which I clearly don't believe they are?
And so I really have a problem with any any change to this section of the CZO.

RR **Robert D. Rivers** 1:37:13
So I appreciate that, Justin.
You know, we'll continue to take a look at that and see if we can address any of your.
Particular concerns I would say that that particular Council member said what he said with the, with the criteria being in the order that they currently are.
So I you know, that's neither here nor there but but. But I I you know, I'm not dismissing.
Your your statements, you know we'll we'll rethink this and.
You know, consider whether or not something we need to change.

Justin Schmidt 1:37:54
Thank you.

Jeffrey Seymour 1:37:55
But I would like to.

Allen Johnson 1:37:55
Bob, for the record, I agree with my attorney.

Stephen K. Kroll 1:38:00
Gabriel Bordenave has had their hand up for a while, so why don't we give the floor to that question.

Robert D. Rivers 1:38:03
Oh, sure.

Gabriel D Bordenave 1:38:08
Hi, thank you.
This is not a comment directly towards the current amendments, it it's more general of the process.
So I heard.
I think it was, Mr. Rivers said.
Like next year, there will be a process around your departmental procedures and rules.
I'm just finding so this this process that we're currently talking about, it was initiated because of City Council suggestion and you know, through this conversation I'm hearing, you know, a lot of people inputting.
Ideas that aren't necessarily a part of this and it reminds me of, you know, prior desires I've had to like, introduce a text amendment. But you know, when it's a citizen introducing something that could affect, you know, hundreds or thousands of properties, like the application fee becomes a.
Barrier.
So the what I'm suggesting now is I think it would be good if conversations like this regarding like swath of the Ezio.

Like you know, we'll discuss, you know.
Hurd districts or single family residential.
I think it'd be good if we as a city could like talk holistically about the CZO and zoning parcels and and how things are described and and mapped.
Maybe like on a quarterly or maybe on core like twice a year once or just something on a regular basis?
So that if people have input on larger issues besides, you know your individual properties, applying for a variance, I think it would be good.
But that's my suggestion going forward.
I know this isn't the venue, but I just want to put it out there.
Thank you.

RR **Robert D. Rivers** 1:39:59
No, I appreciate the comment.
I you know what I would say is?
Right now the and there is a proposal in included here that somewhat touches on that in a in a in a way right now, only the Council or a property owner can.
Introduce.
Proposed amendments.
One of the proposals here is that the City Planning Commission can introduce.
Proposals for zoning considerations that are tied to our work with the master plan or tied to our work with a study.
So I I think that that may be a way that the City Planning Commission could be more responsive to.
Things that come up in the course of studies or in course of the master plan to be able to introduce proposed legislation for consideration.
I do think that.
You know, one of the other things is and I don't know if you heard that is there's a, there's a process that is being required for us to do kind of an annual.
What we call an omnibus amendment to basically clean it up and that's something we've done a couple times in the past, but this would require it annually.
So I know it's not exactly what you're saying, but there's there is some movement in that direction.
To to be a little more to create new ways of of introducing change to the zoning

ordinance. So.
You know, we'll certainly continue to explore that opportunity.

JS **Justin Schmidt** 1:42:05
Bob, I'd like to to address kind of an omnibus statement for I'm looking at 4.6.
Hgi.
That's 424344 around there with respect to I I just.
I would like to see some consistency.
What we are calling?
The.
Disposition. What what? What is titled on the documents, a disposition case BZA case.
Disposition of zoning case docket a notice of the disposition of zoning case.
Just there's the language in in those provisions are not is not consistent, we call it a decision of the, you know filing of the decision in the office. Then sometimes we say the resolution is filed date, I just think.
We need to be clear with what you know.
Call it one.
I don't care what you call it, but just let's call it the same thing and all those areas.

RR **Robert D. Rivers** 1:43:18
Yeah, I absolutely agree. And and we'll look into that and make sure that we address that.

JS **Justin Schmidt** 1:43:23
Along that same line, I think in 4.6 point G .1.
I would like to see.
A definition.
In section 22 or wherever it is 26.
Or chapter.
What exactly is substantial construction?
I think that's a little too loosey Goosey when we're talking about extensions of.
Of variances and so forth.
I mean, I I'd also like you know.
I think there's some general questions I think I also. I also have a problem with, you

know, a showing of good 'cause.
What exactly is good 'cause?
I think that's something that you know.
I don't wanna get into too much 'cause. We're in the middle of litigating it. But, you know, I think that, you know, whenever you can provide some clarity, I think it it, it takes away from the the whole issue of being litigated later on down the line.
And I would like I just think that that's something you should consider as to to to put some definition or some clarity or even an example of what good 'cause is. I mean, I think you know.
Clearly, some people in the world think that filing a lawsuit is good 'cause, you know, having the existence of a lawsuit is a good 'cause for not building.
But conversely, we see that.
Building a grocery store despite the fact that there's a lawsuit, did not scare those.
You know that particular grocer off?
From building a store and opening up and now operating so you know I think that good 'cause I think is is is just a very subjective term that's getting kind of abused and I'd like to see a removal of good 'cause and give some concrete examples or situ.
Where?
A developer is warranted in not building within the time periods.
Given under the variance, both the conditional use and variances that are are done. I mean I've noticed.
Yeah. I mean, I'd, I'd be curious.
As to why we have to extend five years past the three years that are already there, I mean, I know that's a legislative mechanism that might keep some things off the table and reduce the the load, but it just seems like a long Evergreen project.
That, you know is is is holding up the fact that it's there and and still viable.
It just is holding up development of it until the conditions are right and it might.
A shorter period might.
And I'm looking at St.
Charles and Louisiana, that project there, I know that was in litigation, but you know we've we've been looking at a blank concrete pad in 80% or 90% of the square for a long time now.
Because there was a conditional use there and just it seems like it's going to last forever and ever.
So I think those are those are kind of things, but I certainly think we need some some

clearer definitions of what is substantial construction.
What is good 'cause then going from from there on on those four point sixes?
So thank you for your consideration.

Robert D. Rivers 1:46:56
No, thank you.
We'll we'll definitely look into those.

Justin Schmidt 1:47:03
So, Bob, one question that I have and this is again a lingering question, one that we might be in disagreement about is in #48 of the the motion proposed change to 4.8 point BI see we've added, we've added some language, but I want to.
Go back to some existing language.
Can you explain or can you tell us at this time?
I mean, I guess now and perspectively.
What exactly?
What permits are issued under the CZO? I'd like some examples of permits that are issued under the CZO.

Robert D. Rivers 1:47:51
I'm not entirely sure of.
Your.
Let me just double check the language.
Yeah. So I think in looking at this language, you have to look back at the language in the Charter.
Which I think that the the.
Intention here is.
That the Board of zoning adjustments is the authority with respect to zoning.
And the language in the Charter.
Is different than this.
It speaks to in the enforcement of the zoning ordinance.
And I I think the way that that the practice has always been is that there needs to be a zoning, zoning related decision.
In other words, that the error that is being articulated is a error in applying the zoning standards.

So I, you know we've we've had a number of cases where.
Where you know someone will say, well, it's a useless defined in the zoning ordinance. So the bza should be able to look at whether or not my license is, you know, the the cancellation of my license is valid.
To me, that's that's a little bit of a stretch.
So I I think that what we have always done is to say.
That the appeal needs to be based on.
A error in applying the zoning ordinance.
In the context of a permit.

JS **Justin Schmidt** 1:49:56
OK. So but I mean so other than sign permits?

RR **Robert D. Rivers** 1:49:59
So.

JS **Justin Schmidt** 1:50:03
What other permits are issued under the CZL?
Because this the the the the interpretation a look back and I did, you know, I went back and looked at how this has been amended both in 19 and 22 and it it it dealt with that with Neil Morris.
Mural case with respect to you know what permits are appealable as far as it's a, it was a sign issue, it wasn't.
It wasn't this.
I mean, I guess.
I'm trying to square and and I know you know, we disagree on this, but you've also got revised statute 334727 which which?
Talks about the duties of the board.
Of zoning.
And and specifically, says appeals to the Board of adjustment may be taken by any person aggrieved by or or by any Officer, Department, board, or Bureau of the municipality.
Affected by the decision of the administrative officer.
So the administrative.

RR **Robert D. Rivers** 1:51:13
In the.
In the enforcement or in the enforcement of the.
Statutes that are listed there.

JS **Justin Schmidt** 1:51:28
So I'm asking.

RR **Robert D. Rivers** 1:51:30
Right.

JS **Justin Schmidt** 1:51:31
I mean there, there are no statutes listing listed here.
I mean which ones are?

RR **Robert D. Rivers** 1:51:39
So I then this, I'm just.
Recalling hold on one SEC.

JS **Justin Schmidt** 1:51:55
I mean, I think that's why it's just goes to the scope of czo. I mean, I I don't I I don't have.
I have a hard time understanding that if if the BZ if if if the if the if the CZO says a permit can only be you know a building a variance is only good for X number of days.
And.
A building permit is only issued, you know, and there's a building permit that's issued.
Outside of those days.
Why? That's not an issue of the CZO.

RR **Robert D. Rivers** 1:52:33
Is that requirement in the CZO?

Justin Schmidt 1:52:41
Well, it requires. It requires the. The variance is required by the CZO.

Robert D. Rivers 1:52:47
But it's the time that you're speaking to.
Is that a requirement in the CZO?

Justin Schmidt 1:52:56
Yeah, variance is good for one year, yeah.

Robert D. Rivers 1:52:59
OK.

Justin Schmidt 1:53:01
So that you know. So if you have a variance that's only good for a year.

Robert D. Rivers 1:53:01
So, so so the question is then if there's a question as to.
Whether the.
Department of safety and permits. Or somebody else?
Issued.
A permit outside of that time frame.
Then that would seemingly be a legitimate appeal, correct?

Justin Schmidt 1:53:37
One would think, but I've got 3 examples where you've returned my deposit and said that this isn't proper because it's not one of XY and Z123 that you've got in there.
And I'm saying I don't.
I don't know that it's not 123.

Robert D. Rivers 1:53:58
So.
My understanding is at least one of those is in litigation right now. So maybe we not we we can address that through the litigation, right?

Justin Schmidt 1:54:07
Well, no, I I get you're right. OK, I guess.
Fair enough.
And and I'm. I won't.
Fair enough.
But my question I mean so that.
I think that.

Robert D. Rivers 1:54:17
I I get what you're saying.
I just.

Justin Schmidt 1:54:18
That emphasizes my the problem that we've got it.

Robert D. Rivers 1:54:19
I mean, you know, I'm not gonna.
I'm gonna sit here and argue the litigation with you here.

Justin Schmidt 1:54:21
We've got to do something with that language.
Yeah. No, I'm not looking.
I'm not looking to get an advantage or or or try to make the case.
Right now I'm just saying I'm just pointing out that that that language is problematic as it stands.

Robert D. Rivers 1:54:35
And I appreciate that.
And you know, we'll take a look at seeing what we can do to maybe clear it up.

Justin Schmidt 1:54:42
Yeah, and. And I guess, Bob, this kind of goes to a larger thing is that that it?
It's it's. It's a position that's that's contrary to the way.
I think it is contrary to one what the Home Rule Charter says, but it's also contrary to

the way that.
Other parishes Bzas handle these things so.

Robert D. Rivers 1:55:05
Well, as you know, other parishes have different state statutes that apply to.

Justin Schmidt 1:55:11
No, I no. I'm. I'm.
I'm just.
I'm talking about those that because I've I've done a practice in those parishes. The I'm talking about ones with with similar language.

Robert D. Rivers 1:55:14
Their.
So if you have examples.

Justin Schmidt 1:55:22
No, I'm not.
I know, I know, all bza's are right.

Robert D. Rivers 1:55:25
If you if you have examples, they have other parishes that are. I'm sorry.

Justin Schmidt 1:55:25
I know there's there's.
I will.
I will put them together for you.
Yeah, I'll do that.
That's fair. That's fair.
I'll put those together for you and pass them all.

Robert D. Rivers 1:55:34
That'd be great. I appreciate that.

Justin Schmidt 1:55:35
Yeah.

Robert D. Rivers 1:55:42
Alright Steven, we are at 1:00 or 12:58.
Are there any?
I know Steven has to run.

Stephen K. Kroll 1:55:53
Yeah.

Robert D. Rivers 1:55:54
I'm gonna have to run out for like to step out for just a couple minutes.
And I know Steven has to run.
I will be back in like 2 minutes and I'll see if there's any other comments.

Justin Schmidt 1:56:07
I think I can put the rest of mine in writing.

Robert D. Rivers 1:56:07
That we could quickly address.
OK, that'd be wonderful.

Jeffrey Seymour 1:56:13
I had a quick question.
Why are we deleting the provision that that says in an appeal stays all administrative proceedings?
Why are we eliminating that?

Robert D. Rivers 1:56:23
I'm sorry, I didn't hear your question.

Jeffrey Seymour 1:56:25
Yes, we're, we're, it's proposed that the provision where an appeal stays all

administrative proceedings that that provision that's being proposed that be deleted. Why is that?

Justin Schmidt 1:56:37
So Jeffrey, the question is not it's actually if you look 1 below and 51. The question is because there's a new section 4.8 point F.
But the question is not why is it being changed from there, deleted from there and then added there?
The question is why are we?

Jeffrey Seymour 1:56:56
Limiting it.

Justin Schmidt 1:56:56
Why are we changing it from administrative proceedings to administrative enforcement?

Jeffrey Seymour 1:57:01
Right, exactly and all.

Justin Schmidt 1:57:03
That's that's the that's the bigger question is why?
Why the change in nomenclature from administrative proceedings to administrative enforcement?

Jeffrey Seymour 1:57:13
Great. And also what is this new language?
The Board shall know O no deference to interpretations by the director of Department of Safety and permits.

Robert D. Rivers 1:57:22
But it just kind of like the 5 minute break.

Jeffrey Seymour 1:57:23
I didn't quite understand what that was. That's new language.

RR **Robert D. Rivers** 1:57:25
Got that?

JS **Justin Schmidt** 1:57:26
Well, Jeff, Jeffrey, if I'm correct, I think that.

RR **Robert D. Rivers** 1:57:28
I'm just wondering how to keep the meeting going while you need to do it, OK?

JS **Justin Schmidt** 1:57:30
I think that's actually good for the citizens because I think that that shows that it's that the the the BZA is supposed to be acting as a quasi judicial.

RR **Robert D. Rivers** 1:57:34
You know what I'm saying? Yeah.

JS **Justin Schmidt** 1:57:44
Board and and and giving a fair.

JS **Jeffrey Seymour** 1:57:47
Ah.

JS **Justin Schmidt** 1:57:49
Weighting of of both evidence from the applicant of an appeal and and the city. Unfortunately, over time, the BCA has evolved in the the cleaning service for the Department of Safety and permits when they make a mistake.
And so instead of going and pulling a permit or making somebody tear down something that the owner's going to say, I relied on the to the detriment, to my detriment on on the city's ineptness.
They just grant the variance and so that's what the problem is there.
And that's why I think they're trying to do that. But the reality of it is the BCA has been protecting the Department of Safety and permits errors for the last 1520 years.

JS **Jeffrey Seymour** 1:58:39

Seems to be to to find a way in the CZO to to make the decision valid.
I'm with you.
Thanks. Thanks Justin.

RR **Robert D. Rivers** 1:58:50
I'm sorry, Jeffrey. You're you're breaking up a little bit. So I.

JS **Jeffrey Seymour** 1:58:52
I'm I'm all set.
Justin, help me out. I'm clear.
Thank you.

RR **Robert D. Rivers** 1:58:57
OK.
Does anyone else have anything or I know that a couple of my staff members need to step off the call.

AJ **Allen Johnson** 1:59:06
Hey I'm not sure if this was addressed.
I had the the issue of notice.
When notice is done improperly or not done at all, and how that affects the MPP process I came in late.
Was that addressed on how we've seen that in the past where where people have not done notice and things happened and to me that will just be more problematic as the notice doesn't happen either unintentionally or you know intentionally and things get pushed through and we think it?
Important to hold the developers and the CPC accountable for.
Notice being dot. We've seen some issues regarding that.
Was that discussed at the before I joined the meeting?

RR **Robert D. Rivers** 1:59:45
I don't think we did.

SK **Stephen K. Kroll** 1:59:48
Yeah, it was not.

Allen Johnson 1:59:48
There's an issue there.

Stephen K. Kroll 1:59:49
I don't believe any of the listed amendments speak to that topic.

Jeffrey Seymour 1:59:53
That's not.

Allen Johnson 1:59:54
There was an amendment in there.

Jeffrey Seymour 1:59:54
That's not, that's not correct.

Allen Johnson 1:59:55
That's that's not correct.

Jeffrey Seymour 1:59:55
That's not like the the new NPP.

Allen Johnson 1:59:57
That is absolutely not correct, Stephen.
There isn't amendment in there that says if.

Stephen K. Kroll 2:00:00
OK.
Excuse me.
Go go ahead with your point.

Jeffrey Seymour 2:00:03
The section the new section.

Allen Johnson 2:00:03

There isn't a minute in there that says that if notice is not administered correctly, that it does not negate the NPP or the zoning change that are supposed to happen.
And we've had some incident instances where the notice didn't happen correctly and we had to push back as you remember.
I'm sure you remember there was a notice of a of an of a bed and breakfast during COVID where none of the neighbors got notice of it.

JS **Justin Schmidt** 2:00:34
So Alan, this is the position of the of the department has been pretty consistent on this. The MPP meeting is not quote a trap for the the the citizens to use against a developer. If a mistake is made.

JS **Jeffrey Seymour** 2:00:41
Yes.

AJ **Allen Johnson** 2:00:52
Right. We're not intending it as a trap, but we are saying that we're concerned that.
By negating the the requirement of notice that it would.
The neighbors.
It wouldn't be a trap, but we've we've we've seen two concerns necessarily and what we'd like to see is that.
The negation of notice not necessarily be a trap. We don't mean it that way.
What we mean it be as everyone needs to be held accountable for their own actions.
Actions and I don't see a problem with that many times restrictions are put upon the neighbors as to how much time they can speak.
Two minutes when they can submit their comments, you know a week before, before the even the staff report comes out.
So we think it's only fairness that the neighbors receive notice and that the that the developers in the City Planning Commission staff be held accountable if if the if the notice doesn't go out.
What was the? What was the other one? Jeffrey, where it didn't happen?

JS **Jeffrey Seymour** 2:01:49
Now.
Well, the new.

Allen Johnson 2:01:51
Oh no, it was the.
It was the subdivision meeting in your own office, Bob, to where y'all held the meeting before it was supposed to be legally held.

Jeffrey Seymour 2:01:53
Well, yeah, it's these are the.
Well, this is a.

Allen Johnson 2:02:00
And we were told that y'all had taken an action when actions weren't supposed to be held, and that is our concern.

Jeffrey Seymour 2:02:03
Right, this is the.
A general point here is #1.
The new NPP provision does have a material change in it, which is the inclusion of a provision that says essentially there is no such thing as defective notice.
Even defective notice is valid. Notice from the standpoint that defective notice does not impair in any way anything that occurs that the notice is related to.
Furthermore, that concept is in the CZO already, and it's always bothered me. It's in Section 2, article two of the CZO were repeatedly. It says that if a notice is defective in that it includes the wrong date the wrong time, the wrong purpose, or even in one spot.
It says that if the notice is not sent at all, that does not make it that notice.
Does not invalidate any decision made.
So basically what it's saying is.
You're required to deliver notice, but it doesn't matter whether you do it or not.
There are no implications if you screw it up now, or if you do nothing at all. Now you might say, well, geez, to require us to deliver notice perfectly in every single instance is far too much to ask.
But I'll point out that that's not the way it reads with regard to the applicant with regards to the applicant. The city does obligate itself to provide accurate notice.
So why does get the benefit that if the notices inaccurate or not delivered at all, why

does the applicant get a benefit to say hey, wait a second time out? Where's the general public? Doesn't? If you read through Article 2, it basically says there is no such thing.
As defective notice, and that seems crazy.
And it also seems violation of the Charter.
The the state statutes, the anything you pick.
Where did this concept come in that that the notice doesn't have to be accurate?
Or even be delivered, period.

Allen Johnson 2:04:10
Properties to make a mistake and then have it and then have it in their favor.

Justin Schmidt 2:04:10
So my my my.
My final request would be to look at the the new language of 4.8 point D with respect to what what appears to be. This appeals of the director and what's hearable or moot.
So there's this process that goes through, but what's not carried through is so we go through a determination.
That it is.
Moot or otherwise. Yeah. So it goes to the bza, the BZA rules without looking at the merits, whether it's moot.
But then there's no if the BZA determines that it is unheardable or incomplete or moot there, there's no discussion about appeals from that decision of the BZA.
So I don't know if that's covered in the generic. The other language in there where any decision of the BZA can be appealed.
30 days, but it would be nice to have.
Some language in there that appeals from the Bza's final decision on.
Unhearable or hearable incomplete or moot or unmit?
Is appealable to the Civil District Court within 30 days of that decision.

Stephen K. Kroll 2:05:39
Thank you, Justin. And and real quick Allen, I'm talking Justin.

Allen Johnson 2:05:40

And Bob, if I'll add if.
Bob, if I'll add at least like some of this to be equitable.

SK **Stephen K. Kroll** 2:05:45
Why don't you send us?
Since you're sending Bob, you know a a packet of information anyway, if you could. Where there are sections where you have specific language in mind. If you could send that to us, so would be helpful.

JS **Justin Schmidt** 2:05:57
Yeah, I'll. Yeah, I'll do a red lawn.

JS **Jeffrey Seymour** 2:06:05
Bob, Bob 111 more which I was going to say. I promised. This is my last one. I'll retract that.
There's language in a couple of slots that say that the NPP requirement can be waived if there's good 'cause to do so.
How do we square that with the fact that the Home Rule Charter requires an NPP for all land use decisions and, at least within the context of the Home Rule Charter, that requirement is not waivable.
Where where does the City Council get the authority to waive a provision of the Home Rule Charter that the Home Rule Charter does not provide can be waived.

RR **Robert D. Rivers** 2:06:49
So I think we did discuss this previously.
I think Susan brought it up.
OK.
I'm sorry Steven is jumping off the call.
He has to run. Thanks, David.

JS **Jeffrey Seymour** 2:06:59
Thank you, Steven.

JS **Justin Schmidt** 2:07:01
Thanks Steven.

Robert D. Rivers 2:07:09
So yes, Susan did bring that up before.
And.
I believe.
Let me just.

Jeffrey Seymour 2:07:22
Can't waive a provision of the Home Rule Charter, can it?

Robert D. Rivers 2:07:26
No, but the CZO and I don't have the specific charter language in front of me.

Justin Schmidt 2:07:28
No, that's.

Robert D. Rivers 2:07:35
Let me see if I can find it.

Jeffrey Seymour 2:07:39
Because the City Council has waived that the City Council had.

Robert D. Rivers 2:07:43
Well, the city, the CCO gives them the authority to waive it.

Jeffrey Seymour 2:07:47
I'm sorry. Don't give them the authority to waive the provision that exists in the home.

Allen Johnson 2:07:48
No where.

Jeffrey Seymour 2:07:51
It exists in the Home Rule Charter.

Robert D. Rivers 2:07:52
It decisio gives the.
This the the NPP process is currently written right now.
You that language was cited.
That that they have the ability to waive it for 'cause your question is, does that jibe with the language in the Charter? And I'm looking up the language in the Charter right now?

Jeffrey Seymour 2:08:18
It it it, it doesn't jive with it.
It's it's can it Trump the languages in the charter?

Susan Johnson 2:08:27
OK, can.

Jeffrey Seymour 2:08:27
And and also don't we always have this general provision that whichever document is the most restrictive? That's the one that carries the day.

Susan Johnson 2:08:29
I.

Jeffrey Seymour 2:08:35
The Home Rule Charter says you must have an NPP on all land use actions and land use actions, even defined.

Robert D. Rivers 2:08:41
Well, this is what?

Jeffrey Seymour 2:08:44
How can I waive that?

Robert D. Rivers 2:08:44

So.
Yeah, I'm just bringing up the home real language now.

Jeffrey Seymour 2:08:54
Right, because because the City Council has actually specifically waived the NPP requirement in the Home Rule Charter.
And when I saw that I scratched my head and I said, you can, you can do that.
And I asked someone on your staff, I said, is this correct?
Can the City Council waive a provision in the Home Rule Charter that the Home Rule Charter doesn't provide can be waived and the response was, of course they can?
They do it all the time.
I'm not sure that's the right answer.

Robert D. Rivers 2:09:27
That wasn't my answer.

Jeffrey Seymour 2:09:30
A member of your staff.
Senior Member of your staff gave me that answer.

Robert D. Rivers 2:09:33
OK.

Jeffrey Seymour 2:09:39
I restart the home.
Real Charter is pretty sacrosanct, as evidenced by what it takes to amend it right to amend the Home Rule Charter. You got to have a public election, right?
A public vote.

Robert D. Rivers 2:09:51
So let me let me say this and I and I'm just you know, I don't.
We can certainly raise this question with the law department and and see what their take is on it.
It's it's really a legal interpretation question.
What?

If if.
The determination is that yes, this.
Is not in alignment with.
The.
With the language in the Charter.
Then it would fall upon the Council to change that language in the CZO.

JS **Jeffrey Seymour** 2:10:36
Which language?
Language in the chart.

RR **Robert D. Rivers** 2:10:39
I'm sorry.

JS **Jeffrey Seymour** 2:10:40
Look, when you say change that language, you mean the language in the chart.

RR **Robert D. Rivers** 2:10:42
In the.
In the CZO is what I said.

JS **Jeffrey Seymour** 2:10:45
Right. Well, it must comply with the. Yeah, right. It can't grant, right that the Charter doesn't allow that the Charter.

RR **Robert D. Rivers** 2:10:48
Right.
Right. So So what I would suggest is to the extent that they could do that in this amendment, if that is your.
Preference then if you could submit a request in writing, did that be considered as part of this and that the Council?

JS **Jeffrey Seymour** 2:11:07
OK.

Robert D. Rivers 2:11:14
Eliminate that ability to waive it.

Jeffrey Seymour 2:11:17
OK.
Great. Thank you.
I think I've submitted already, but I'm happy to submit again. Thank you.

Robert D. Rivers 2:11:20
OK.
Susan, did you want to say something?
You're on mute.

Susan Johnson 2:11:31
No, I'm fine. Thank you.

Robert D. Rivers 2:11:33
No, you OK? OK.
So.
Are there any other?
Questions.
Comments.
Concerns.
About any of this that you all want to speak to right now.
Not seeing any hands, so let me. So I'm gonna get out as quickly as I can.

Allen Johnson 2:12:05
So Bob, what is the schedule going? So Bob?

Robert D. Rivers 2:12:07
Now go ahead.

Allen Johnson 2:12:09
So I know Bob, but so Bob, what is the schedule going forward?

Robert D. Rivers 2:12:15
What is?

Allen Johnson 2:12:16
For for when will this come up next to your Commissioners? And then what is the deadline that we have to get any of this adjusted?

Robert D. Rivers 2:12:16
What is? What is the? What is the sched?
Right, so I I went over this before you got here, but it's really quickly.
The staff report is going to be sent out this coming Tuesday the 7th, and so any written comments have to be received by the close of business the day before. So Monday the 6th.
And all those comments will be packaged up and included with our staff report and the motion and sent to the Commission.
So they'll have a week to review all of that.
Any comments that come in after that?
You're always welcome to ask the Commission to accept them and consider them at their meeting.
But otherwise they would be included, assuming that the Commission acts on it on the 14th.
It would be included.
All those comments would be included in the packet that goes to the Council if the Commission decides to defer it on the 14th to the 28th, then all the comments that came in after the deadline would go into the packet that goes out for the 28.

Jeffrey Seymour 2:13:38
So the public is being given one working day from the feedback session to submit its comments in order for those to be part of the the staff report, forgive them one day.

Robert D. Rivers 2:13:50
You know, you and I have gone back and forth on this about the the feedback session that this was.

Jeffrey Seymour 2:13:52
Yeah.

Robert D. Rivers 2:13:56
It's not something that I was even aware about it until you reached out to us so.
Yes.
The the short answer is yes, that's.

Jeffrey Seymour 2:14:07
One day, OK. And this has been this initiative has has been around for a full year or nine or just nine or ten months.

Robert D. Rivers 2:14:16
So the motion was introduced in July.
I and it was brought to the September that got it on the September 9th Agenda for the first time.
You were there at that meeting and.
I think it was in anticipation of that meeting that you reached out and asked about the.
The feedback sessions and so.
We deferred it on the 9th or the Commission deferred it on the 9th.
To the 14th, with the understanding that if need be, they could hold off on a final action until the 28th.

Jeffrey Seymour 2:15:03
OK. But but this call that we're concluding right now, which has raised a number of substantial issues.
A number of which are new issues that I don't think have been raised before.
And some of those you might characterize as maybe open issues, we're given one working day to to respond to this call, which ran over an hour over the original find were given one day of response to that in order for it to be reflected in the staff report.
Do you think that's an ample time, Bob?

Robert D. Rivers 2:15:38
Whatever I think right now it's, you know, we have a deadline that we need to get to the Commission for the 14th.

Jeffrey Seymour 2:15:46
Understood.

Robert D. Rivers 2:15:47
So what?
I would suggest if you feel that there's has been insufficient time for you to comment, by all means request that the Commission take it under advisement and delay acting on it until the 28th.

Jeffrey Seymour 2:16:02
OK.
Thanks. And where can we find this is the. This is the text amendment that we're we're working on, correct?

Robert D. Rivers 2:16:03
OK.
The IT is a text amendment that didn't have the actual had some of the text included in the motion, but not all of it.
So what?
I said is we would make the spreadsheet that we put up on the screen today.
We'll make sure that that gets posted.
Today.
We'll put it up.
I'll I'll see what the best way to do that is.
It'll probably go up on our announcements page.
And then on Tuesday, the full package will be will include everything.

Jeffrey Seymour 2:16:48
OK, so that the the green sheet you just referred to is another piece of the material

information documentation that that we have a one business day to respond to this being a text amendment. Where can we find the application?

Robert D. Rivers 2:17:01
I'm sorry.

Jeffrey Seymour 2:17:02
We're this being a text amendment, where can we find the application for the text amendment?

Robert D. Rivers 2:17:08
So on council initiated tax amendments, it's the motion.

Jeffrey Seymour 2:17:12
Yeah, OK, check. I think the CZO says the Council has to fill out an application.

Robert D. Rivers 2:17:18
The the the motion itself is the application.

Jeffrey Seymour 2:17:22
So the motion would be an application on the standard form that the city has.

Robert D. Rivers 2:17:27
No, the motion itself is the application.

Jeffrey Seymour 2:17:32
So when the CCO says you have that it has to be in the standard application form that that somehow gets waived or pushed aside. OK, I understand.

Allen Johnson 2:17:42
Bob, can I? This is Alan.
Bob, this is Alan. The citizens are held are limited to.

Jeffrey Seymour 2:17:45
That.

Allen Johnson 2:17:50
Two per two-minute comments. The applicant here.
How long of a comment period does the applicant have?

Robert D. Rivers 2:18:00
Unless the Commission.
Changes its rules from the dais. Then they have two minutes.

Allen Johnson 2:18:10
But don't they have a rebuttal after?

Robert D. Rivers 2:18:13
They have up to six minutes.

Allen Johnson 2:18:17
So up to six minutes rebuttal, and then two minutes presentation. So a total of 8 minutes.

Robert D. Rivers 2:18:17
But it.

Allen Johnson 2:18:21
Is that correct?

Robert D. Rivers 2:18:23
Correct.

Allen Johnson 2:18:24
OK.
So they have 8 minutes, not 2 minutes.
Correct.

Robert D. Rivers 2:18:31
If you are adding.

Allen Johnson 2:18:32
And is there a limitation on the amount of comments that the the staff would have?

Robert D. Rivers 2:18:34
The.
No.

Allen Johnson 2:18:39
To present, there's no so OK, so 2 minutes for a citizen, 8 minutes for the applicant and unlimited for the staff.

Robert D. Rivers 2:18:41
No.

Allen Johnson 2:18:48
Would I be correct in saying that?

Robert D. Rivers 2:18:50
You are.

Allen Johnson 2:18:52
OK.
That's what we needed.
That's because we I had some questions about that from some people and.
And I believe that they were incorrect, but I was.
Thank you.
Yeah, this is a lot to address for us. As I mentioned earlier, it seems to be slanted.

Jeffrey Seymour 2:19:05
Bob.

Allen Johnson 2:19:12
So I would like to bring up at that moment at that time and I would appreciate if you would bring it up, the fact that multiple times we've addressed to make the MPP

process more fair.
And that we've been asked to come into that chamber and address it, and then that accounts that the Commission and yourself have never.

RR **Robert D. Rivers** 2:19:30
Well, when you say NPP, you're at your you're you're speaking to.

AJ **Allen Johnson** 2:19:30
Even though you said you would have never brought that up.

RR **Robert D. Rivers** 2:19:36
The not necessarily the MPP, but the.
The timing on when.
Public comments are due VIS a vis the.

AJ **Allen Johnson** 2:19:45
Yes, the fact that it's public comments are due before the staff report comes out and then once the staff report comes out, the citizens of New Orleans are only held are held to two minutes.

RR **Robert D. Rivers** 2:19:50
Right. No, I just want to be clear. I want to be.
I want to be, I understand.
I yeah, I understand the argument.
I just want to be clear because you said NPP that's not part of the MPP process.

AJ **Allen Johnson** 2:20:01
Well, as part of the MPP process and that we have to get our, we have to get our letters and our correspondence in before the NPP is before the staff report is actually written and by the and so we are not allowed the same amount of time or.
Anywhere close to an equitable amount of time, in my opinion, and the fact that we're limited to two-minute where the applicants get 8 minutes and the CPC staff gets unlimited time.

Robert D. Rivers 2:20:27
So again, that is a I don't know if you were here when we spoke to this.

Allen Johnson 2:20:37
I was actually the one that brought it up, so yeah.

Robert D. Rivers 2:20:39
There there's a process hopefully coming up in the next year for to revise our rules.
And that's where all of that stuff lives. In our administrative rules and procedures.
So we can certainly address that.
And have that conversation with that. But feel free on the 14th. As I said before.
To raise these issues if if that's something you feel is important enough.

Allen Johnson 2:21:10
Yeah, it's, it's it's there's an issue of fairness.

Robert D. Rivers 2:21:16
OK. Anything else?

Jeffrey Seymour 2:21:18
Yep, Bob, define that provision.
Search the CZO for the word triggers, not trigger.
My my bad.

Robert D. Rivers 2:21:25
I I don't. Well, OK, I will.

Jeffrey Seymour 2:21:28
Thank you.
My bad.

Robert D. Rivers 2:21:41
4.6 Point C authority.

Jeffrey Seymour 2:21:44
Yeah, I think that's it.

Robert D. Rivers 2:21:46
OK.

Jeffrey Seymour 2:21:47
The idea is to delete the trigger provision.
The proposal is.

Robert D. Rivers 2:21:53
OK.

Jeffrey Seymour 2:21:54
Thank you.

Robert D. Rivers 2:21:54
Yep.
All right.
Well, thank you everybody.
Again, any written question or any written comments, please get in for Monday.
And look forward to seeing you all at the hearing.

Jeffrey Seymour 2:22:16
Thanks Bob.
Very, very much, Bob, for your time.

Robert D. Rivers 2:22:18
All right.

Stephen K. Kroll stopped transcription

1057

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 049/25

IN OPPOSITION

Name: Jeffrey Seymour

Address: 2227 Royal St.

○ 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, October 28, 2025

Zoning Docket 050-25

Prepared by: Bria Dixon
Date: October 29, 2025
Deadline for CPC action: 11/22/2025
CC Deadline: 60 Days from Receipt
City Council District: A - Giarrusso

Applicant: City Council Motion No. M-25-396
Request: Amendment to the text of **Article 18** of the Comprehensive Zoning Ordinance to establish the Fairgrounds District overlay, including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities.

For all lots within the boundaries, the following uses are to be allowable as conditional uses:

- Fairgrounds; and
- Racetrack

Property Description: As described in the motion, the application affects properties upon which the Fair Grounds Race Course & Slots currently sits. The properties are:

- 1751 Gentilly Boulevard (includes the race track and the majority of the Fair Grounds site)
- 1649-1651, 1765, 1781-1813 Gentilly Boulevard
- 3347, 3351, 3369-3377, 3407-3441 Belfort Street
- 3400-3456, 3500-3570 Castiglione Street
- 3100-3414 Belfort Street
- 3519 Derby Place and the property immediately to its west
- 3816-3824 and 3898 Trafalgar Street and the unaddressed portion of ground immediately behind and to the east of 3816-3824 Trafalgar Street

- The portion of the Romulus Street right-of-way immediately south of Belfort Street
- All properties on the north side of Fortin Street between the extension of Crete Street and the rear property line of lots facing the eastern side of Verna Street, except the extension of the Mystery Street right-of-way immediately north of Fortin Street, 3121-3123 Fortin Street, and 3025-3027 Fortin Street

Description

Zoning Docket 050/25 is a text amendment to **Article 18** of the Comprehensive Zoning Ordinance (CZO) to consider creating a new overlay district to be named the "Fairgrounds Overlay District" for the properties generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, in the HU-RD1 Historic Urban Two-Family Residential District. The Fairgrounds Overlay District would designate both fairgrounds and racetracks as conditional uses subject to City Council approval, with the intent of preserving the site's historical use.

The Motion proposes to allow fairgrounds and racetracks as conditional uses in the proposed overlay district. Used as exposition space since before the Civil War, the fairground was first used as a racetrack in 1872. Located in the heart of a large residential area, there exists the possibility of the site's redevelopment and the potential parsing out of hundreds of parcels to be developed into one of seventy uses. This being the case, the intent of the Fairgrounds Overlay District is to preserve the site's historic use.

Reason for Commission Review

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

Reason for text amendment

The City Council motion and the City Council's comments when discussing the motion on July 24, 2025 indicate that this motion is in response to comments made by Churchill Downs, the facility's operator, that it may seek to redevelop the site. The Council intends to make sure that any future use of the site is consistent with the site's past use and compatible with nearby residential property.

The area considered for the Fairgrounds Overlay District is comprised of five commonly owned and operated parcels. If the fairgrounds were to cease its operation, the property could potentially be redeveloped with any of 70 permitted and commercial uses. These uses could be inconsistent with what has historically operated at the site and potentially impactful on the surrounding neighborhood.

To address the potential loss of a cultural and historical icon, as well as an increase in the concentration of uses at the subject area, the Council Motion proposes to restrict all other uses except for fairgrounds and racetracks so that the subject area remains dedicated to the site's existing use. The result of the Council Motion however would disallow the site to be used for single-, two- and small multi-family affordable residences; artists communities; small group homes; home based child care; permanent supportive housing; neighborhood commercial establishments; and institutional uses that are commonly and similarly situated within the same and surrounding neighborhood.

Area affected

The proposed text change would affect the following properties:

- 1751 Gentilly Boulevard (includes the race track and the majority of the Fair Grounds site)
- 1649-1651, 1765, 1781-1813 Gentilly Boulevard
- 3347, 3351, 3369-3377, 3407-3441 Belfort Street
- 3400-3456, 3500-3570 Castiglione Street
- 3100-3414 Belfort Street
- 3519 Derby Place and the property immediately to its west
- 3816-3824 and 3898 Trafalgar Street and the unaddressed portion of ground immediately behind and to the east of 3816-3824 Trafalgar Street
- The portion of the Romulus Street right-of-way immediately south of Belfort Street
- All properties on the north side of Fortin Street between the extension of Crete Street and the rear property line of lots facing the eastern side of Verna Street, except the extension of the Mystery Street right-of-way immediately north of Fortin Street, 3121-3123 Fortin Street, and 3025-3027 Fortin Street

Figure 1. Proposed Boundary (Map View)

This boundary area is comprised of a fairground and historical racetrack surrounded by stables, parking lots, and structures that support horseracing and gaming activities. Despite being outside of the boundaries of the amendment, the immediately surrounding residences and businesses will also be impacted as the text proposes to restrict all other uses with the exception of fairgrounds and racetracks within their vicinity.

Existing Regulations and Changes Proposed by Applicant

Existing regulations

The Fair Grounds Race Course & Slots fits into two use categories that are within the zoning ordinance. The use of the site for racing falls into the "racetrack" use category, while the use of the site for events, such as Jazz Fest, falls into the "fairgrounds" use categories. The definitions of those uses in **Article 26, Section 26.6** of the zoning ordinance are copied below.

> ***Fairgrounds****. An area of land used for exhibitions and shows including, but not limited to concerts, animal shows, carnivals, concerts, and other outdoor recreational events. Unless otherwise*

restricted by this Ordinance, fairgrounds may serve alcoholic beverages as an ancillary use but only when the fairgrounds are open to the public for an event.

***Racetrack**. A measured course where animals or motor vehicles are entered in competition against one another or against time including tracks used only in the training of animals.*

The Fair Grounds site is zoned HU-RD1 Historic Urban Two-Family Residential District. This district does not generally allow fairgrounds or racetracks. However, there are several overlapping regulations that allow existing fairgrounds and racetracks to continue to operate and expand.

- The HU-RD1 District contains an exception to the general prohibition of the Fair Grounds site by classifying racetracks that existed prior to the August 12, 2015 effectiveness date of the zoning ordinance as conditional uses subject to use standards contained in **Section 20.3.VV**.

- Non-conforming fairgrounds are regulated by the non-conforming use provisions in **Section 25.3.G.7**, and are permitted to expand within certain parameters, including setback requirements, planting requirements, and site size requirements.

- Non-conforming racetracks are regulated by the non-conforming provisions in **Section 25.3.G.8**, which sets limitations on hours of operation, landscaping, setbacks, lighting, traffic circulation, litter control, and other aspects of facility operation.

- There are several conditional uses ordinances which combine to regulate and allow continued use of the site, including *Ordinance 27,757 MCS* (Zoning Docket 033/21), *Ordinance 22,652 MCS* (Zoning Docket 016/07), *Ordinance 22,390* (Zoning Docket 012/06), *Ordinance 22,053* (Zoning Docket 033/05), *Ordinance 15,667 MCS* (Administrative Amendment to Zoning Docket 076/84), *Ordinance 12,554* (Administrative Amendment to Zoning Docket 76/84), and *Ordinance 10,406* (Zoning Docket 076/84)

Regulations proposed by the Council motion

The Council motion proposes the establishment of a new overlay district to be named the Fairgrounds Overlay District, the intent of which is to prohibit the legal establishment of uses other than fairgrounds and racetracks as conditional uses. As the Motion does not provide specific verbiage for the overlay district, the language below suggested by the staff to capture the motion's intent.

The proposed text additions are indicated by <u>underlined</u> text.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

<u>18.2.BB – Purpose of the Fairgrounds Overlay District</u>

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large.

***

18.33 Fairgrounds Overlay District

18.33.A APPLICABILITY

The Fairgrounds Overlay District applies to the following areas:

1. **Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.**

18.33.B USES

18.33.B.1 PERMITTED AND CONDITIONAL USES

Fairgrounds Overlay District: Permitted and Conditional Uses		
USES	**FAIRGROUNDS OVERLAY DISTRICT**	
	USES	**USE STANDARDS**
COMMERCIAL USE		
Fairgrounds	**C**	**Section 20.3.CC**
Racetrack	**C**	**Section 20.3.VV**

Staff Analysis

The City's Master Plan, the Plan for the 21st Century, gives all properties within the city a "future land use" map (FLUM) designation that serves as a basis for its zoning treatment. The Fair Grounds site has a "Residential Low Density Pre-War" FLUM designation. As discussed further below, this designation is primarily oriented toward residential development with limited allowances for non-residential development. The staff takes this to mean that the zoning applied to the Fair Grounds must provide some opportunity for residential development and cannot be limited solely to non-residential development.

Having determined that the FLUM classification requires some allowance for residential development, it is important to determine how the zoning ordinance should establish the allowance. One option is for the zoning applied to this site to allow residential development by-right, which is currently the case under the site's HU-RD1 zoning. The benefit of this approach is the clear entitlement for a residential use that is contemplated by the Master Plan. On the other hand, a by-right entitlement for residential use would overlook the fact that this site is unusual in its location on the interior of a residential neighborhood and its status as the centerpiece of a neighborhood that has grown up around it.

The staff finds the best way of balancing the need to allow residential development with the responsibility of ensuring that residential development is compatible with the location and character of the neighborhood is by allowing residential development through the planned development process. The purpose of the planned development is to encourage the development of large, multi-acre sites by having flexible zoning regulations that are customizable to the needs of each site. The flexibility of the planned development approach allows for the preservation of historic structures, enhanced site design characteristics, and the inclusion of community amenities, among other benefits.

The need for such flexibility is especially the case here as the site is over 90 acres in size, and under the current HU-RD1 zoning, it could accommodate hundreds of single- and two-family developments. Other causes for the needed flexibility include the site's unusual shape, its location on the neighborhood's interior, and limited street frontage. Should the site be redeveloped, especially for the residential purposes contemplated by the Master Plan, there will need to be extensive efforts to ensure adequate access to the site and to provide the infrastructure, open space, and public facilities needed to support a residential population. This is all the more important given that redevelopment of the site would likely happen gradually over time and possibly be done by multiple developers. Thus, the planned development process exists to serve this type of very large-scale, complicated development effort.

Staff therefore recommend that the overlay district allow for the ongoing use of the site as a racetrack and fairgrounds, as well as for residential redevelopment only through the planned development process.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB – Purpose of the Fairgrounds Overlay District

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large and ensure appropriate coordination of any residential development efforts. Residential development is limited to the planned development process to ensure redevelopment efforts are thoughtful consideration of site design, infrastructure improvements, and public facilities.

***

18.33 Fairgrounds Overlay District

18.33.A APPLICABILITY

The Fairgrounds Overlay District applies to the following areas:

1. **Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.**

18.33.B USES

18.33.B.1 PERMITTED AND CONDITIONAL USES

Fairgrounds Overlay District: Permitted and Conditional Uses		
	FAIRGROUNDS OVERLAY DISTRICT	
USES	USES	USE STANDARDS
RESIDENTIAL USE		
Dwelling, Single-Family	C[1]	Article 5
Dwelling, Two-Family	C[1]	Article 5
Dwelling, Townhouse	C[1]	Article 5
Dwelling, Multi-Family	C[1]	Article 5
COMMERCIAL USE		
Fairgrounds	C	Section 20.3.CC
Racetrack	C	Section 20.3.VV

[1] Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.

Evaluation of 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 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 in the 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 on the Future Land Use Map (FLUM) of the petitioned site as “Residential Low Density Pre-War.” The goal, range of uses, and development character for the 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.

This future land use map (FLUM) classification is at the core of staff’s analysis. Any zoning ordinance that affects the Fair Grounds site, be it a base zoning district or overlay district, must be consistent with the FLUM classification. To be consistent, it must further or not interfere with the classification’s development goals.

The FLUM classification’s general intent is to allow residential development. There are allowances for commercial, institutional, and community uses as well, but those allowances are limited and secondary to the classification’s primary orientation toward residential development. The staff is concerned that an overlay district that limits the use of the Fair Grounds site to just racecourse and/or fairgrounds use would interfere with the site’s residential FLUM classification. Given the residential classification, the overlay needs to make some allowance for residential development. The overlay can make additional allowances for a racecourse and/or fairgrounds, as those are arguably community facilities, especially given their importance to this neighborhood’s history, character, and identity.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The text amendment would not alter the place designation of the zoning district.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The proposed text amendment seeks to ensure the continuance of the existing fairgrounds and racetrack, which has benefited the welfare of the City, residents, and visitors for over 150

years. Staff's modifications also allow for the residential redevelopment of the site, as is allowed under the City's Master Plan, to occur in a coordinated manner through the planned development process. This process, which allows for zoning regulations to be customized to account for the site's location and characteristics, will ensure compatibility of any residential development with the surrounding neighborhood. Thus, it promotes the public health, safety and welfare of the City.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. Motion No. M-25-396 prioritizes the formalization of both fairgrounds and racetrack as recreational facilities at the subject site through the conditional use process, and staff's additions create an avenue for residential redevelopment that is consistent with the intent of the HU-RD1 District by permitting the redevelopment of the area as a planned development.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. The overlay reflects a policy decision by the Council to ensure the continued operation of the Fair Grounds. The staff recommends that the overlay being used to accomplish this policy and create a pathway for residential development of the site through the planned development process.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. As previously stated, the Council proposed this amendment as a mechanism to preserve the Fair Grounds, which, due to its long history and importance to the surrounding neighborhood and the city at large, is beneficial to the City at large.

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 Ordinance and Master Plan intend for a mix of residential and supporting uses in this area. If in the future the subject area is unable to continue as either a fairground or racetrack, the property under the Master Plan can be developed for residential use. Given the size of the site, any residential redevelopment would be very impactful on the surrounding neighborhood in terms of the additional population it could accommodate and the corresponding needs for infrastructure and community facilities. It would be necessary for the redevelopment to occur in a coordinated, planned manner, so that the new homes, infrastructures, and community facilities could be thoughtfully designed and properly integrated into the surrounding neighborhood. The zoning ordinance provides a tool for doing this in the planned development process.

The proposed amendment does not create a significant number of nonconformities.

The standard is met. This overlay district would not create non-conformities as it allows the current land use to continue.

Staff Recommendation

Staff recommend **APPROVAL** of Zoning Docket 050/25 with the following zoning text changes. The proposed text additions are indicated by bold, underlined text.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB – Purpose of the Fairgrounds Overlay District

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large and ensure appropriate coordination of any residential development efforts. Residential development is limited to the planned development process to ensure redevelopment efforts are thoughtful consideration of site design, infrastructure improvements, and public facilities.

***

18.33 Fairgrounds Overlay District

18.33.A APPLICABILITY

The Fairgrounds Overlay District applies to the following areas:

1. **Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.**

18.33.B USES

18.33.B.1 PERMITTED AND CONDITIONAL USES

Fairgrounds Overlay District: Permitted and Conditional Uses		
	FAIRGROUNDS OVERLAY DISTRICT	
USES	**USES**	**USE STANDARDS**
RESIDENTIAL USE		
Dwelling, Single-Family	**C[1]**	**Article 5**
Dwelling, Two-Family	**C[1]**	**Article 5**
Dwelling, Townhouse	**C[1]**	**Article 5**

Fairgrounds Overlay District: Permitted and Conditional Uses		
	FAIRGROUNDS OVERLAY DISTRICT	
USES	USES	USE STANDARDS
Dwelling, Multi-Family	C[1]	Article 5
COMMERCIAL USE		
Fairgrounds	C	Section 20.3.CC
Racetrack	C	Section 20.3.VV

[1] Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.

City Planning Commission Meeting (September 28, 2025)

Staff summarized the application and presented its recommendation of approval. A member of councilman Giarusso's staff was present on behalf of the motion. One member of the public spoke in support, and members of the public spoke in opposition of the docket. Commissioner Brown requested clarification on what uses an/or nonconformities, if any, would be impacted by the passing of the motion. A member of the public noted concerns of the site's existing single-family residence. Staff responded by clarifying the intent of the overlay, notating the premise that the motion addresses redevelopment standards should the stie's current operations cease. One additional member of the public spoke in opposition, and the property owners' representative requested a deferral. Commissioner Witry expressed interest in a deferral and requested additional perspective from council staff.

Council staff rebutted, noting that opposition resided with employees who would benefit from the continued operations of the site while support was found in the neighbors who would be protected in the event of the site's closure, which was the basis for the motion. Council staff also found that the intent of the Motion has been met following the property owner's recission of their intent to close the site, and was open to consider a two-week deferral.
Council Stewart addressed Council's staff comments and made a motion for deferral. Commissioner Joshia-Gupta opened a discussion to review current uses. Staff confirmed that no uses would be removed and confirmed that the staff report would be updated for clarity. Director Rivers expressed understanding of the concerns, agreed to update the staff report for clarity, and generally agreed with deferral. Commissioner Brown requested Council's view on a deferral. Council staff agreed to a deferral. Commissioner Brown motioned for a deferral to the October 14 meeting to allow adequate time for public review and minor adjustments to the staff report. Commissioner Stewart seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 050/25 IS HEREBY DEFERRED TO THE OCTOBER 14 CITY PLANNING COMMISSION MEETING.

YEAS: Brown, Flick, Jordan, Joshi-Gupta, Lunn, Stewart and Witry

NAYS: N/A

ABSENT: Steeg

Further Consideration

The intent of Motion No. M-25-396 and staff's recommendation is to provide a framework by which the Fair Grounds can be developed per the zoning and development standards of the Master Plan and Comprehensive Zoning Ordinance. Motion No. M-25-396 and staff's recommendation do not impede or intend to cease or disallow current uses, operations, or related ancillary uses, operations, and developments at the Fair Grounds. Accordingly, the proposed Fair Grounds Overlay does not remove any lawfully existing uses which include but are not limited to fairgrounds, racetracks, a single-family residence, state approved gaming activities, and other ancillary uses and facilities.

Following the referenced deferral, staff and representatives acting on behalf of the property owners met to discuss owners' concerns. Representatives believed there to be future uncertainties. To adequately understand the property owners' concerns, the owners' representatives have requested to meet post October 7, 2025 and defer Zoning Docket 050/25 at the upcoming October 14, 2025 City Planning Commission meeting to be heard at the October 28, 2025 meeting.

Staff Recommendation

Staff recommend **DEFERRAL** of Zoning Docket 050/25 at the request of the property owner.

City Planning Commission Meeting (October 14, 2025)

Staff summarized the application and presented its recommendation for deferral. One member of the public spoke in support, and a representative of the property owner spoke in opposition. Commissioner Witry requested confirmation of the deferral. Staff and the property owner's representative confirmed the deferral request. Commissioner Stewart made a motion for deferral. Commissioner Steeg seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 050/25 IS HEREBY DEFERRED TO THE OCTOBER 28 CITY PLANNING COMMISSION MEETING.

YEAS: Steeg, Stewart, Kepper, Brown, Witry

NAYS: N/A

ABSENT: Flick, Jordan, Joshi-Gupta

Further Consideration

Following the referenced deferral, staff and representatives acting on behalf of the property owners met to discuss owners' concerns. Representatives expressed concerns regarding the planned development process – specifically the uncertainty surrounding the potential need for additional housing units on the Fair Grounds site for horsemen and others associated with the facility. The staff and owner's representatives reviewed and discussed potential language to be added to the overlay to make clear that the purpose of the overlay is not to deprive the Fair Grounds of existing property rights or the ability to expand through the processes already allowed under Section 4.5.F of the zoning ordinance.

Staff Recommendation

Staff recommend **APPROVAL** of Zoning Docket 050/25 with the following zoning text changes. The proposed text additions are indicated by bold, underlined text.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB – Purpose of the Fairgrounds Overlay District

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large and ensure appropriate coordination of any residential development efforts. The purpose is not to deprive the property of existing property rights or to prevent the expansion of the facility through the processes established by this ordinance.

Should the Fair Grounds cease operations and be redeveloped for residential use not associated with racetrack operations, such residential development is generally limited to the planned development process to ensure redevelopment efforts are thoughtful consideration of site design, infrastructure improvements, and public facilities.

***

18.33 Fairgrounds Overlay District

18.33.A APPLICABILITY

The Fairgrounds Overlay District applies to the following areas:

1. **Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.**

18.33.B USES

18.33.B.1 PERMITTED AND CONDITIONAL USES

Fairgrounds Overlay District: Permitted and Conditional Uses		
USES	**FAIRGROUNDS OVERLAY DISTRICT**	
	USES	**USE STANDARDS**
RESIDENTIAL USE		
Dwelling, Single-Family	**C[1]**	**Article 5**
Dwelling, Two-Family	**C[1]**	**Article 5**
Dwelling, Townhouse	**C[1]**	**Article 5**
Dwelling, Multi-Family	**C[1]**	**Article 5**
COMMERCIAL USE		
Fairgrounds	**C**	**Section 20.3.CC**
Racetrack	**C**	**Section 20.3.VV**

[1] Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.
[2]Expansion of the existing Fair Grounds racetrack may be authorized through the processes set forth by Section 4.F.5 of the Comprehensive Zoning Ordinance. Such expansion may include the expansion or addition of ancillary use that support the racetrack's operation, including but not limited to storage, gaming, food and beverage service, and housing facilities.

City Planning Commission Meeting (October 28, 2025)

Staff summarized the application and presented its recommendation for approval. A member of councilman Giarrusso's staff was present on behalf of the motion and spoke in support. The property owner's representatives spoke in opposition of the docket. The Commission opened the floor for discussion with questions to staff regarding the site's current uses. Staff confirmed receipt of a list of current uses from the owner's representatives after posting and public notification deadlines. The

Commission motioned to accept the presentation of the representatives' list of uses. The motion was accepted. After reviewing the list Commissioner Joshi-Gupta made a motion for approval in accordance with staff's recommendation and the addition of the list of uses as provided by the owner's representatives. Commissioner Kepper seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 050/25 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

The proposed text additions are indicated by bold, underlined text.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB – Purpose of the Fairgrounds Overlay District

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large and ensure appropriate coordination of any residential development efforts. The purpose is not to deprive the property of existing property rights or to prevent the expansion of the facility through the processes established by this ordinance.

Should the Fair Grounds cease operations and be redeveloped for residential use not associated with racetrack operations, such residential development is generally limited to the planned development process to ensure redevelopment efforts are thoughtful consideration of site design, infrastructure improvements, and public facilities.

***

18.33 Fairgrounds Overlay District

18.33.A APPLICABILITY

The Fairgrounds Overlay District applies to the following areas:

2. **Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.**

18.33.B USES

18.33.B.1 PERMITTED AND CONDITIONAL USES

Fairgrounds Overlay District: Permitted and Conditional Uses		
	FAIRGROUNDS OVERLAY DISTRICT	
USES	USES	USE STANDARDS
RESIDENTIAL USE		
Dwelling, Single-Family	C[1]	Article 5
Dwelling, Two-Family	C[1]	Article 5
Dwelling, Townhouse	C[1]	Article 5
Dwelling, Multi-Family	C[1]	Article 5
COMMERCIAL USE		
Fairgrounds	C	Section 20.3.CC
Racetrack	C	Section 20.3.VV

[1] Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.
[2]Expansion of the existing Fair Grounds racetrack may be authorized through the processes set forth by Section 4.F.5 of the Comprehensive Zoning Ordinance. Such expansion may include the expansion or addition of ancillary use that support the racetrack's operation, including but not limited to racetrack, casino, sports book, off track betting parlor, ticketing operations, office/professional workspaces, non-profit offices, governmental offices, group sales/meeting facilities, horse stalling/equine husbandry, equine training, racetrack maintenance, mechanics shop, feed store, museum, retail, tv production, storage, multi-family housing, single family housing, transient lodging, restaurants, concessions/snack bars and bars.

YEAS: Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS: N/A

ABSENT: Flick, Jordan

Uses at Fair Grounds

Racetrack

Casino

Sports Book

Off Track Betting Parlor

Ticketing Operations

Office/Professional Workspaces

Non-Profit Offices

Governmental Offices

Group Sales/Meeting Facilities

Horse Stalling/Equine Husbandry

Equine Training

Racetrack Maintenance

Mechanics Shop

Feed Store

Museum

Retail

TV Production

Storage

Multi Family Housing

Single Family Housing

Transient Lodging

Restaurants

Concessions/Snack Bars

Bars

Ancillary and accessory uses not specifically listed

MOTION
NO. M-25-396

CITY HALL: July 24, 2025

BY: COUNCILMEMBERS MORENO, GIARRUSSO AND GREEN

WHEREAS, The Fair Grounds Race Course & Slots, commonly known as the "Fair Grounds", has been a fundamental part of the fabric of the City of New Orleans and of the Faubourg St. John since its opening in the 1830's; and

WHEREAS, the property upon which the Fair Grounds sits is zoned HU-RD1 (Historic Urban Two-Family Residential) in the Comprehensive Zoning Ordinance (CZO), which permits as a conditional use those Racetracks existing as of the CZO's effective date; and

WHEREAS, CZO section 25.3.G.7 specifically permits "an existing fairground in a residential district" to continue operating; and

WHEREAS, given the importance of this facility to the neighborhood and the City at large, the Council desires to ensure its continued operation as a Racetrack and Fairgrounds; and

WHEREAS, Councilmembers Moreno and Giarrusso introduced a motion to initiate an Interim Zoning District to preserve the status quo for adoption by this Council; and

WHEREAS, the Council wishes for the City Planning Commission to consider the desirability of a permanent zoning change to enact an overlay district to preserve the historic use of this site for the benefit of the neighborhood and for the City at large; **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 amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to create an overlay district to be named the Fairgrounds Overlay District, which shall encompass the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly

Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to prohibit all uses except Fairgrounds and Racetracks and to require that Fairgrounds and Racetracks be conditional uses within this Overlay. As part of this zoning docket, the City Planning Commission is directed to review prior conditional uses granted on the site as well as custom and best practices to devise use standards for Fairgrounds and Racetracks which set forth allowable accessory uses.

BE IT FURTHER MOVED, That the application fee requirements of Article 4 of the Comprehensive Zoning Ordinance in the amount of $1,500 are 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 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: **Giarrusso, Green, Harris, Moreno, Morrell, Thomas - 6**

NAYS: **0**

ABSENT: **King - 1**

RECUSED: **0**

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Aisha Collier
ASSISTANT CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

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City Planning Commission Speaker Card

3

Date : 9/23/25

I would like to speak regarding CPC Docket : 05025

IN OPPOSITION

Name: Blake Punckey

Address: 329 Baronne / adverse

○ 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 3

Date : 9/23/05

I would like to speak regarding CPC Docket : 050-25

IN OPPOSITION

Name: Sondra Hogan-Jones

Address: _____

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: Sondra Hogan-Jones

1080

3

City Planning Commission Speaker Card

Date: 9/22/25

I would like to speak regarding CPC Docket: 050/25

IN OPPOSITION

Name: Donna Britt

Address: 121 Wimberly Way Houma LA

(●) I am the applicant for this docket

( ) I'd like to cede my time to: _____

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Signature of Speaker: Donna Britt

City Planning Commission Speaker Card

3

Date : 9/23/25

I would like to speak regarding CPC Docket : 050/25

IN OPPOSITION

Name: Cathy Beeding

Address: 1629 Washington Ave, New Orleans

◯ I am the applicant for this docket

◯ I'd like to cede my time to: _____

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Signature of Speaker: _____

1082

City Planning Commission Speaker Card

3

Date : 9/23/25

I would like to speak regarding CPC Docket : 050/25

IN OPPOSITION

Name: Jason Boulet

Address: 930 Poydras St. NOLA 70112

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: J. M Boulet

3

City Planning Commission Speaker Card

Date : 9/23/15

I would like to speak regarding CPC Docket : 050 - 15

IN OPPOSITION

Name: CHERIE TEAMER

Address: 3201 Canal 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: _____

(MORE INFORMATION)

City Planning Commission Speaker Card 3

Date : 9/23/25

I would like to speak regarding CPC Docket : 050125

~~IN OPPOSITION~~ 4

Name: MATT RYAN

Address: 1017 OUTER PL SE

○ I am the applicant for this docket

○ I'd like to cede my time to: INFORMATION ONLY

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Signature of Speaker: [signature]

City Planning Commission Speaker Card

4

1085

Date : 10/14/25

I would like to speak regarding CPC Docket : 2D 050-25

IN SUPPORT

Name: Susan Johnson FSJNA

Address: 2822 Lyapi St 70119

○ 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: Susan Johnson

not paid

City Planning Commission Speaker Card

✓

4

Date : 10/14/25

I would like to speak regarding CPC Docket : M-25-396

IN OPPOSITION

Name: Charlie Teamer

Address: 3201 Canal St

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: _____

Outlook

Fw: SUPPORT ZD 050-25—by the Faubourg St. John Neighborhood Association

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/21/2025 12:06 PM
To Stephen K. Kroll <skroll@nola.gov>

From: Susan P. Johnson <susanpjohnson@hotmail.com>
Sent: Monday, October 20, 2025 4:14 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: SUPPORT ZD 050-25—by the Faubourg St. John Neighborhood Association

ZD 050-25—proposed Fairgrounds Overlay District

FSJNA supports the creation of the Fairgrounds Overlay District to prohibit all uses except fairgrounds and racetracks and to require that fairgrounds and racetracks be conditional uses with this overlay.

We also support the consideration of prior conditional uses granted on this site in the development of the text amendment.

Susan Johnson
For the FSJNA Board
2822 Lepage Street
New Orleans, La. 70119

Outlook

Fw: SUPPORT ZD 050-25—by the Faubourg St. John Neighborhood Association

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/21/2025 9:05 AM
To Julia I Nickle <Julia.Nickle@nola.gov>

From: Susan P. Johnson <susanpjohnson@hotmail.com>
Sent: Monday, October 20, 2025 4:14 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: SUPPORT ZD 050-25—by the Faubourg St. John Neighborhood Association

ZD 050-25—proposed Fairgrounds Overlay District

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We also support the consideration of prior conditional uses granted on this site in the development of the text amendment.

Susan Johnson
For the FSJNA Board
2822 Lepage Street
New Orleans, La. 70119

1088

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : ~~049/25~~ 50/25

IN OPPOSITION

Name: Cathy Reedins

Address: 1751 Healthy Blvd.

◯ I am the applicant for this docket

◯ I'd like to cede my time to: _____

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Signature of Speaker: _____

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 050/25

IN OPPOSITION

Name: CHERIE TEAMER

Address: 3201 Canal St. SE 200

◯ I am the applicant for this docket

◯ I'd like to cede my time to: _____

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Signature of Speaker: _____

City Planning Commission
Staff Report
Tuesday, October 28, 2025

Zoning Docket 055-25
Prepared by: Alyssa R. White
Date: October 31, 2025
Deadline for CPC action: 12/15/2025
CC Deadline: 60 Days from Receipt
City Council District: A - Giarrusso

Applicant: Orleans Parish School Board
Request: Conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation, Nashville, Arabella and Laurel
Municipal address(es): 5703 Annunciation and 401 Nashville

Description

The subject property, located at the intersections of Nashville Avenue, Annunciation Street, and Arabella Street in an HU-RD2 Historic Urban Two-Family Residential District is currently developed with a vacant institutional structure. The site consists of Lots 1 through 7, A, B, C, and D and has a combined area of approximately 39,600 square feet. Applicants propose to convert the former Vorice Jackson Waters School into a satellite campus for The Willow School. This conversion consists of the reuse of the existing main building and character cottage. The structure at 5703 Annunciation Street is to be demolished. , site work along with the addition of an auditorium. An auditorium is to be constructed, which will connect with the rear of the main building and occupy most of the area formerly occupied by 5703 Annunciation,

Figure 1: Existing Conditions- Nashville + Annunciation Corner

as well as paved open space at the interior of the site. The purpose of the new campus is intended to

provide a different space for students to arrive, learn and practice in a more arts immersive setting for part of their day.

The existing building has a floor area of about 22,000 square feet; the existing cottage building has an area of about 1,600 square feet; and the proposed auditorium has an area of about 13,100 square feet. In total, the buildings have about 36,700 square feet of floor area.

Figure 2: Existing Conditions- Nashville Avenue

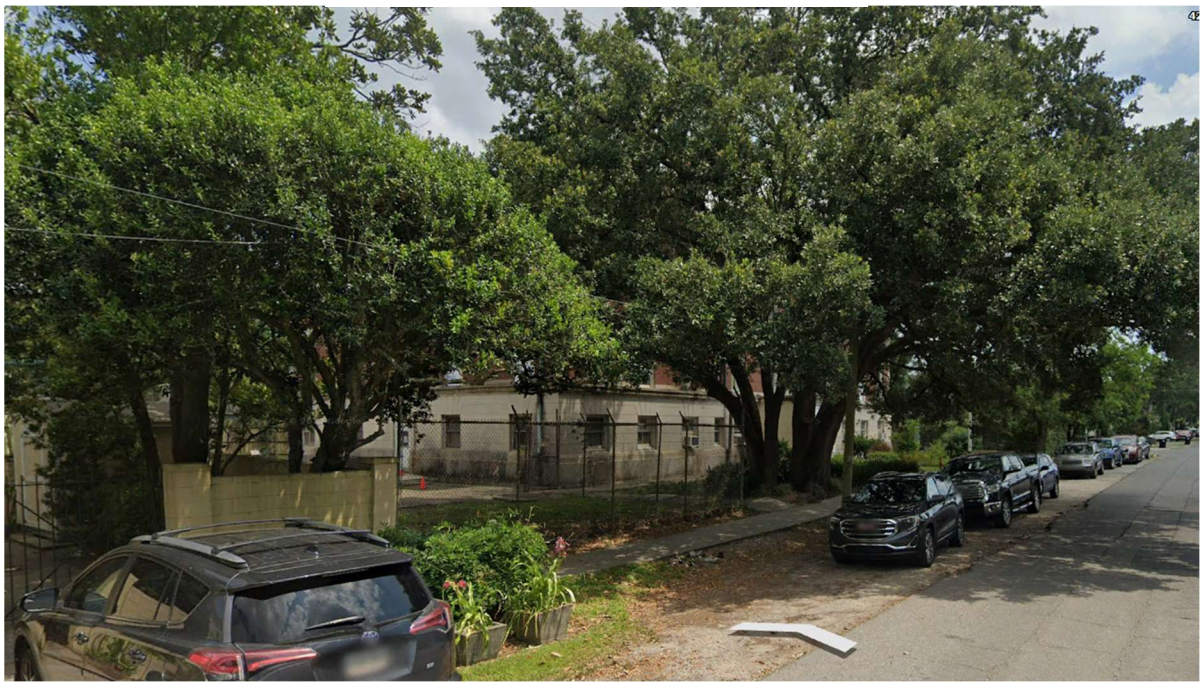


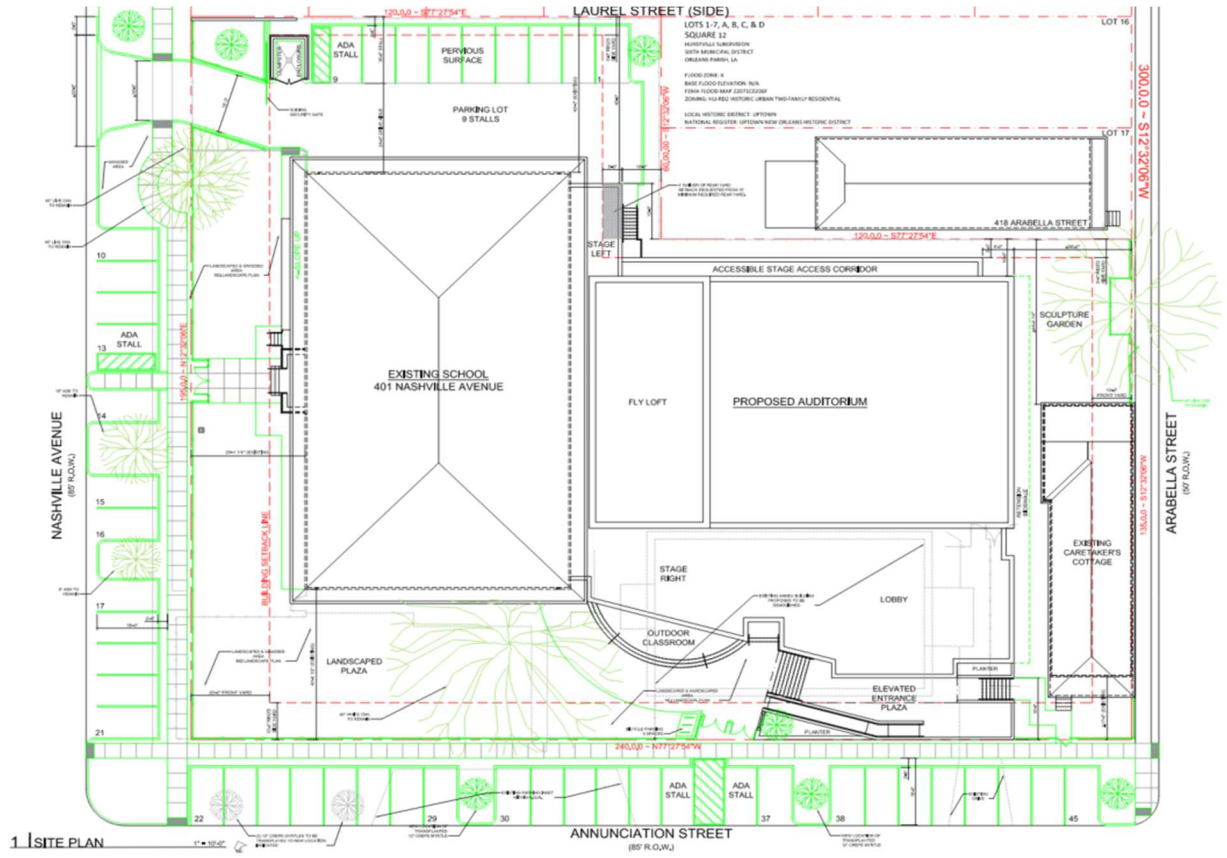
Figure 3: Existing Conditions- Arabella + Annunciation Corner

Reason for Commission Review

Per **Article 11, Section 11.2.A (Table 12-1: Permitted and Conditional Uses),** a Secondary Educational Facility is deemed a conditional use in the HU-RD2 Historic Urban Two- Family 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

Figure 4: Site Plan



Article 11 Section 11.3.A.1 (Table11-2A)- Bulk and Yard Requirements			
	Requirement	**Provided**	**Notes**
Min. Lot area	10,000sf	39,600sf	Compliant
Min. Lot Width	50ft	195ft	Compliant
Min. Lot Depth	90ft	240 ft	Compliant
Max. Building height	60ft	45ft	Compliant
Permeable open space	30% of lot area	31%	Compliant
Front yard- Annunciation	4ft	15ft	Compliant- Established by caretaker cottage
Front Yard -Arabella	0ft	0ft	Compliant- Established by caretaker cottage
Interior side yard (parallel to Arabella	5 ft	5ft	Compliant. In the application, the applicant requests a waiver of this

Street)			requirement, which was believed to be a 15' rear yard requirement (not a 5' interior side yard requirement) at the time of application. On 9/26/25, the Department of Safety and Permits determined that the yard is actually an interior side yard, which has a 5 ft setback requirement that is met.

Article 11 Section 11.3.B- Building Design Standards	
Requirement	**Notes**
1. The following standards shall apply to all sites, except single and two-family residential dwellings: a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation. b. All buildings shall be oriented towards a public or private street in terms of architectural interest and building access. c. To avoid the appearance of blank walls facing the street, when the side walls of a dwelling face a street, building facades shall be designed with multiple windows of a size matching those on the front elevation.	Compliant. The existing building meets these requirements. The addition is design to be visually distinct subordinate to the original structure through its smaller size and contemporary style. The addition also meets the requirements, particularly at the theater entrance facing Annunciation Stret.
The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review: a. Large, flat facades facing the street shall be avoided. Form-giving elements such as, but not limited to galleries, balconies, projected entrances, and overhangs are required on the street-facing façade. b. Roof planes shall be consistent in slope, material, and detail to those typical in the area. c. All shutters shall be operational and sized to fit windows. d. 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	Compliant. The existing building has these features. The addition Is design to be distinct from the original built. Its design minimizes flat facades through the use of windows and projections at the entrance, along with recessed banding and material changes to break up otherwise flat facades.

vocabulary of architectural forms, elements, materials, and colors around the entire structure.	

Use Standards for Secondary Education Facility	
Requirement	Notes
A Campus Development Plan shall be submitted to the City Planning Commission for review and approval prior to the issuance of building permits for new building construction, in accordance with Article 4, Section 4.12. The plan shall address the general layout of the entire campus and shall include the following: 1. *Site Plan.* A campus site plan including the location, square footage, and building heights of all existing and proposed structures and all existing and proposed uses. 2. *Traffic Plan.* A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.	The Campus Development is required to for all proposals to build new school structures, including new construction and additions to existing campus. The Campus Development plans submittal may be satisfied through the submittal of final development plans, should this application be approved. The site plan contained with this application meets the site plan submittal requirement. A traffic plan has not been submitted and will need to be submitted, reviewed, and approved prior to the approval of final development plans for the conditional use.

- In accordance with **Article 20.3.Z Educational Facility** the applicant shall submit a campus development plan for review and approval by City Planning Commission staff prior to approval of final development plans. The architectural site plan included with the conditional use application fulfils the site plan requirement. A traffic plan shall also be submitted. A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.

According to Article 22 Table 22- 1 Off street Vehicle and Bicycle Parking requirements, secondary educational facilities require four (4) off-street parking spaces per classroom with the addition of one (1) for every 500sf GFA of office space. Additionally, one (1) bicycle parking space is required for every 5,000sf GFA. The applicant has proposed a total of 9 classrooms along with approximately 1, 694sf GFA of office space. In total, there is to be about 36,700 square feet of floor area between the existing and proposed buildings. Assessing these requirements, the applicant is required to provide 39 off street parking spaces along with 7 bicycle parking spaces.

This parking requirement is reduced by the number of parking spaces that are "grandfathered" to the site; that is, the spaces that would have been required under the current code by were not historically provided. The school was last used as a primary school, which has a parking requirement of one space per classroom. It appears, based on the demolition drawings, that it had 14 classrooms and no parking spaces. Assuming this is accurate, 14 parking spaces are grandfathered and deducted from the 39 space requirement.

This results in a final requirement of 25 off-street parking spaces. The bicycle parking requirement is 7 and there is no grandfathered of bicycle space requirements.

The plans show a number of head-in parking spaces in the Nashville Avenue and Annunciation Street rights of way. These cannot be counted toward the site's parking requirements, as they are not off-street spaces. Even where the zoning ordinance allows for the counting of on-street spaces, it allows only for parallel parking spaces. It is likely that head-in spaces will not be approved by the Department of Public Works, as they are generally not allowed by the City Code.

Off-Street Parking Requirements				
	Requirement	**Exceptions**	**Total Required**	**Provided**
Vehicle Parking	39 space (4 per classroom + 1 per 500sf GFA of office)	14 grandfathered spaces per Section 22.2.E	25	9 off-street parking spaces
Electric Vehicle Parking	N/A because less than 10 off-street parking spaces on site	N/A	0	0
Bicycle Parking	*1 per 5,000sf GFA (50% long term)*	*N/A*	7	6
Loading	N/A	22.7.C	None	1

Landscape Requirements		
	Requirement	**Notes**
Building foundation landscape	Applies	Landscape plan appears to be generally compliant. Final development plans must comply with Section 23.6.A.
Front landscape yard	Does Not Apply	
Parking lot landscape – Perimeter landscape	Applies	Landscape plan appears to be generally compliant. Final development plans must comply with Section 23.7.B.
Parking lot landscape – Interior landscape	Applies	Landscape plan appears to be generally compliant. Final development plans must comply with Section 23.7.C.
Parking lot landscape – Buffer yard	Not compliant	The buffer yard adjacent to the parking lot is 2.5' wide, substandard of the 10' requirement. A waiver must be

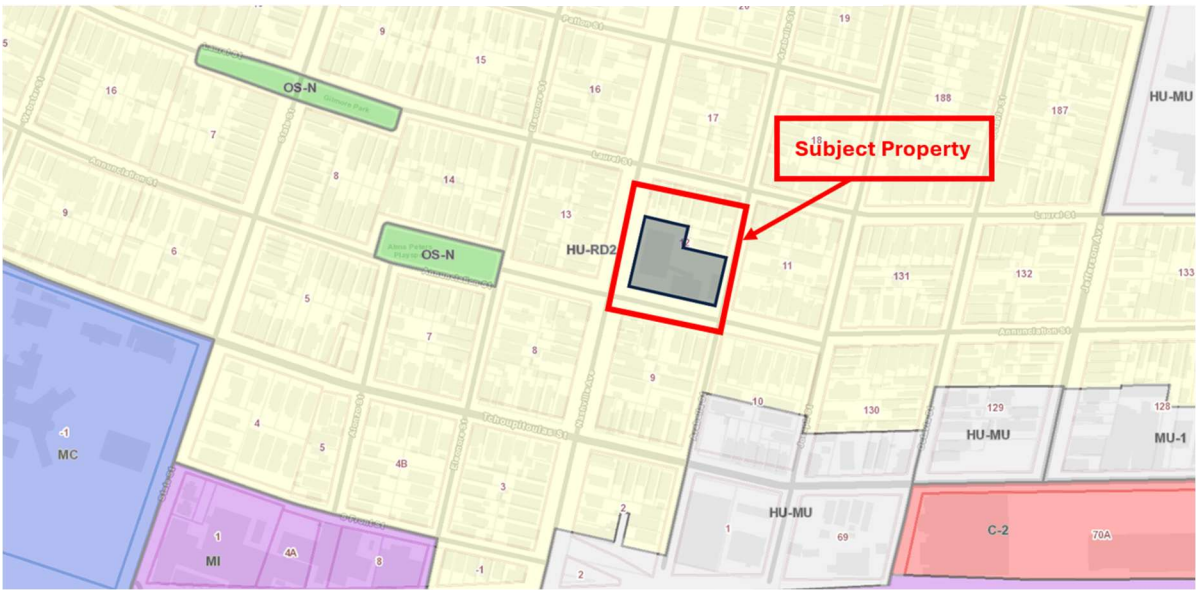
		considered.
Parkway Trees	Does Not Apply	

- The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
    a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights of-way within the site, with applicable remarks and details;
    b. compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including building foundation planting.

Anticipated impact on surrounding land uses

The proposed use is compatible with the generally homogenous residential character. Institutional structures similar to the Willow School and uses like this one are commonly found in otherwise historic residential neighborhoods. Due to the fact the school has been recently vacant, the use of the site as a Secondary Educational Facility would result in an increase in traffic, parking demand and noise between the hours of approximately 7:00 a.m. to 4:00 p.m., Mondays through Friday, with occasional weekend activity. However, being that the proposed use is also an educational use, as it has been in previous years, these increases are not expected to have more impact than when the site was previously used as an educational facility. The Willow School is to operate as a satellite campus which is anticipated to have less impact on the surrounding area than if the subject of this request was the main campus. Indeed, the applicant indicated that morning and afternoon drop-off and pick-ups will not occur at this site. Instead, students will be bused from and back to the main Willow school campus at certain times during their school day to attend classes. This type of operation should significantly lower the parking demand and traffic impacts typically caused by carpooling. However, it should be noted that this is subject to change as the school's operational needs may change over time.

Figure 4: Zoning



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 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.

The proposed Secondary Educational Facility use is consistent with the goal, range of uses and development character of the Residential Low Density Pre-War future land use. The intent of this land use designation is to maintain the historic scale and character of low-density, pre-WWII neighborhoods by

allowing only compatible infill development. Educational facilities, such as schools, are specifically included in the permitted range of uses within this designation. The subject site is currently improved with the former Vorice Jackson Waters School, and its proposed reuse for educational purposes represents an appropriate reuse and expansion that is compatible with surrounding development patterns.

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-RD2 Historic Urban Two-Family Residential District. The purpose of the HU-RD2 provides for two-family development on smaller lots in older, densely populated urban sections of the city allowing limited non-residential uses. The subject site borders residential uses. The proposed use is sensible as it is similar to the previous use as an educational facility. Allowing the adaptive reuse of this educational facility would be consistent with the surrounding arear 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 CZO sets standards for specific uses, including Secondary Educational Facilities. Staff recommends including a standard proviso which would require compliance with the use standards. Most other use standards are addressed through the normal permitting process or are operational standards that are enforced on an ongoing basis. Compliance with these use standards will ensure limited impact from the intended 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 site is currently improved with a vacant school building. The proposed use is compatible with the generally residential character of the immediate surrounding neighborhood. While the subject property will neighbor mostly residences, institutional uses such as educational facilities are commonly found in the middle of residentially zoned neighborhoods. The proposed provisos should ease any adverse impacts.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This standard is met. As proposed, the application requires waivers of the off-street parking requirements and buffer yard requirement.

Section 22.4.A (Table 22-1) Parking Requirements
Required: 25 off-street parking spaces
Proposed: 9 off-street parking spaces
Waiver: 16 spaces

Section 23.8 Buffer Yards
Required: 10' buffer yard along Laurel St-side property line between parking area and adjacent residentially-zoned property along

Provided: 0'
Waiver: 10'

The purpose of the variance procedure is to afford an applicant relief from the requirements of the letter of this Ordinance when unnecessary hardship or practical difficulty exists. The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following:

1. **Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.**

   Parking

   This standard is **met**. The special condition is that the site is not of a size that can accommodate current zoning requirements while also allowing for the school structure to expand in a way that meets the changing needs of the school's educational programming. Compliance with contemporary zoning regulations would necessitate a parking lot with a footprint so large as to prevent the proposed expansion or another significant expansion. The parking lot would occupy the vast majority of the site's remaining buildable area, not leaving sufficient room for an expansion.

   Buffer Yard

   This standard is **met**. The special condition is that there is not sufficient site area to accommodate a buffer yard between the parking area and the Laurel Street-side property line. To accommodate a buffer yard, the setback from the existing building to the Laurel Street-side property line would have to be at least 52' (including 10' for the buffer yard, 18' for parking spaces, and 24' feet for a two-way drive aisle. The existing setback, which cannot be altered, is 42', which is just wide enough to accommodate the parking and drive aisle but no buffer yard.

2. **Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

   Parking

   This standard is **met**. Literal interpretation of the ordinance—requiring compliance with the full parking requirement--would deprive this property of commonly enjoyed rights by schools in this district and other historic zoning districts. In the city's historic neighborhoods, most schools were developed prior to World War II and the adoption of contemporary, suburban-style parking requirements. They have historically not had on-site parking and have relied on on-street parking and other forms of transportation (carpool drop-off, walking, biking). An example of this is Willow School's contiguous middle and high school campuses, located just blocks away on Nashville Avenue, which do not have off-street parking.

   Buffer Yard

   This standard is **met.** Literal interpretation of the ordinance—requiring a buffer yard--would deprive this property of commonly enjoyed rights by schools in this district and other historic

zoning districts. Just as most other historic school sites do not have significant, if any, off-street parking, those that do have parking often have it shoehorned into unused site area long after the site's original construction, so these areas typically do not meet contemporary parking and landscape requirements, including the buffer yard requirement. In this case, it is simply not possible for the buffer yard to be provided given the setback of the existing building from the Laurel Street-side property one.

3. **The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.**

Parking

This standard is **met**. The special condition identified above, which is the relatively small size of the site that prevents it from being brought into compliance with contemporary parking requirements, results from the original development of the site decades ago. It long predates the current expansion plan for the property.

Buffer Yard

This standard is **met.** The special condition identified above, which is the relatively small size of the setback area between the school building and the Laurel Street-side property line, results from the original development of the site decades ago. The area is large enough to accommodate parking and a drive-aisle but not large enough to accommodate a buffer yard.

4. **Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated.**

Parking

This standard is **met**. The site's conditions are consistent with other educational and institutional uses located within the HU-RD2 District that occupy existing buildings Many similar facilities within the district operate with limited or no dedicated off-street parking. The waiver is therefore consistent with the treatment of comparable properties and supports the continued use and expansion of an established educational facility

Buffer Yard

This standard is **met**. Similarly situated properties (that is, schools in historic zoning districts) generally do not have parking and, where they do, there is typically not a buffer yard adjacent to the parking lot. Granting the variance would be consistent with this common condition and would not confer a special privilege on the applicant.

5. **The variance, if granted, will not alter the essential character of the locality.**

Parking

This standard is **met**. As discussed, the previous use for the site in question was an educational facility. Being that the proposed use is also an educational use, as it has been in previous years,

there is not expected to be more impact than when the site was previously used as an educational facility.

Buffer Yard
This standard is **met**. The absence of a buffer yard would be typical for a historic school in an late 18th century/early 19th century neighborhood and would not alter the essential character.

6. **Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**

Parking

This standard is **met.** Strict adherence to the parking requirement would prevent the expansion of the school. The expansion of the school is appropriate because the site currently contains unused "buildable area"--open area that is generally intended to be developed with a structure. The applicant intends to build into this area as the zoning generally intends but this is prevented by the need to comply with contemporary parking requirements, which are ill-suited for this relatively small site in a historic urban context. Strict adherence would prevent the development of the site with a theater, given that there is not sufficient site area to accommodate both the theater and the required parking.

Buffer Yard

This standard is **met.** Strict adherence to the regulations would prevent parking from being provided on the Laurel Street-side of the existing school building. This is the case because parking in that area cannot be provided without there also being an adjacent buffer yard, and there is not enough space to accommodate both the parking and the buffer yard.

7. **The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).**

Parking

This standard is **met**. The purpose of the variance is to accommodate the limitations on providing off-street parking that result from the relatively small site area. It is not to serve the convenience or profit of the applicant.

Buffer Yard

This standard is **met**. The purpose of the variance is to accommodate the limited setback on the Laurel Street-side of the existing structure, which is of sufficient space to accommodate parking spaces but not of such size as to allow for a buffer yard to also be provided. It is not to serve the convenience or profit of the applicant.

8. **The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

Parking

This standard is **met**. The proposal will not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood.

Buffer Yard

This standard is **met**. The proposal will not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood.

9. **The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.**

Parking

This standard is **met**. The variance would not result in these impacts. Even if only nine off-street parking spaces are provided, as is proposed, there is ample street parking on the perimeter of the site to meet the school's needs and, therefore, it would not substantially increase congestion on nearby streets.

Buffer Yard

This standard is **met**. The variance would not result in these impacts.

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 facilitated the continued use of the school, which is to the benefit of the public welfare.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 055/25 subject to two 2 waivers and 4 provisos:

Waivers

1. The applicant shall be granted a waiver of **Article 22, Section 22.4.A (Table 22-1) Parking Requirements**, which requires 25 off-street parking spaces to be provided, to allow only 9 off-street parking spaces to be provided.

2. The applicant shall be granted a waiver of **Article 24, Section 23.8 Buffer Yards**, which requires a 10' buffer yard along Laurel Street-side property line between parking area and the adjacent residentially-zoned property, to permit no buffer yard.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Clerk of Civil District Court's Land Records Division. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.

2. In accordance with **Article 20.3.Z** Educational Facility the applicant shall submit architectural drawings for review and approval by City Planning Commission staff indicating a traffic plan. A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.

3. The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:

    a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights of-way within the site, with applicable remarks and details;

    b. compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including building foundation planting

4. The developer shall obtain the applicable approvals from the Department of Public Works, the Department of Parks and Parkways, and any other relevant agency for the modifications and landscape to the public right-of-way. This may require the proposed head-in on-street parking spaces to be replaced with parallel on-street parking spaces.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

Staff summarized the application and presented its recommendation of approval. The Commission received public comment from the agent and several Willow School affiliates speaking in support of the request..

There was no discussion among the Commission. Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Stewart seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 055/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) WAIVERS AND FOUR (4) PROVISOS. BE IT FURTHER

MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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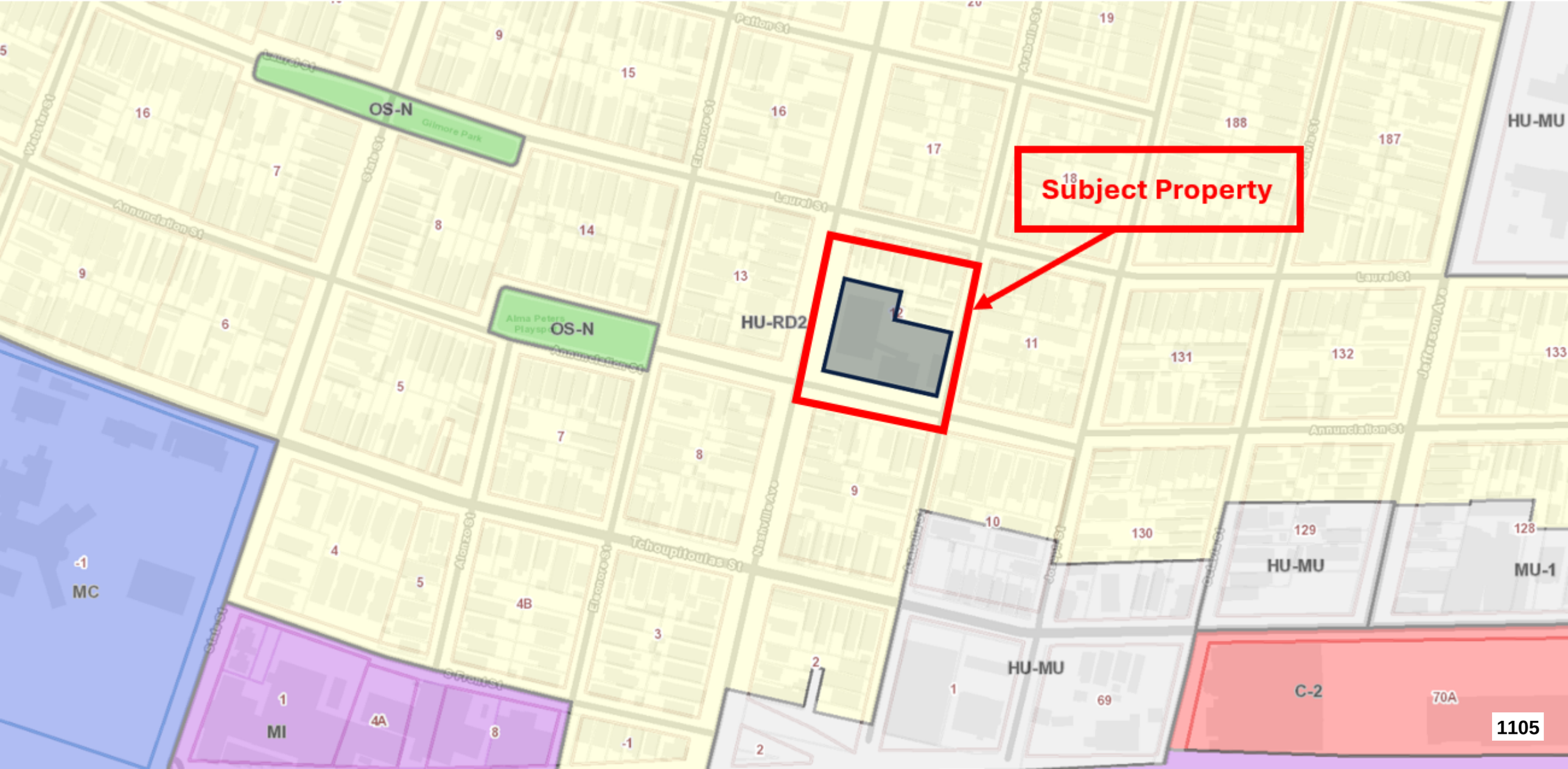
YEAS: Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS:

ABSENT: Flick, Jordan


Subject Property
OS-N
Gilmore Park
OS-N
Alma Peters Playsp
HU-RD2
HU-MU
HU-MU
HU-MU
MU-1
C-2
MC
MI
Laurel St
Annunciation St
Tchoupitoulas St
Patton St
Webster St
State St
Eleonore St
Nashville Ave
Jefferson Ave
Arabella St
Soniat St
Constance St
Coliseum St
Danneel St
Alonzo St
1105

LOTS 1-7, A, B, C, & D
SQUARE 12
HURSTVILLE
SIXTH DISTRICT
ORLEANS PARISH, LA

SCALE: 1"=30' (12X18)
SCALE: 1"=15' (24X36)

LOT 8 (NOT A PART) | LOT 9 (NOT A PART) | LOT 10 (NOT A PART) | LOT 11 (NOT A PART) | LOT 12A (NOT A PART) | PT. LOT 13 & 14 (NOT A PART) | PT. LOT 14 & 15 (NOT A PART)

LAUREL ST (SIDE)
120.00'
S77°27'54"E

LOT 16 (NOT A PART)
LOT 17 (NOT A PART)
S12°32'06"W
60.00'
120.00'
S77°27'54"E

LOTS 1–7, A, B, C, D
(39,600 SF)
(0.909 AC)

#401 NASHVILLE
FFE +10.40
FFE +10.45
FFE +10.46
FFE +10.50
FFE +10.35
FFE +11.59
FFE +10.53

#5703 ANNUNCIATION
FFE=13.53

#400 ARABELLA
FFE=±13.08

NASHVILLE AVE (85.0' R/W)
N12°32'06"E
195.00'

ARABELLA ST (50' R/W)
S12°32'06"W
135.00'

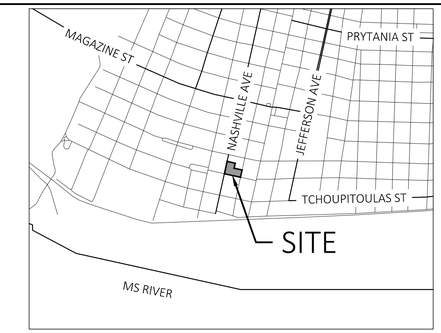
ANNUNCIATION ST (85.0' R/W)
N77°27'54"W
240.00'

CMU WALL
1.1'
5.0' o/s
1.7'
1.2'
5.0' o/s
1.4'
23.2'
0.9'
22.4'
0.9'
29.1'
40.6'
4.1'
1.4'
4.1'
14.5'
0.4'
0.2'
47.4'
42.0'

12" TALLOW
8" TALLOW
CONC (TYP)
ASPHALT
CONC
GRASS
GRAVEL
BRICK
SHED
AWNING
DUMPSTER
A/C
GREASE TRAP
FLAG POLE
INTERIOR PORCH +11.59
6" CM
48" WHITE OAK
12" CM
60" LIVE OAK
48" LIVE OAK
18" ASH
8" ASH
TBM#1

TOC=8.83 INV=6.13
TOC=8.40 INV(N)=2.10 INV(S)=2.04
TOC=8.83 INV=5.58
TOC=9.87 INV(N)=3.13 INV(E)=4.44 INV(S)=3.12
TOC=9.24 TOV=5.24
TOC=9.00 INV=6.50
TOC=8.89 INV=5.89
TOC=9.33 ABANDONED
TOC=9.69 INV(N)=2.24 INV(S)=2.34 INV(W)=4.29
TOC=9.82 INV=0.07
TOC=9.89 INV(N)=0.14 INV(S)=0.11
TOC=10.20 INV=0.00
TOC=9.16 UNABLE TO OPEN
TOC=9.46 INV(N)=3.96 INV(E)=4.36 INV(S)=3.91
TOC=9.34 INV(N)=2.54 INV(S)=2.22 INV(W)=3.43
TOC=10.04 INV=0.29
TOC=9.35 INV(N)=3.60 INV(E)=4.45 INV(S)=3.85

FILE NO. 287-001



VICINITY MAP

NOT TO SCALE

LEGEND

LIGHT POLE	GAS BOX	(SIZE) D DRAIN
POWER POLE	GAS MANHOLE	(SIZE) S SEWER
FIRE HYDRANT	SIGN	(SIZE) W WATER
WATER METER	POST	(SIZE) G GAS
WATER VALVE	TRASH CAN	OHE OVERHEAD ELEC
WATER MANHOLE	SPOT ELEVATION	FENCE
SEWER CLEANOUT	IRON ROD FOUND	RIGHT OF WAY
SEWER MANHOLE	IRON ROD SET	BUILDING
DRAIN CLEANOUT	CROSS FOUND	TREE
CATCH BASIN (VERTICAL)	CROSS SET	
DRAIN MANHOLE	NAIL FOUND	
GAS VALVE	NAIL SET	

NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL. (1-800-272-3020).
2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
3. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0236F, EFFECTIVE DATE SEPTEMBER 30, 2016, THE SITE IS IN ZONE X (NO FLOOD ZONE).
4. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.
5. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.
6. TBM #1 IS A NAIL SET IN WESTERN FACE OF WOODEN POWER POLE APPROX 45 FEET WEST OF ARABELLA ST ON THE NORTH SIDE OF ANNUNCIATION ST. (ELEV = 12.67').

LEGAL DESCRIPTION:
THAT PIECE OR PORTION OF GROUND BEING Lots 1-7, A, B, C, D, Square 12, Hurstville, Sixth District, Orleans Parish, Louisiana, per a survey by Robert Mora, PE, PLS dated July 02, 2024 and being more fully described as follows:

Commence from the Northerly right of way of Annunciation Street (having a 85.0 foot right of way width) and Westerly right of way of Arabella Street (having a 50.0 foot right of way width), at an iron rod set, also known as the point of beginning, thence along said Northerly right of way of Annunciation street North 77 degrees 27 minutes 54 seconds west a distance of 240.0 feet to an iron rod set on the easterly right of way of Nashville Avenue (having a 85.0 foot right of way width), thence leaving the Annunciation Street right of way, along the easterly right of way of Nashville Street, North 12 degrees 32 minutes 06 seconds east a distance of 195.00 feet to a point, thence leaving the Nashville Avenue right of way South 77 degrees 27 minutes 54 seconds east a distance of 120.00 feet to a point, thence South 12 degrees 36 minutes 06 seconds west a distance of 60.00 feet to a point, thence South 77 degrees 27 minutes 54 seconds East a distance of 120.00 feet to an iron rod set on the Westerly right of way of Arabella Street, thence along said right of way South 12 degrees 32 minutes 06 seconds West a distance of 135.00 feet to the point of beginning, containing an area of 39,600 square feet or 0.909 acres.

SURVEY PREPARED FOR ADVOCATES FOR ARTS-BASED EDUCATION CORPORATION.

I HEREBY CERTIFY THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 29 FOR A CLASS "B" SURVEY.

Louisiana One Call before you dig. 1-800-272-3020

BATTURE LLC
engineers + land surveyors
3110 FRERET ST, NEW ORLEANS, LA 70115
phone 504.533.8644 | fax 504.336.2272
info@batture-eng.com | batture-eng.com

FILE NO. 287-001

REV. NO	DATE	DESCRIPTION

401 NASHVILLE AVENUE
NEW ORLEANS, LA, 70115

DRAWN BY: BATTURE
CHECKED BY: BATTURE
DATE: JULY 02, 2025
ISSUE: TOPO & BOUNDARY

STATE OF LOUISIANA
ROBERT MORA
License No. 5042
PROFESSIONAL
07/02/25
LAND SURVEYOR

PROFESSIONAL OF RECORD: bmora@batture-eng.com

TOPOGRAPHIC & BOUNDARY SURVEY

SHEET NUMBER: SURVEY

THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS

REHABILITATION AND ADDITION
401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

PROJECT DATA

OWNER
ADVOCATES FOR ARTS-BASED EDUCATION CORPORATION
d/b/a THE WILLOW SCHOOL
5624 FRERET STREET
NEW ORLEANS, LA 70115

ARCHITECT
MARK I. BAUM ARCHITECT LLC
5612 CHESTNUT STREET
NEW ORLEANS, LA 70115
504.330.8782
www.MIBARCH.com
LA LICENSE #3598

CIVIL ENGINEER
BATTURE, LLC
5110 FRERET STREET
NEW ORLEANS, LA 70115

STRUCTURAL ENGINEER
BATTURE, LLC
5110 FRERET STREET
NEW ORLEANS, LA 70115

MECHANICAL AND ELECTRICAL ENGINEERS
LUCIEN T. VIVIEN, JR. & ASSOCIATES, INC.
3001 22ND STREET,
METAIRIE, LA 70002

LANDSCAPE ARCHITECT
BATTURE, LLC
5110 FRERET STREET
NEW ORLEANS, LA 70115

GENERAL PROJECT DESCRIPTION
THE PROJECT GENERALLY CONSISTS OF ADDITIONS AND RENOVATIONS, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING:
- HISTORIC REHABILITATION OF EXISTING SCHOOL BUILDING
- HISTORIC REHABILITATION OF EXISTING COTTAGE BUILDING
- CONSTRUCTION OF NEW AUDITORIUM ADDITION TO EXISTING SCHOOL BUILDING
- RELATED SITE WORK

ABBREVIATIONS

2X	DIMENSIONAL LUMBER
4S	FOUR SIDES
ACCORD	ACCORDANCE
ACOUST	ACOUSTIC OR ACOUSTICAL
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ACP	ACOUSTICAL CEILING PANEL
ALUM	ALUMINUM
APPD	APPROVED
AWG	AMERICAN WIRE GAUGE
BTW	BETWEEN
BD	BOARD
BLK	BLOCKING
BM	BEAM OR BENCHMARK
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BRG	BEARING
BYND	BEYOND
CATV	CABLE TV
CPT	CARPET
CEM	CEMENT
CL	CENTERLINE
CER	CERAMIC
CT	CERAMIC TILE
CF	CUBIC FOOT
CIP	CAST IN PLACE
CB	CATCH BASIN
CLKG	CAULKING
CHNL	CHANNEL
CLG	CEILING
CLG HT	CEILING HEIGHT
CO	CLEAN OUT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CNDT	CONDUIT
CONST	CONSTRUTION
CONT	CONTINUOUS
CORR	CORRUGATED
CVR	COVER
CY	CUBIC YARD
CYL	CYLINDER
DBL	DOUBLE
DEM	DEMOLISH
DET(S)	DETAIL, DETAILS
DI	DRAIN INLET
DIA	DIAMETER
DIMS	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DR	DOOR
DWG	DRAWING
(E)	EXISTING
EA	EACH
EDS	EXISTING DOWNSPOUT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EQPT	EQUIPMENT
EQUIV	EQUIVALENT
EXC	EXCEPT
EXCL	EXCLUDE, EXCLUDING
EXH	EXHAUST
EXIST	EXISTING
EXP JNT	EXPANSION JOINT
EXT	EXTERIOR
EXTEN	EXTENSION
FIN	FINISH OR FINISHED
FFE	FINISHED FLOOR ELEVATION
FIXT	FIXTURE
FLR	FLOOR
FD	FLOOR DRAIN
FO	FACE OF
FP	FIRE PROTECTION
FT	FOOT
FTG	FOOTING
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GC	GENERAL CONSTRACTOR
GL	GLASS
GRL	GRILL
GFCI	GROUND-FAULT CIRCUIT-INTERUPTER
GFRC	GLASS FIBER REINF CONCRETE
GTR	GUTTER
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HD	HEAVY DUTY
HDCP	HANDICAP OR HANDICAPPED
HDWD	HARDWOOD
HM	HOLLOW METAL
HOR	HORIZONTAL
HB	HOSE BIBB
HP	HIGH POINT
HVAC	HEATING, VENT & AIR COND
ID	INSIDE DIAMETER
IGU	INSULATED GLASS UNIT
IRGWB	IMPACT-RESISTANT GWB
IN	INCH
INCL	INCLUDE, INCLUDING
INSUL	INSULATED OR INSULATION
INT	INTERIOR
INV	INVERT
JNT	JOINT
JST	JOIST
JCT	JUNCTION
LH	LEFTHAND
LHR	LEFTHAND REVERSE
LG	LAMINATED GLASS
LGT	LIGHT
LGTNG	LIGHTING
LP	LIGHT POLE
LTD	LIMITED
LTL	LINTEL
LVR	LOUVER
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD BIT	MODIFIED BITUMEN
MR	MOISTURE-RESISTANT
MSNRY	MASONRY
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
PCC	PRE-CAST CONCRETE
PLAM	PLASTIC LAMINATE
PLAST	PLASTER
PL	PLATE OR PROPERTY LINE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PNTD	PAINTED
POLYISO	POLYISOCYANURATE
PPT	PARAPET
PVC	POLYVINYL CHLORIDE
PP	POWER POLE
PT	PRESSURE TREATED
RAD	RADIUS
RAG	RETURN AIR GRILLE
REF	REFERENCE
REINF	REINFORCED OR REINFORCING
REQD	REQUIRED
REBAR	REINFORCING BAR
REM	REMOVE, REMOVED, REMOVAL
REP	REPAIR, REPAIRED
REPL	REPLACE
REQMTS	REQUIREMTNS
RESTOR	RESTORE, RESTORATION
REV	REVERSE
RH	RIGHTHAND
RHR	RIGHTHAND REVERSE
RBR	RUBBER
RD	ROOF DRAIN
RFG	ROOFING
RO	ROUGH OPENING
RM	ROOM
SALV	SALVAGE
SCH	SCHEDULE
SCP	SCUPPER
SECT	SECTION
SHT	SHEET
SLNT	SEALANT
SIM	SIMILAR
SPM	SINGLE PLY MEMBRANE
SC	SOLID CORE
STC	SOUND TRANSMISSION COEFFICIENT
SPEC	SPECIFICATION OR SPECIFIED
SPK	SPEAKER
SPRK	SPRINKLER
SQ	SQUARE
SF	SQUARE FOOT
SS	STAINLESS STEEL
STD	STUD OR STANDARD
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
SAG	SUPPLY AIR GRILLE
T&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
T/D	TELEPHONE/DATA
TELE	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CURB OR CONCRETE
TOD	TOP OF DECK
TOG	TOP OF GRATE
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TYP	TYPICAL
U/G	UNDERGROUND
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
VERT	VERTICAL
VNL	VINYL
WH	WATER HEATER
WS	WEATHERSTRIP OR WATER STOP
WWF	WELDED WIRE FABRIC
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AFFECTED WORK. SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR, THE BETTER QUALITY, GREATER QUANTITY, PRODUCT SHALL BE FURNISHED, OR TASK PERFORMED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN INSTALLATION METHODS FOR SPECIFIED ITEMS SHALL NOT BE CAUSE FOR AN INCREASE IN THE CONTRACT SUM AND/OR CONTRACT TIME.
2. PRIOR TO SUBMITTING ITS BID, VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE JOB CONDITIONS AND SHALL CAREFULLY STUDY ALL DRAWINGS AND SPECIFICATIONS PERTAINING TO THE WORK. IF ANY OF THE WORK INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH OBSERVABLE CONDITIONS, OR WITH ANY LOCAL, STATE, OR FEDERAL ORDINANCES OR REGULATIONS, THE SAME SHALL BE REPORTED TO THE ARCHITECT DURING THE BIDDING PERIOD AS A REQUEST FOR CLARIFICATION. IF NO SUCH REQUEST FOR CLARIFICATION IS SUBMITTED, ALL ADDITIONAL WORK REQUIRED BY SUCH ORDINANCE OR REGULATION SHALL BE PERFORMED WITH NO INCREASE IN THE CONTRACT SUM AND/OR CONTRACT TIME.
3. IN ORDER TO ASCERTAIN THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH OTHER TRADES, CONTRACTOR SHALL ASSURE THAT EACH SUBCONTRACTOR HAS ACCESS TO COMPLETE PLANS AND SPECIFICATIONS FOR REVIEW AND UNDERSTANDING OF ALL REQUIRED COORDINATION BETWEEN ITS SCOPE OF WORK AND THE WORK OF ALL OTHER RELATED TRADES.
4. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND/OR MODIFICATION OF EXISTING CONDITIONS AS REQUIRED FOR THE PROPER AND COMPLETE EXECUTION OF NEW WORK. THE ARCHITECT HAS ENDEAVORED TO DEPICT KNOWN EXISTING CONDITIONS; HOWEVER, FAILURE OF THE DRAWINGS TO IDENTIFY EXISTING CONDITIONS AFFECTING THE WORK IN NO WAY RELIEVES THE CONTRACTOR FROM ITS RESPONSIBILITY TO EXECUTE ALL DEMOLITION AND/OR MODIFICATION OF EXISTING CONDITIONS WITH NO INCREASE IN THE CONTRACT SUM AND/OR CONTRACT TIME.
5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT. REFERENCES OF NOTES AND DETAILS TO SPECIFICATIONS AND LOCATIONS SHALL NOT LIMIT THEIR APPLICABILITY. WHERE NO SPECIFIC DETAIL IS PROVIDED, CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS TAKING INTO ACCOUNT VARIATIONS IN STRUCTURE, SUBSTRATES AND/OR REQUIREMENTS OF OTHER TRADES. SUBMIT AN RFI TO ARCHITECT TO CONFIRM ANY VARIATION FROM TYPICAL DETAILS.
6. ALL WORK SHALL CONFORM TO THE EDITIONS OF BUILDING CODES STIPULATED ON THE DRAWINGS, AND APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES ADOPTED BY REGULATORY AUTHORITIES HAVING JURISDICTION AND IN FORCE ON THE DATE BIDS ARE SUBMITTED. CURRENT EDITIONS OF CODES, LAWS, RULES, REGULATIONS AND/OR ORDINANCES SHALL PERTAIN WHERE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN.
7. OBTAIN AND PAY FOR ALL REQUIRED PERMITS, ARRANGE FOR ALL REQUIRED INSPECTIONS.
8. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN THE FORM OF AN RFI. ALL EXISTING DIMENSIONS INDICATED ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD.

SITE DATA

MUNICIPAL ADDRESS
LOTS 1-7, A, B, C, & D
SQUARE 12
HURSTVILLE SUBDIVISION
SIXTH MUNICIPAL DISTRICT
ORLEANS PARISH, LA

LAND AREA: 39,600 SF ~ 0.909 ACRES

ZONING
ZONING DISTRICT: HU-RD2 HISTORIC URBAN TWO-FAMILY RESIDENTIAL DISTRICT
FUTURE LAND USE: RLD-PRE RESIDENTIAL LOW DENSITY PRE-WAR

USE
EDUCATIONAL, SECONDARY: CONDITIONAL USE PER SECTION 20.3.Z

APPLICABLE OVERLAY AND INTERIM ZONING DISTRICTS
NEIGHBORHOOD CONSERVATION DISTRICT

LOCAL HISTORIC DISTRICT
UPTOWN HISTORIC DISTRICT (JURISDICTION: HDLC, PARTIAL CONTROL)

NATIONAL HISTORIC DISTRICT
UPTOWN NEW ORLEANS HISTORIC DISTRICT (NATIONAL REGISTER OF HISTORIC PLACES)

FLOOD ZONE
FLOOD ZONE: X
BASE FLOOD ELEVATION: 12.67' NAVD88 (36" above centerline of Nashville Avenue)
COMMUNITY PANEL #: 22071C0236F
[FLOOD INFORMATION OBTAINED FROM: BATTURE, LLC SURVEY #287-001, 7/2/2025]

SITE AREA CALCULATIONS

OPEN SITE AREA:	21,583.90	SF (54.5 %)
PERMEABLE SURFACE AREA:	12,388.00	SF (31.3 %)
FRONT YARDS PAVING:		
NASHVILLE AVENUE FRONT YARD:		
TOTAL YARD AREA (29.125' x 195.0'):	5,679.4	SF
PAVED AREA:	1,454.5	SF (25.6%)
UNPAVED AREA:	4,225.9	SF (74.4%)
ARABELLA STREET FRONT YARD:		
TOTAL YARD AREA (30.0' x 125.0'):	4,050.0	SF
PAVED AREA:	133.4	SF (3.3%)
EXISTING COTTAGE STRUCTURE:	±1,701.3	SF (42.0%)
UNPAVED AREA:	±2,215.3	SF (54.7%)
TOTAL FRONT YARDS (NASHVILLE + ARABELLA):		
TOTAL AREA OF YARDS:	9,729.4	SF
PAVED AREA (INCL. EXIST COTTAGE):	3,289.2	SF (33.8%)
UNPAVED AREA:	6,440.2	SF (66.2%)

PARKING
EXISTING:
NO PARKING CURRENTLY EXISTING ON THE PROPERTY.
GRANDFATHERED PARKING WAIVER: 12 STALLS
PROPOSED:
ON SITE: 9 STALLS, INCLUDING 1 ACCESSIBLE STALLS
WITHIN RIGHT-OF-WAY: 36 STALLS, INCLUDING 3 ACCESSIBLE STALLS

BUILDING CODE DATA

APPLICABLE CODES AND ORDINANCES
LOUISIANA STATE UNIFORM CONSTRUCTION CODE, LAC 17:1, CHAPTER 1, CURRENT EDITION
CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE, CURRENT EDITION
INTERNATIONAL BUILDING CODE, 2021 EDITION, W/ CURRENT ORLEANS PARISH AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 WITH LOUISIANA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2021 EDITION
INTERNATIONAL PLUMBING CODE, 2021 EDITIONS, WITH LOUISIANA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2021 EDITION
NFPA 101 - LIFE SAFETY CODE, 2015 EDITION
NFPA 70 - NATIONAL ELECTRIC CODE, 2021 EDITION
LOUISIANA ADMINISTRATIVE CODE, TITLE 51, PUBLIC HEALTH - SANITARY CODE, CURRENT EDITION
ASHRAE 90.1 ENERGY STANDARDS FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS
ALL CODES INCLUDED BY REFERENCE IN THE ABOVE CODES.

INTERNATIONAL BUILDING CODE, 2021 EDITION
OCCUPANCY CLASSIFICATIONS:

EXISTING SCHOOL BUILDING:	GROUP E - EDUCATION
EXISTING COTTAGE BUILDING:	GROUP B - BUSINESS
PROPOSED AUDITORIUM ADDITION:	GROUP A - ASSEMBLY

CONSTRUCTION CLASSIFICATION:

EXISTING SCHOOL BUILDING:	TYPE III, UNPROTECTED, UNSPRINKLERED
EXISTING COTTAGE BUILDING:	TYPE V, UNPROTECTED, UNSPRINKLERED
PROPOSED AUDITORIUM ADDITION:	TYPE III, UNPROTECTED, SPRINKLERED (NFPA 13)

NFPA LIFE SAFETY CODE, 2015 EDITION
OCCUPANCY CLASSIFICATIONS:

EXISTING SCHOOL BUILDING:	CHAPTER 15 - EXISTING SCHOOL
EXISTING COTTAGE BUILDING:	CHAPTER 38 - NEW BUSINESS
PROPOSED AUDITORIUM ADDITION:	CHAPTER 12 - NEW ASSEMBLY (NEW AUDITORIUM)

CONSTRUCTION CLASSIFICATION:

EXISTING SCHOOL BUILDING:	TYPE III (000), UNSPRINKLERED
EXISTING COTTAGE BUILDING:	TYPE V (000), UNSPRINKLERED
PROPOSED AUDITORIUM ADDITION:	TYPE III (000), SPRINKLERED (NFPA 13)

BUILDING DATA

FINISHED FLOOR ELEVATIONS
EXISTING SCHOOL BUILDING: +10.53' NAVD88
EXISTING COTTAGE BUILDING: +13.53' NAVD88
PROPOSED AUDITORIUM ADDITION: +12.67' NAVD88

BUILDING AREAS
EXISTING SCHOOL BUILDING

FIRST FLOOR:	± 7,482 GSF
SECOND FLOOR:	± 7,275 GSF
THIRD FLOOR:	± 7,275 GSF
TOTAL	± 22,032 GSF

EXISTING COTTAGE BUILDING

FIRST FLOOR:	± 1,596 GSF
TOTAL	± 1,596 GSF

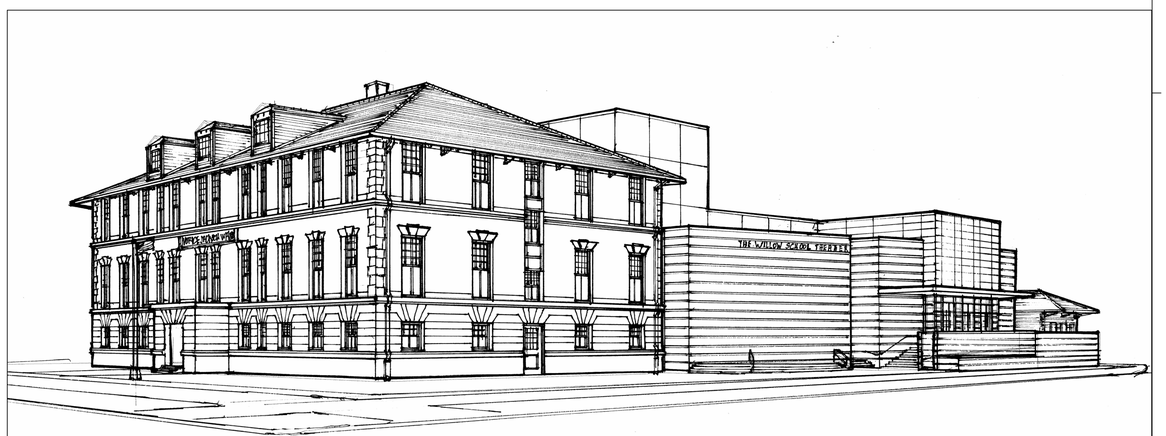
PROPOSED AUDITORIUM ADDITION

FIRST FLOOR:	12,130.1 GSF
MEZZANINE:	949.5 GSF
TOTAL	13,079.6 GSF

AUDITORIUM CAPACITY
537 SEATS W/O ADA SEATING, OR 534 SEATS W/ UP TO 7 ADA SEATING LOCATIONS, ADJACENT COMPANION SEATING
4 AISLE TRANSFER SEATS TO BE PROVIDED

DRAWING SCHEDULE

T1.0	Title Sheet / Drawing Schedule / Project Data
A1.1	Plan: Site
A2.1	Plan: First Floor
A2.2	Plan: Second Floor
A2.3	Plan: Third Floor & Attic
A2.4	Plan: Roof
A3.1	Exterior Elevations: Annunciation Street & Nashville Avenue
A3.2	Exterior Elevations: Arabella Street & Laurel Street (Side)
L1.0	Landscape Plan



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THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
REHABILITATION AND ADDITION
401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

LAND-USE APPLICATION DOCUMENTS

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TITLE SHEET

T1.0

LAUREL STREET (SIDE)

120.0.0 ~ S77°27'54"E

LOTS 1-7, A, B, C, & D
SQUARE 12
HURSTVILLE SUBDIVISION
SIXTH MUNICIPAL DISTRICT
ORLEANS PARISH, LA

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
FEMA FLOOD MAP 22071C0236F
ZONING: HU-RD2 HISTORIC URBAN TWO-FAMILY RESIDENTIAL

LOCAL HISTORIC DISTRICT: UPTOWN
NATIONAL REGISTER: UPTOWN NEW ORLEANS HISTORIC DISTRICT

LOT 16

LOT 17

418 ARABELLA STREET

120.0.0 ~ S77°27'54"E

60.00.00 ~ S12°32'06"W

300.0.0 ~ S12°32'06"W

ADA STALL

DUMPSTER ENCLOSURE

PERVIOUS SURFACE

PARKING LOT
9 STALLS

SLIDING SECURITY GATE

24'-0" DRIVE AISLE

42'-0" (EXISTING)

45'-0"

5'-0" REQ'D SIDE YARD

5' WAIVER OF REAR YARD SETBACK REQUESTED FROM 15' MINIMUM REQUIRED REAR YARD.

STAGE LEFT

ACCESSIBLE STAGE ACCESS CORRIDOR

SCULPTURE GARDEN

10'-0" FRONT YARD

48" LIVE OAK TO REMAIN

GRASSED AREA

60" LIVE OAK TO REMAIN

48" LIVE OAK TO REMAIN

LANDSCAPED & GRASSED AREA
RE: LANDSCAPE PLAN

<-- SLOPE UP

EXISTING SCHOOL
401 NASHVILLE AVENUE

FLY LOFT

PROPOSED AUDITORIUM

18" ASH TO REMAIN

195.0.0 ~ N12°32'06"E

29'-1 1/4" (EXISTING)

NASHVILLE AVENUE
(85' R.O.W.)

ARABELLA STREET
(50' R.O.W.)

135.0.0 ~ S12°32'06"W

BUILDING SETBACK LINE

RETENSION BIOSWALE

EXISTING CARETAKER'S COTTAGE

STAGE RIGHT

LOBBY

EXISTING ANNEX BUILDING PROPOSED TO BE DEMOLISHED

OUTDOOR CLASSROOM

LANDSCAPED PLAZA

LANDSCAPED & GRASSED AREA
RE: LANDSCAPE PLAN

20'-0" FRONT YARD

40'-6 1/2" (EXISTING)

10'-0" REQ'D SIDE YARD

48" WHITE OAK TO REMAIN

LANDSCAPED & HARDSCAPED AREA
RE: LANDSCAPE PLAN

BICYCLE PARKING
8 SPACES

PLANTER

ELEVATED ENTRANCE PLAZA

8" ASH TO REMAIN

240.0.0 ~ N77°27'54"W

ANNUNCIATION STREET
(85' R.O.W.)

EXISTING PARKING INSET WITHIN R.O.W.

ADA STALL

ADA STALL

EXISTING DRIVE

(2) 12" CREPE MYRTLES TO BE TRANSPLATED TO NEW LOCATION INDICATED

NEW LOCATION OF TRANSPLANTED 12" CREPE MYRTLE

NEW LOCATION OF TRANSPLANTED 12" CREPE MYRTLE

1 | SITE PLAN 1" = 10'-0"

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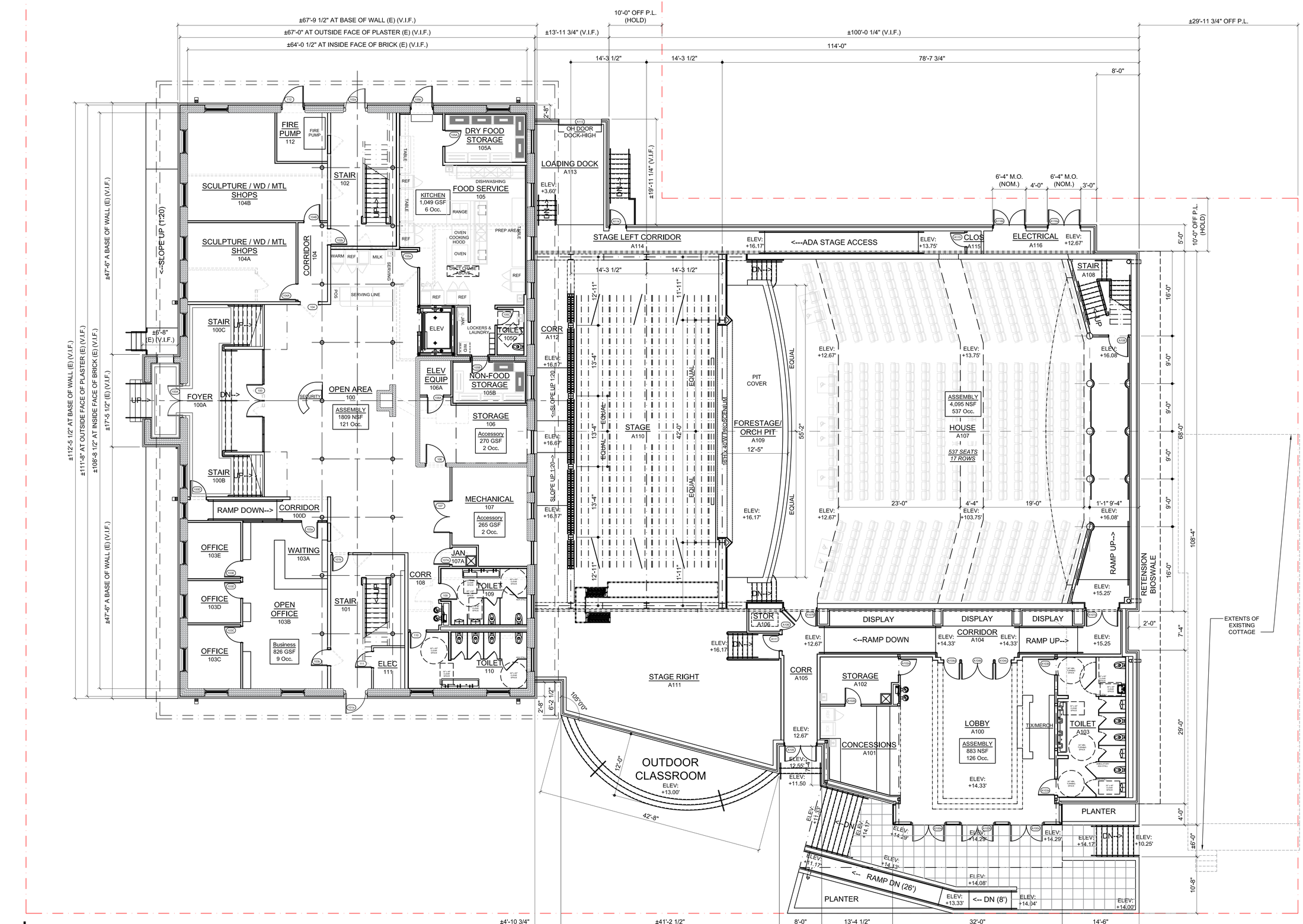
SITE PLAN

A1.1



1 PLAN: FIRST FLOOR

1/8" = 1'-0"

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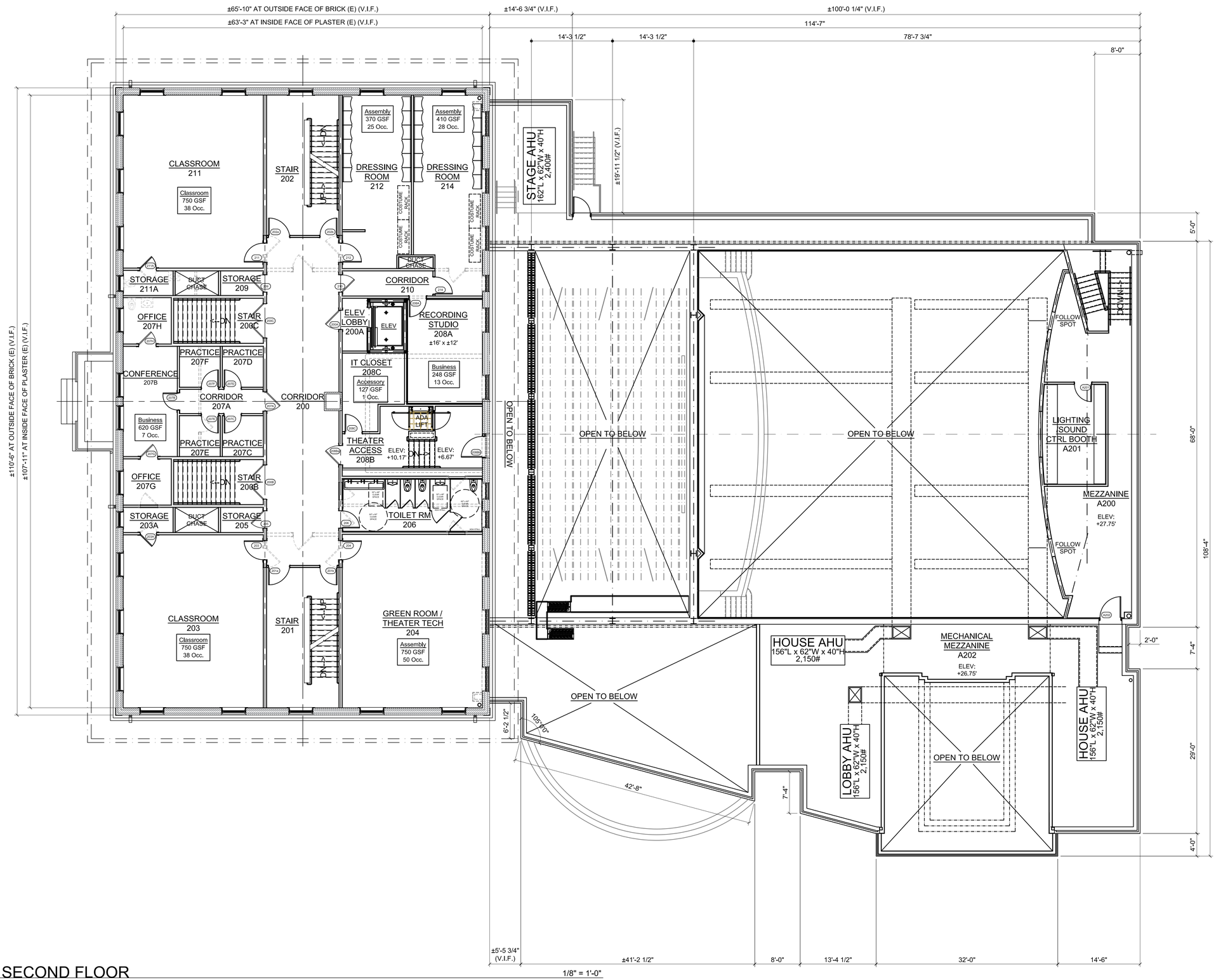
1ST FLOOR PLAN

A2.1



1 PLAN: SECOND FLOOR

1/8" = 1'-0"

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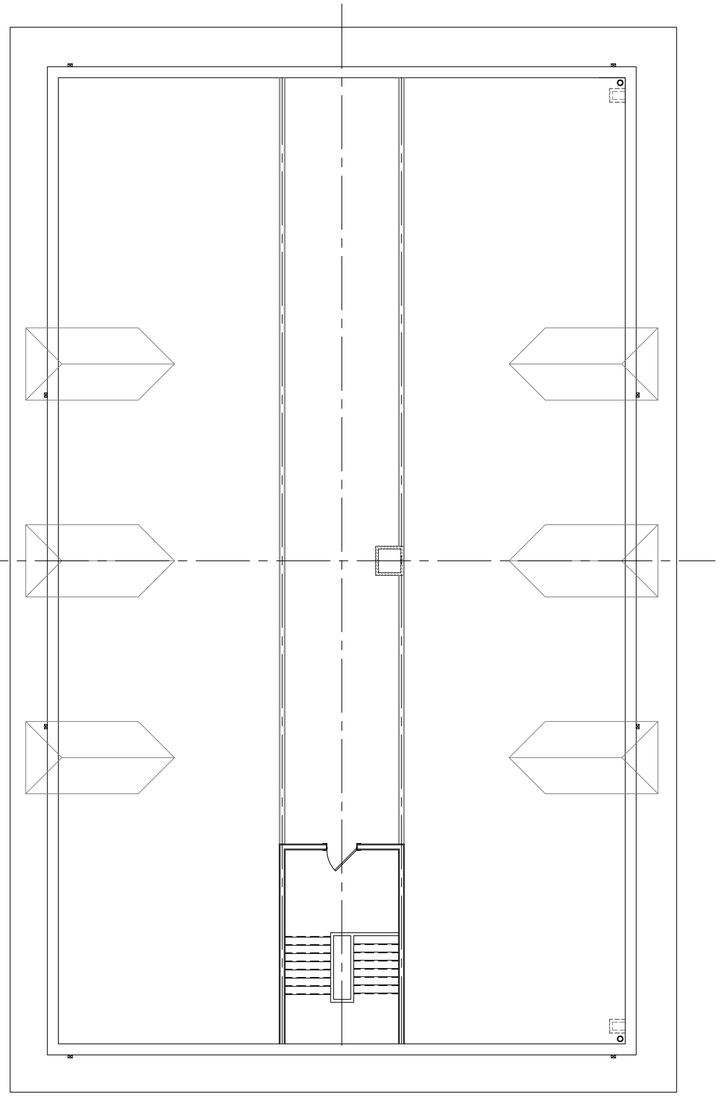
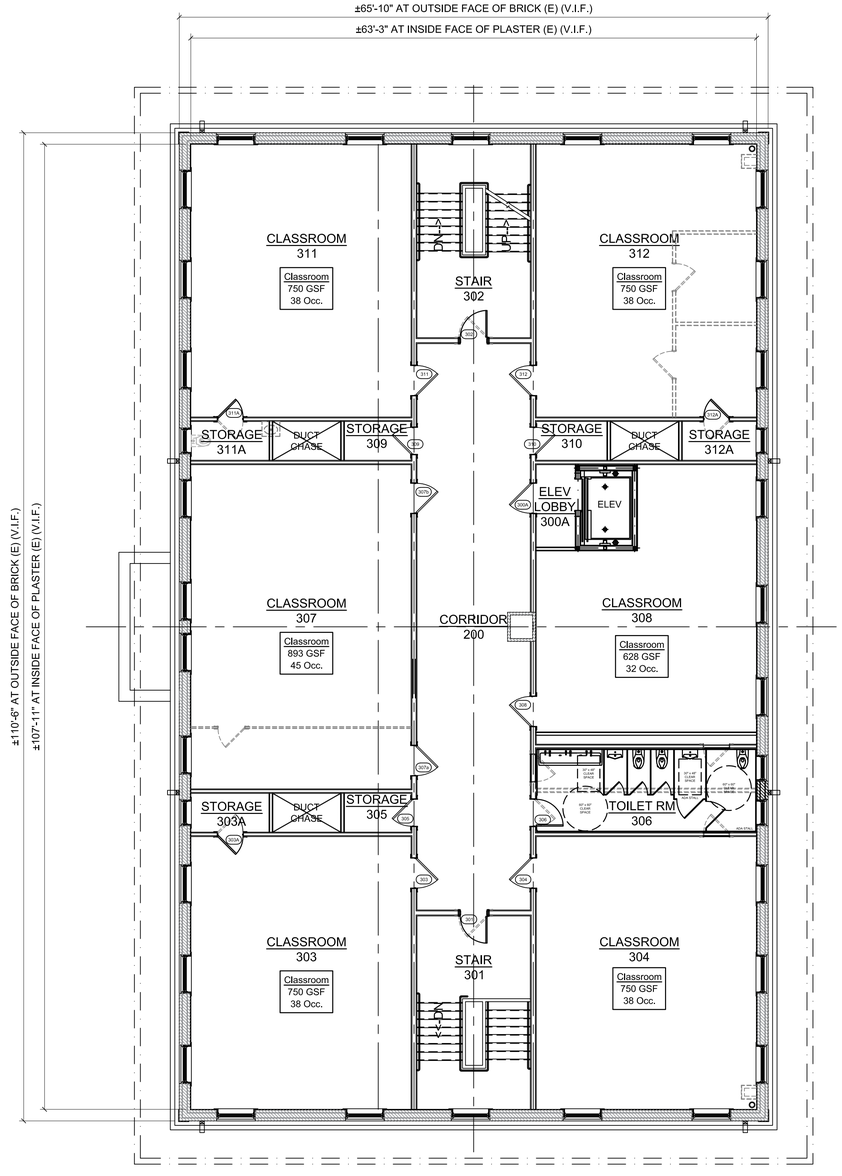
2ND FLOOR PLAN

A2.2



2 | PLAN: ATTIC

1/8" = 1'-0"



1 | PLAN: THIRD FLOOR

1/8" = 1'-0"

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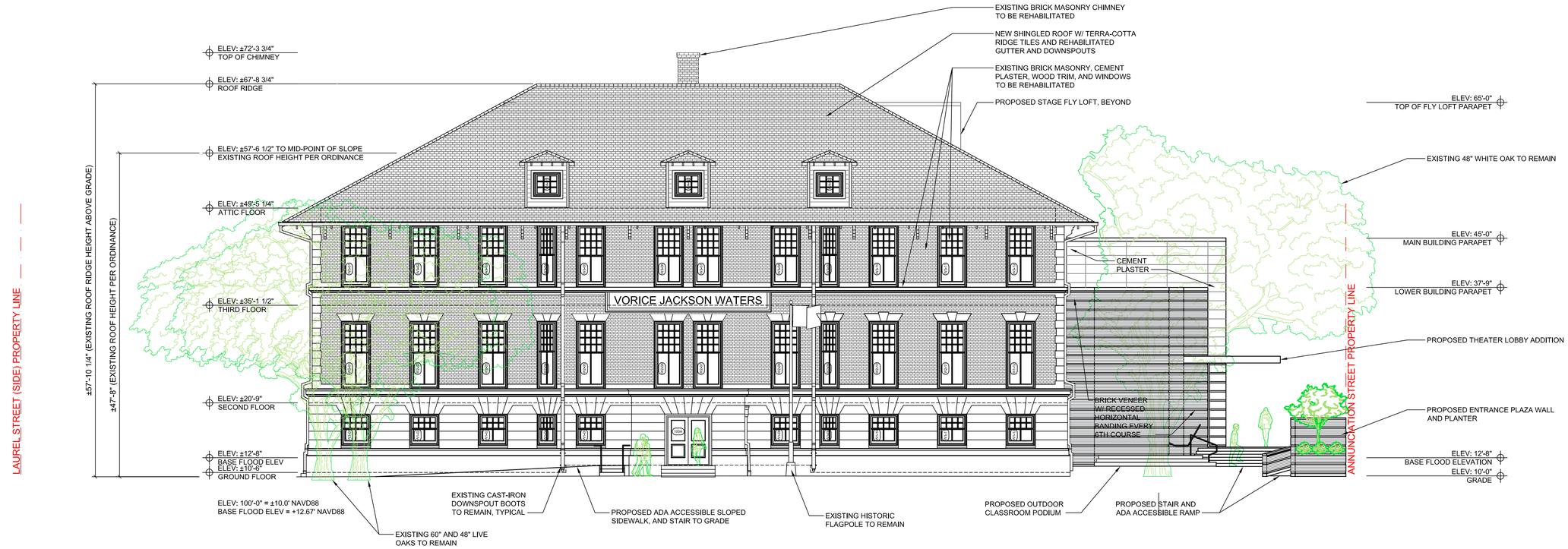
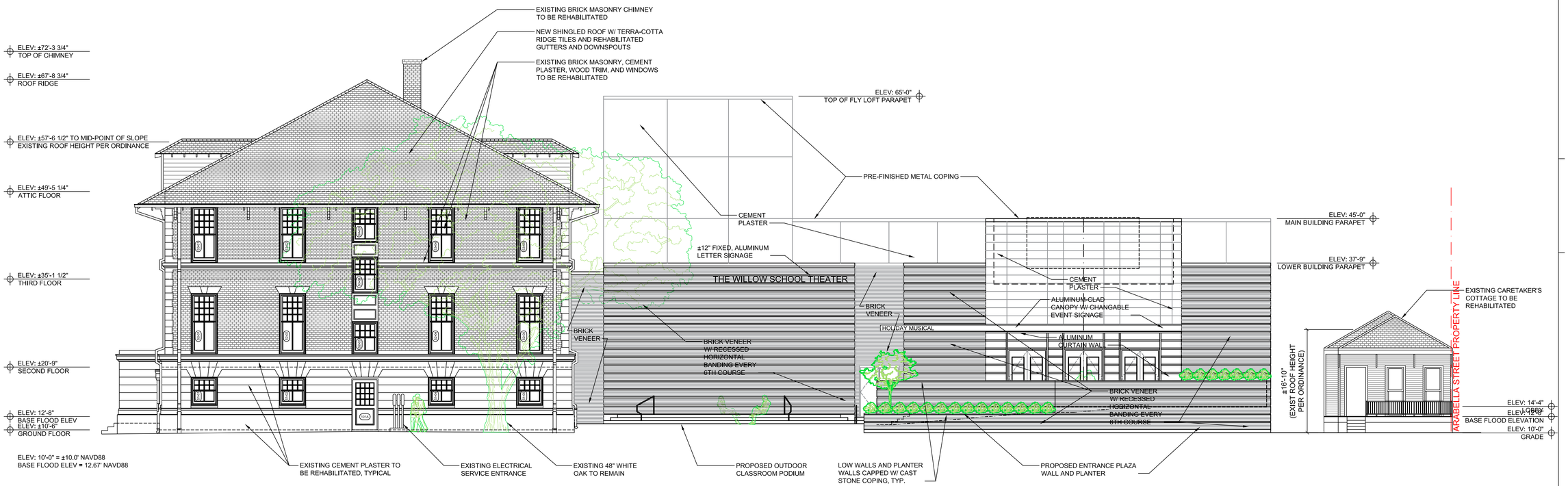
3RD FLOOR / ATTIC PLANS

A2.3



2 ELEVATION: NASHVILLE AVENUE

1/8" = 1'-0"



1 ELEVATION: ANNUNCIATION STREET

1/8" = 1'-0"

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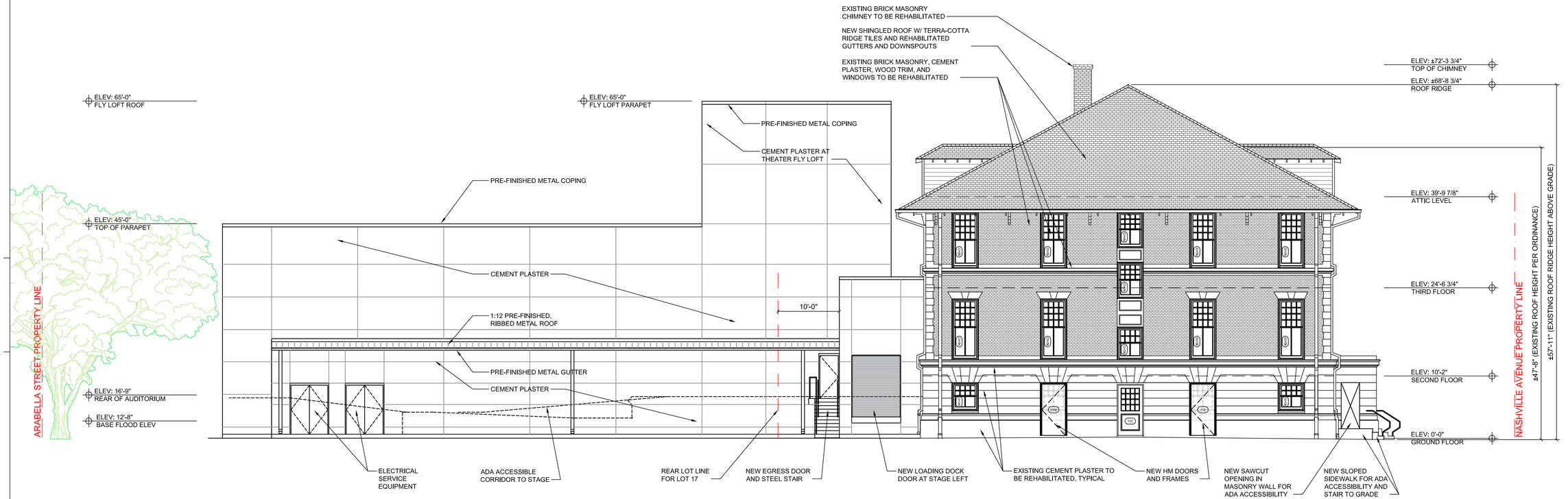
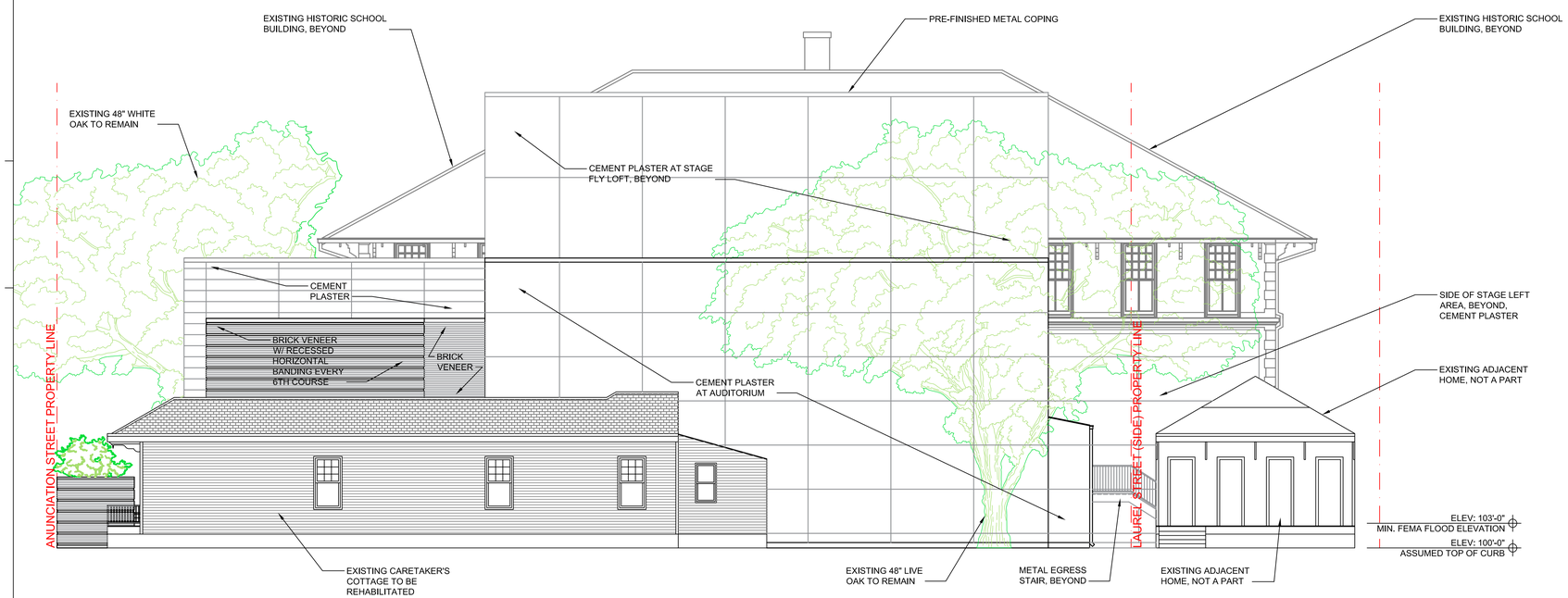
EXTERIOR ELEVATIONS

A3.1



2 | ELEVATION: LAUREL STREET (SIDE)

1/8" = 1'-0"



1 | ELEVATION: ARABELLA STREET

1/8" = 1'-0"

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LAND-USE APPLICATION DOCUMENTS

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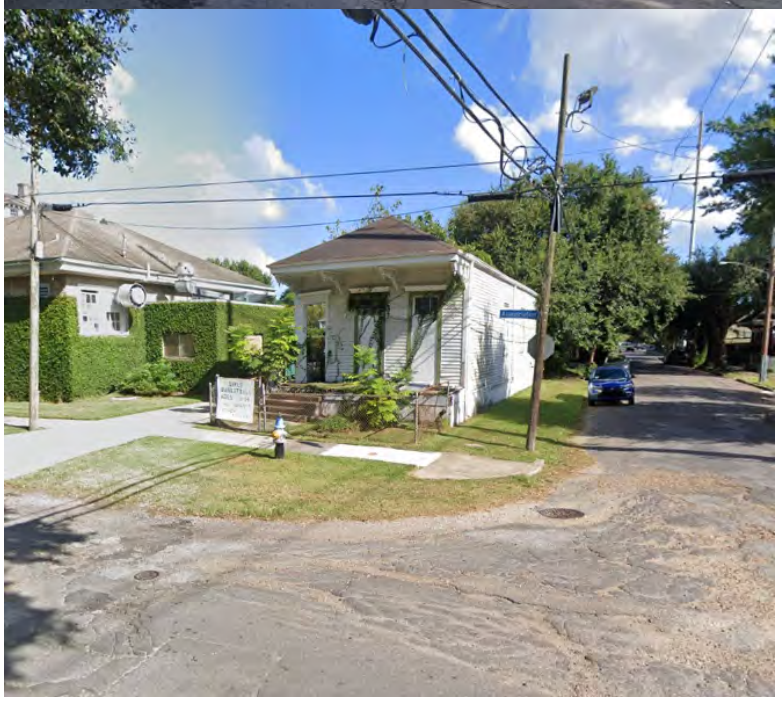
EXTERIOR ELEVATIONS

A3.2

Nashville Side

Annunciation Side



Arabella Side

NPP Report **August 25, 2025**

Project Neighborhood Participation Program

In Person Meeting 8/23/25 at 1:00 PM held at 401 Nashville Ave

Project Name: The Willow School Conditional Use/Variance Request

Overview: A conditional use request to permit a secondary educational facility in HU-RD2 zoning district, as well as the potential associated variances.

This report summarizes the neighborhood engagement process as of the date of this report for the project at 401 Nashville Ave/5703 Annunciation St. The project is in the HU-RD2 Zoning district and involves the renovation of an existing school building, demolition of the cafeteria structure, and the addition of an auditorium. The proposed new tenant is The Willow School. This satellite campus will be used for arts programming and allow for a more immersive learning experience than what is currently available on the main campus. It is approximately 1,190 square feet in total. The lot is 39,600 sf.

Consistent with City Planning Commission NPP guidelines, we participated in in-person neighborhood engagement as well as via e-mail.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113

Miles Granderson
504-799-9335
miles@shermanstrategiesllc.com

Becca Gieger
504-799-9335
becca@shermanstrategiesllc.com

Neighborhood Engagement

For the meeting, all citizens within a 600-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The one (1) registered neighborhood association also received the notice for the meeting.

Thirty (30) neighbors attended the meeting. Miles Granderson of Sherman Strategies, Mark Baum architect for the project, Nicolette London and Michelle Beatty of The Willow School, and Carlos Zervigon of the Orleans Parish School Board were present as well. Comment cards were provided and three (3) were turned in.

Question	Response
Will people be in the building every day?	Yes
How many parking spots (diagonal) would be lost?	About 20% of the public ROW parking vs perpendicular
Will the kids be driving themselves or using buses?	As planned kids will be generally shuttled during the day from the main Freret campus which is

	where pick up and drop off will happen, but we should all consider that the exact nature of programming and pick up drop off may not always be reflective of the current plan.
What is the variance sought? Number of parking spots or layout of parking?	Yes. There is zero on site parking. Our plan actually adds 9 new spots. We also intend to add to the number of existing public right of way perpendicular parking spots. But that is subject to city approval and we hope to work with the neighborhood together to have a common goal for on street parking. The on street parking does not count to the official parking count. Also the secondary school use requires more parking than the prior primary school use. So regardless in all scenarios we will need a variance.
Worried about traffic that would come with shuttling- think about Monday/Wed cohort and a Tuesday/Thursday cohort.	The shuttles as planned would be during the day and as planned we do not anticipate the creation of traffic problems. Please note also that we will need to have a traffic plan approved by the city as part of the campus development plan.
How many students will be here on a daily basis?	We are not sure yet. It will be based on programming. The building max is 300 students, so no more than that but we'd anticipate programming will be below the building max. But the absolute max is the building max.
How many faculty and staff will be on site and require parking?	Not sure exactly but there are 8-9 classrooms plus a few office staff. We'd imagine the 9 new onsite parking spots will handle most of the staff`
Will there be music and if so, will there be sound barriers?	Yes and yes
How many will the auditorium seat?	Approx 537
Has the idea of cooperative leasing for parking been considered to lessen impact of events?	We are open to all concepts and ideas.
It would go a long way if neighbors were assistant in getting "residential parking only" areas.	The city has a pretty prescriptive program and law for that. We are glad to help.
Will the house on the corner remain? What will it be used for?	Yes. It is part of the campus and will be historically renovated and incorporated into Willow's use.
Is the parking the only variance sought?	The only sure variance. But there could be a setback / build to variance as noted. Also maybe height but we do not think we need it.

Will there be pile driving?	Not sure but quite possible. Should not last long if so.
Will there be food prep or concessions on site? Where will the dumpsters be?	Food prep and concessions yes. Dumpsters will be shielded visually and be in the new side parking lot.
Is there a drainage plan?	Yes there will be.
Will there be a person or point of contact that neighbors can reach during construction?	Willow will provide one yes
Will students be picked up from this location at the end of the day?	Not as planned. As planned kids will be generally shuttled during the day from the main Freret campus which is where pick up and drop off will happen, but we should all consider that the exact nature of programming and pick up drop off may not always be reflective of the current plan.
What is construction timeline?	About one year.
Will Willow allow other organizations to use the space?	Possibly. But probably not a lot. (Same as is the case for example Brees Field at Freret campus)
Will there be security during events?	Yes. We think that is important just as we do for Brees Field sports events.
When will traffic and stormwater management plans be available to the public?	Both usually would come later prior to permitting. But we can maybe do the traffic / campus plan a little early so it can be seen earlier.
What is the budget for the project?	We do not have this number at this time.

Attachments
- Copy of NPP Letter
- Sign in sheet
- Comment Cards
- NPP Contact List
- Email to Councilmember
- Emails to Neighborhood Organization
- Email to CPC
- Neighbor emails

SHERMAN STRATEGIES LLC

Run of show / Agenda

Willow NPP

401 Nashville Ave

I. Quick introduction – Miles Granderson

II. Willow introduction and plan overview – CEO Nicolette London

III. Overview of the project and requests of the city – Miles Granderson

IV. Q & A – Granderson, London, and Architect Mark Baum

V. [Meeting end]

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM

401 Nashville – School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Jeffrey Faughnan & Charles Gremillion	333 Nashville	—	—
Michelle Beaty	3527 Lang St.	The Willow School (Board Member)	504-782-9079
Harris Masters			
Michael Dessauer	5624 Laurel St		504.491 7530 dessauer2@cox.net
Julie Dietz	5703 Annunciation		
Robert Bieck	5708 Annunciation		robieck77@gmail.com
Ansley + Etienne Devlin	5630 Laurel		ansley.smythe@gmail.com edevlin3@yahoo.com
Mary Collins	1421 Broadway		mary collins 202212 @gmail.com

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM
401 Nashville – School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Ryan Postal	425 Arabella		ryanbostal@gmail.com
Bridget Georgel Lupuy	5710 Laurel		504.451.3148 bmdgld020@gmail.com
Eddy & Susan Gutierrez	5706 Annunciation		EddyG9@Gmail.com
Tom Rey	6301 Tchf.	ARNA	board@audubonriverside.org
Allegra Hartman James B Sheppard	5616 Laurel		dfhartmanze gmail.com
Terri Troncalet Joe Cerise	435 Nashville		ttroncale@gmail.com
Mary Fanning Horaist	6016 Annunciation	ARNA	M.horaist@gmail.com
Suki Subbian	328 Arabella		

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM

401 Nashville – School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Ethan Rault	Arcadia St		erault1@gmail.com

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM

401 Nashville – School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
David/Lisa Pisciola	5718 Annunciation		DAVID.PISCIOLA @ HILTON.COM
TORI EMMERLING	6334 ANNUNCIATION NOLA	ARNSA	BOARD@AUDUBONRIVERSIDE.ORG
GORDON EBBITT	422 NASHVILLE		GORDONEBBITT @GMAIL.COM
Barry Spanier	605 Eleonores		spanierbigeasy@gmail.com
JOE BIKULEGE	914 BONNEDUX	MAYOR CANDIDATE	joebikulege@gmail.com
Carlos Zenisek	8424 Zimpel	OPSB	
Mark I. Baum (ARCHITECT)	5612 CHESTNUT ST	MARK J. BAUM, ARCHITECT LLC	mbaum@mjbarch.com 504.330.8782

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM

401 Nashville – School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Ray Paternostro	401 Eleonore	Self	Raypatsr@bellsouth.Net
Laura Todaro	5604 Annunciation	N/A	lauratolpc@gmail.com

401 Nashville/5703 Annunciation
NPP COMMENT CARDS

Name: GORDON EBBITT

Address: 5912 NASHVILLE AVE, NOLA 70115

Please provide thoughts, ideas, and concerns regarding this project:

I SUPPORT THE PROJECT AS IT WAS PRESENTED TO ME. I DON'T HAVE A PROBLEM WITH THE PROPOSED PERPENDICULAR PARKING, IT WOULD PROVIDE THE MOST PARKING.

I'M HAPPY TO SEE WILLOW RENOVATE & USE THE SCHOOL.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and BZA variance applications.

August 23, 2025

401 Nashville/5703 Annunciation
NPP COMMENT CARDS

Name: ALLEGRA HARTMAN

Address: 5616 LAUREL ST

Please provide thoughts, ideas, and concerns regarding this project:

OUR NEIGHBORHOOD DOESN'T HAVE OFF STREET PARKING. I NEED TO PARK INFRONT OF MY HOUSE.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and BZA variance applications.

August 23, 2025

401 Nashville/5703 Annunciation
NPP COMMENT CARDS

Name: Terri Troncale

Address: 435 Nashville Avenue contact: ttroncale@gmail.com

Please provide thoughts, ideas, and concerns regarding this project:

We are concerned about the impact of the parking lot adjacent to our property — lighting, noise + water runoff, as well as potential damage to trees.
We also are concerned about the location of dumpsters along the wall of our yard. Also of concern is the angled location of the new driveway into the proposed parking lot.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and BZA variance applications.

August 23, 2025

PROPERTY OWNERS AND OCCUPANTS WITHIN 600 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Joseph A Juan	616 Bellecastle St	New Orleans	LA	70115
Current Resident	218 Nashville Ave	New Orleans	LA	70115
Barbara G Connors	219 Nashville Ave	New Orleans	LA	70115
Allen Jr Scott	222 Arabella St	New Orleans	LA	70115
Current Resident	220 Arabella St	New Orleans	LA	70115
Current Resident	220 Nashville Ave	New Orleans	LA	70115
Realty Resolution LLC	5620 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	225 Arabella St	New Orleans	LA	70115
Eelco Jorritsma	ET Al 935 Valence St	New Orleans	LA	70115
Current Resident	232 Nashville Ave	New Orleans	LA	70115
Jeffrey J Clary	233 Nashville Ave	New Orleans	LA	70115
Current Resident	234 Nashville Ave	New Orleans	LA	70115
Current Resident	235 Nashville Ave	New Orleans	LA	70115
Parker Dionne M	ET Als 5610 Laurel St	New Orleans	LA	70115
Current Resident	237 Nashville Ave	New Orleans	LA	70115
Current Resident	239 Nashville Ave	New Orleans	LA	70115
Current Resident	239 Nashville Ave A	New Orleans	LA	70115
Robert C Pottharst	304 Arabella St	New Orleans	LA	70115
Current Resident	300 Arabella St	New Orleans	LA	70115
Joseph G Klimas	300 Eleonore St	New Orleans	LA	70115
Current Resident	301 Arabella St	New Orleans	LA	70115
Vtd Enterprise LLC	1121 Lake Frances Dr	Gretna	LA	70056
Current Resident	302 Octavia St	New Orleans	LA	70115
Burts Gregory M	305 Nashville Ave	New Orleans	LA	70130
Current Resident	303 Nashville Ave	New Orleans	LA	70115
Current Resident	304 Octavia St	New Orleans	LA	70115
Current Resident	306 Octavia St	New Orleans	LA	70115
Current Resident	308 Octavia St	New Orleans	LA	70115
Toni Z Wahl	312 Eleonore St	New Orleans	LA	70115
Alexandre Pierre Raymon	312 Joseph St	New Orleans	LA	70115
Joseph Street Holding Co	5721 Magazine St PMB 21	New Orleans	LA	70115
Current Resident	313 Joseph St	New Orleans	LA	70115
Romar Properties LLC	6465 Canebrake Rd	Mobile	AL	36695
Current Resident	314 Arabella St	New Orleans	LA	70115
Current Resident	314 Joseph St	New Orleans	LA	70115
Ronald A Swoboda	315 Alonzo St	New Orleans	LA	70115
Ciaravella Susan Christie	315 Eleonore St	New Orleans	LA	70115
Current Resident	315 Joseph St	New Orleans	LA	70115
Current Resident	316 Arabella St	New Orleans	LA	70115
316 Joseph LLC	C/O Thomas J & Irene B L	Metairie	LA	70005
Current Resident	316 Joseph St	New Orleans	LA	70115
Ann M Schwab	ET Al 317 Eleonore St	New Orleans	LA	70115
Current Resident	317 Eleonore St	New Orleans	LA	70115
Geary C Carbine	323 Joseph St	New Orleans	LA	70115
Current Resident	317 Joseph St	New Orleans	LA	70115
Current Resident	318 Arabella St	New Orleans	LA	70115

SHERMAN STRATEGIES LLC

The Willow School New Orleans

August 8, 2025

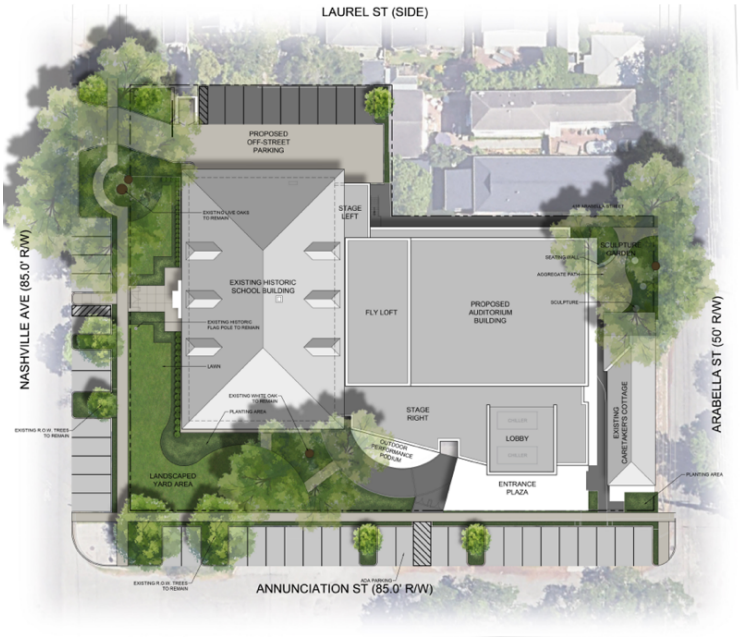
Dear Neighbors,

We are writing to share information and invite you to a neighborhood meeting regarding the property at 401 Nashville Ave, the former Vorice Jackson Waters School. The property is presently Orleans Parish School Board surplus property and was set for auction to sell to a developer. However, Willow School has stepped in to purchase the building from the School Board and has a plan for a satellite campus with a new auditorium where its arts students can come for part of the day to learn and practice in a fuller and more arts immersive setting than exists for them today.

NPP Meeting Information:
Saturday, August 23rd
1:00pm
401 Nashville Ave.
School Cafeteria

Contact Information:
Miles Granderson
or Becca Gieger

miles@shermanstrategiesllc.com
becca@shermanstrategiesllc.com
504-799-9335



The property is in the HU-RD2 Historic Urban Two-Family Residential District. There is no proposed change to the zoning and this will stay a school, as it has historically been. The lot is 39,600 sf and the existing 3-story school building is 22,476 sf. The site also includes a 1,194sf caretaker's cottage on the corner of Annunciation and Arabella which is planned for retention, and a cafeteria structure on Annunciation planned for demolition to facilitate the construction of a new school auditorium at the rear of the existing school building. The new school auditorium will be no more than 35' in height, except for the stage/scenery loft piece of the auditorium above the stage and nearest the rear of the existing building which will be 55' (for reference the peak of the existing school building is 56' in height).

Requests to the City:

1) **A *conditional use to permit Secondary Educational Facility*** in an HU-RD2 zoning district from City Planning Commission (see: https://czo.nola.gov/article-11/#11-2). (*Note: the site was previously a Primary Educational Facility; further it has been vacant beyond the statutory period to permit grandfathered uses.)*
2) ***Potential associated variances*** from City Planning Commission or Board of Zoning Adjustments as follows:
   a. a variance of CZO Sec.22.4.A to permit 9 on-site ***parking spaces***, a variance of 19 from the standard required 30 on site spaces. *Note: We will be requesting 36 parking spaces in the right of way along Nashville and Annunciation as shown above, however these will not count toward the required parking.*
   b. if required, a variance of CZO Sec. 11.3.A.2 to permit a ***front yard setback / build to line*** on Arabella of 30', a variance of up to 16' where a build to line as low as 11' (+ or – 3') may be required per code interpretation.
   c. if required, although we do not believe it is, a variance of CZO Sec. 11.3.A.1 to permit the ***stage/scenery loft height*** to be 55' where 35' is the maximum and would be a 20' variance, however Sec. 26.6 exempts stage/scenery lofts from the height calculation and allows institutional uses to be up to 60' where permitted.
   d. a variance of CZO Sec. 11.3.A.1 to permit ***a rear yard setback*** of 10', a variance of 5', where 15' is required.

The conditional use process involves many steps and approvals, including notice through this letter, a neighborhood meeting as detailed in this letter, a City Planning Commission staff study, a CPC hearing, and City Council hearings. The variance process may be coexistent with the conditional use process at CPC, or it may be separated to the Board of Zoning Adjustments where a BZA hearing will take place in addition to the CPC processes listed above.

Construction is anticipated to last 12 months. This letter is being delivered through the U.S. Mail. At the meeting, we will provide a sign-in sheet which will become part of the application packet. We hope to see you at the meeting. If you are unable to attend, please feel free to reach out to us by phone or e-mail with any questions or concerns.

Wayne M Everard	318 Eleonore St	New Orleans	LA	70115
Current Resident	318 Joseph St	New Orleans	LA	70115
Joseph Peter Lewinski	318 Octavia St	New Orleans	LA	70115
John T Frisbee	Etal 457 Pine St	New Orleans	LA	70118
Current Resident	320 Octavia St	New Orleans	LA	70115
Radecker Henry P Jr Rade	321 Alonzo St	New Orleans	LA	70115
Current Resident	321 Arabella St	New Orleans	LA	70115
James R Yates	3501 E Terrace St	Seattle	WA	98122
Current Resident	321 Eleonore St	New Orleans	LA	70115
Amy Digiulio Cardwell	6100 Deseto Ave #1135	Woodland Hills	CA	91367
Current Resident	322 Arabella St	New Orleans	LA	70115
Jason R Eicher	417 Copperfield St	Southlake	TX	76092
Current Resident	322 Joseph St	New Orleans	LA	70115
Patrick J Sanders	322 Nashville Ave Apt A	New Orleans	LA	70115
Current Resident	322 Nashville Ave	New Orleans	LA	70115
Current Resident	322 Octavia St	New Orleans	LA	70115
Current Resident	323 Arabella St	New Orleans	LA	70115
Sarangi Hanif	5926 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	323 Nashville Ave	New Orleans	LA	70115
Current Resident	324 Arabella St	New Orleans	LA	70115
Leandro R Area	324 Eleonore St	New Orleans	LA	70115
Current Resident	324 Joseph St	New Orleans	LA	70115
Cara M Noto	ET Al 324 Nashville Ave	New Orleans	LA	70115
Current Resident	324 Nashville Ave	New Orleans	LA	70115
Octavia Real Estate LLC	324 Octavia St	New Orleans	LA	70115
Thomas R Jr Swayze	325 Eleonore St	New Orleans	LA	70115
Michael R Torry	327 Nashville Ave	New Orleans	LA	70115
Current Resident	325 Nashville Ave	New Orleans	LA	70115
Ethan S Rault	327 Arabella St	New Orleans	LA	70115
Current Resident	327 Eleonore St	New Orleans	LA	70115
Sukanthini Subbiah	328 Arabella St	New Orleans	LA	70115
Frank II Davies	328 Nashville Ave	New Orleans	LA	70115
Mary E Benson	328 Octavia St	New Orleans	LA	70115
Paine Whiton M Paine Arcl	329 Joseph St	New Orleans	LA	70115
James A Block	329 Nashville Ave	New Orleans	LA	70115
Edana C D'anzi	330 Joseph St	New Orleans	LA	70115
Page Elizabeth L	Etal 100 Christwood Blvd A	Covington	LA	70433
Current Resident	332 Nashville Ave	New Orleans	LA	70115
Earl G Mullen	332 Octavia St	New Orleans	LA	70115
Current Resident	333 Joseph St	New Orleans	LA	70115
Jeffrey R Faughnan	333 Nashville Ave	New Orleans	LA	70115
Current Resident	334 Octavia St	New Orleans	LA	70115
Ferguson Samuel Creager	ET Als 355 Joseph Street	New Orleans	LA	70115
Current Resident	335 Joseph St	New Orleans	LA	70115
Matthew B Stone	337 Eleonore St	New Orleans	LA	70115
Charles Victor Gremillion	337 Nashville Ave	New Orleans	LA	70115
Linda F Hallenbeck	340 Nashville Ave	New Orleans	LA	70115
Ricky J Laborde	343 Joseph St	New Orleans	LA	70115

Current Resident	341 Joseph St	New Orleans	LA	70115
Robert R Johnston	343 Eleonore St	New Orleans	LA	70115
Stuart W Rose	343 Nashville Ave	New Orleans	LA	70115
Terri Lybrand McCormack	345 Joseph St	New Orleans	LA	70115
Current Resident	401 Arabella St	New Orleans	LA	70115
Ray M Paternostro	4422 Chestnut St	New Orleans	LA	70115
Current Resident	401 Eleonore St	New Orleans	LA	70115
Orleans Parish School Boa	3520 General Degaulle Dr	New Orleans	LA	70114
Current Resident	401 Nashville Ave	New Orleans	LA	70115
James S Plauche	402 Nashville Ave	New Orleans	LA	70115
Current Resident	403 Eleonore St	New Orleans	LA	70115
404 Nashville Ave LLC	C/O Parish Properties Ln 5	New Orleans	LA	70115
Current Resident	404 Nashville Ave	New Orleans	LA	70115
Current Resident	406 Nashville Ave	New Orleans	LA	70115
Current Resident	407 Arabella St	New Orleans	LA	70115
Christine Bozinis	407 Eleonore St	New Orleans	LA	70115
Current Resident	408 Nashville Ave	New Orleans	LA	70115
Current Resident	409 Arabella St	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit A	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit B	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit C	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit D	New Orleans	LA	70115
Jeffrey S Ward	1430 Allston Way	Berkeley	CA	94702
Current Resident	410 Octavia St	New Orleans	LA	70115
Current Resident	411 Arabella St	New Orleans	LA	70115
Patrick A Christovich	411 Eleonore St	New Orleans	LA	70115
Ryan Campbell Reeves	5023 Constance St	New Orleans	LA	70115
Current Resident	412 Octavia St	New Orleans	LA	70115
Yvonne Mcnicholas	414 Octavia St	New Orleans	LA	70115
Harris J Martinez	415 Arabella St	New Orleans	LA	70115
Michael H Hogg	417 Eleonore St	New Orleans	LA	70115
Current Resident	415 Eleonore St	New Orleans	LA	70115
Tonya E Gatt	416 Joseph St	New Orleans	LA	70115
McCleskey Margaret G	416 Nashville Ave	New Orleans	LA	70115
Edwin A Geoghegan	1226 First St	Mew Orleans	LA	70130
Current Resident	416 Octavia St	New Orleans	LA	70115
Yvonne M Cazalot	417 Joseph St	New Orleans	LA	70115
Lambrecht Paul Jack	9837 SE Sharon St	Hobe Sound	FL	33455
Current Resident	418 Arabella St	New Orleans	LA	70115
Yue Wang	418 Eleonore St	New Orleans	LA	70115
Current Resident	418 Octavia St	New Orleans	LA	70115
Ginny L Kullman	419 Eleonore St	New Orleans	LA	70115
George Batricevich	421 Joseph St	New Orleans	LA	70115
Tanenbaum Rian M Taner	422 Joseph St	New Orleans	LA	70115
Gordon L Ebbitt	422 Nashville Ave	New Orleans	LA	70115
Daniel Lazas	424 Arabella St	New Orleans	LA	70115
Alan D Chapman	426 Nashville Ave	New Orleans	LA	70115
Current Resident	424 Nashville Ave	New Orleans	LA	70115

Ryan W Kostal	425 Arabella St	New Orleans	LA	70115
Patrick Shawn O'brien	427 Arabella St	New Orleans	LA	70115
The Stephen M Cady Trus	428 Nashville Ave	New Orleans	LA	70115
Cayce C Peterson	432 Nashville Ave	New Orleans	LA	70115
Knight David Andrew	436 Nashville Ave	New Orleans	LA	70115
Current Resident	434 Nashville Ave	New Orleans	LA	70115
Terri Troncale	435 Nashville Ave	New Orleans	LA	70115
Anne C Gay	436 Arabella St	New Orleans	LA	70115
Helen T Vick	439 Eleonore St	New Orleans	LA	70115
Current Resident	437 Eleonore St	New Orleans	LA	70115
David L Smith	500 Joseph St	New Orleans	LA	70115
David R Engles	ET Al 5500 Prytania St #3	New Orleans	LA	70115
Current Resident	500 Nashville Ave	New Orleans	LA	70115
Therese W Close	501 Nashville Ave	New Orleans	LA	70115
Current Resident	502 Nashville Ave	New Orleans	LA	70115
Jeffrey D Katz	504 Eleonore St	New Orleans	LA	70115
Raymond Anne E	601 Poydras St Suite 1440	New Orleans	LA	70130
Current Resident	506 Nashville Ave	New Orleans	LA	70115
Jerry D Carlisle	507 Nashville Ave	New Orleans	LA	70115
Charles B Johnson	508 Eleonore St	New Orleans	LA	70115
Gordon L Wogan	509 Eleonore St	New Orleans	LA	70115
Anne E Raymond	510 Nashville Ave	New Orleans	LA	70115
512 Arabella LLC	5121 Laurel St	New Orleans	LA	70115
Current Resident	512 Arabella St	New Orleans	LA	70115
Kathleen Cresson	221 N Clark St	New Orleans	LA	70119
Current Resident	513 Arabella St	New Orleans	LA	70115
O'connor Erin Patricia	514 Arabella St	New Orleans	LA	70115
Stryder M Meadows	514 Eleonore St	New Orleans	LA	70115
Current Resident	515 Arabella St	New Orleans	LA	70115
Jeffrey B Lewis	515 Eleonore St	New Orleans	LA	70115
Brian R Rome	529 Nashville Ave	New Orleans	LA	70115
Current Resident	515 Nashville Ave	New Orleans	LA	70115
Lahoste Lawrence H III La	516 Joseph St	New Orleans	LA	70115
Christopher T Chocheles	518 Joseph St	New Orleans	LA	70115
Current Resident	516 Joseph St	New Orleans	LA	70115
David J Houghton	517 Arabella St	New Orleans	LA	70115
Valerie J Pescay	518 Arabella St	New Orleans	LA	70115
Craig J Ledet	518 Elenore St	New Orleans	LA	70115
Current Resident	518 Eleonore St	New Orleans	LA	70115
Current Resident	518 Joseph St	New Orleans	LA	70115
Current Resident	519 Arabella St	New Orleans	LA	70115
Peter Newton Freiberg	519 Eleonore St	New Orleans	LA	70115
Barry F Jr Faust	519 Nashville Ave	New Orleans	LA	70115
Lu Qi	520 Arabella St	New Orleans	LA	70115
Regina Lynch	123 Marketplace Dr	Stonewall	LA	71078
Current Resident	520 Nashville Ave	New Orleans	LA	70115
Charles D Jr Fournier	523 Arabella St	New Orleans	LA	70115
Current Resident	521 Arabella St	New Orleans	LA	70115

Rhoda K Faust	521 Joseph St	New Orleans	LA	70115
Whitaker H Kittleman	522 Joseph St	New Orleans	LA	70115
Charles L Collins	524 Arabella St	New Orleans	LA	70118
Rubin N Cioll Amy C Ciolli	524 Nashville Ave	New Orleans	LA	70115
Ronald D Lipton	525 Arabella St	New Orleans	LA	70115
Bloomingdale Palms LLC	C/O William W Messersmit	New Orleans	LA	70115
Current Resident	525 Joseph St	New Orleans	LA	70115
Phyllis H Raabe	525 Nashville Ave	New Orleans	LA	70115
Ferger Harold G Jr	528 Arabella St	New Orleans	LA	70115
Current Resident	526 Arabella St	New Orleans	LA	70115
Cheryl Renee Teamer	526 Joseph St	New Orleans	LA	70115
The Marcus Walberg and	528 Joseph St Unit 528	New Orleans	LA	70115
Current Resident	526 Joseph St	New Orleans	LA	70115
Current Resident	527 Joseph St	New Orleans	LA	70115
Current Resident	528 Joseph St	New Orleans	LA	70115
Mark W Stalder	529 Joseph St	New Orleans	LA	70115
Rome Brian R	ET Al 529 Nashville Ave	New Orleans	LA	70115
Current Resident	529 Nashville Ave	New Orleans	LA	70115
Uccellani Valerie	532 Arabella St	New Orleans	LA	70115
Current Resident	530 Arabella St	New Orleans	LA	70115
Romero Ricardo V Romer	531 Arabella St	New Orleans	LA	70115
Current Resident	531 Joseph St	New Orleans	LA	70115
Current Resident	531 Nashville Ave	New Orleans	LA	70115
Thomas II Jasmin	532 Joseph St	New Orleans	LA	70115
533-535 Joseph Street LL	537 Joseph St	New Orleans	LA	70115
Current Resident	533 Joseph St	New Orleans	LA	70115
Erin Heather Clancey	533 Nashville Ave	New Orleans	LA	70115
Vincenzo A Sainato	534 Arabella St	New Orleans	LA	70115
L Timothy Lupin	535 Arabella St	New Orleans	LA	70115
Current Resident	535 Joseph St	New Orleans	LA	70115
Current Resident	535 Nashville Ave	New Orleans	LA	70115
Current Resident	536 Arabella St	New Orleans	LA	70115
The H Manning and Marga	536 Nashville Ave	New Orlans	LA	70015
Current Resident	537 Arabella St	New Orleans	LA	70115
Marguerite L Adams	537 Joseph St	New Orleans	LA	70115
Brinson Blake Thomas	538 Joseph St	New Orleans	LA	70115
Donald Link	538 Nashville St	New Orleans	LA	70115
Current Resident	538 Nashville Ave	New Orleans	LA	70115
Nielsen Tammy H	C/O Edgewater Directed I	Broussard	LA	70518
Current Resident	539 Eleonore St	New Orleans	LA	70115
Ashley L Courrege	539 Nashville Ave	New Orleans	LA	70115
Robert K Phillips	546 Joseph St	New Orleans	LA	70115
Andrew Bucaro	814 State St	New Orleans	LA	70118
Current Resident	5500 Annunciation St	New Orleans	LA	70115
Tfmk Real Estate LLC	5500 Laurel St	New Orleans	LA	70115
Car Wash Blues LLC	5500 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5500 Tchoupitoulas St HM	New Orleans	LA	70115
Jan B Sonnier	5501 Annunciation St	New Orleans	LA	70115

Current Resident	5501 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5502 Annunciation St	New Orleans	LA	70115
Current Resident	5502 Laurel St	New Orleans	LA	70115
Andrew G Bucaro	2130 Jefferson Ave	New Orleans	LA	70115
Current Resident	5504 Annunciation St	New Orleans	LA	70115
Current Resident	5506 Annunciation St	New Orleans	LA	70115
Danny M Steib	5506 Laurel St	New Orleans	LA	70115
Hutton Johnston	5508 Annunciation St	New Orleans	LA	70115
Michael F Diringer	5509 Annunciation St	New Orleans	LA	70115
Spencer L Neff	Etal 5509 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5509 Tchoupitoulas St	New Orleans	LA	70115
Truslow Will F	5510 Laurel St	New Orleans	LA	70115
Current Resident	5511 Annunciation St	New Orleans	LA	70115
Caroline Huger Boone Gra	5511 Laurel St	New Orleans	LA	70115
Current Resident	5511 Tchoupitoulas St	New Orleans	LA	70115
Martin Suzanne Whelan	3020 Maritime Forest Dr	Johns Island	SC	29455
Current Resident	5512 Annunciation St	New Orleans	LA	70115
Current Resident	5513 Laurel St	New Orleans	LA	70115
Rickerville LLC	929 Arabella St	New Orleans	LA	70115
Current Resident	5514 Laurel St	New Orleans	LA	70115
Mark Jordan Deshotels	5513 Annunciation St	New Orleans	LA	70115
Current Resident	5515 Annunciation St	New Orleans	LA	70115
Cotter Melissa M	5515 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5516 Laurel St	New Orleans	LA	70115
Robert M Post	5517 Laurel St	New Orleans	LA	70115
Palms L L C Bloomingdale	C/O William W Messersmit	New Orleans	LA	70115
Current Resident	5518 Annunciation St	New Orleans	LA	70115
Current Resident	5519 Laurel St	New Orleans	LA	70115
Current Resident	5520 Annunciation St	New Orleans	LA	70115
Feoli Ileana	5520 Laurel St	New Orleans	LA	70115
Jacob L Shapiro	5521 Annunciation St	New Orleans	LA	70115
Duane R Mikulencak	5523 Laurel St	New Orleans	LA	70115
Current Resident	5521 Laurel St	New Orleans	LA	70115
TR Investment Of NO LLC	323 Octavia St	New Orleans	LA	70115
Current Resident	5521 Tchoupitoulas St	New Orleans	LA	70115
Cretin Christopher E	5522 Laurel St	New Orleans	LA	70115
Benjamin William Epstein	5524 Annunciation St	New Orleans	LA	70115
Laumann Randy J	1723 Marengo St	New Orleans	LA	70115
Current Resident	5525 Annunciation St	New Orleans	LA	70115
Clifford R Tillman	300 S Commerce St	Natchez	MS	39120
Current Resident	5525 Laurel St	New Orleans	LA	70115
Rickerville LLC	5500 Prytania St PMB 217	New Orleans	LA	70115
Current Resident	5526 Laurel St	New Orleans	LA	70115
Current Resident	5527 Laurel St	New Orleans	LA	70115
Current Resident	5528 Laurel St	New Orleans	LA	70115
Alonzo Dustin C	5530 Laurel St	New Orleans	LA	70115
Simmons Cameron Jr	5531 Laurel St	New Orleans	LA	70115
Current Resident	5532 Laurel St	New Orleans	LA	70115

Paul Jr Pursley	5535 Annunciation St	New Orleans	LA	70115
Current Resident	5533 Annunciation St	New Orleans	LA	70115
Alexander M Gagnet	5536 Laurel St	New Orleans	LA	70115
Current Resident	5534 Laurel St	New Orleans	LA	70115
Current Resident	5535 Tchoupitoulas St	New Orleans	LA	70115
Tina M Morreale	Etal 656 E William David P	Metairie	LA	70005
Current Resident	5600 Laurel St	New Orleans	LA	70115
Halliday Realty &Inv Co	C/O Penny Saunders 831	Atlanta	GA	30327
Current Resident	5600 Tchoupitoulas St	New Orleans	LA	70115
Michael Alton Carter	5601 Annunciation St	New Orleans	LA	70115
Alex Pham	1290 Artesa Dr	Marrero	LA	70072
Current Resident	5601 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5602 Laurel St	New Orleans	LA	70115
Current Resident	5603 Annunciation St	New Orleans	LA	70115
Laura Todaro	5604 Annunciation St	New Orleans	LA	70115
Elizabeth F Goliwas	41 Versailles Blvd	New Orleans	LA	70125
Current Resident	5605 Annunciation St	New Orleans	LA	70115
Dag Luther Gooch	7611 Zimple St	New Orleans	LA	70118
Current Resident	5605 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5607 Annunciation St	New Orleans	LA	70115
Current Resident	5607 Laurel St	New Orleans	LA	70115
Current Resident	5607 Tchoupitoulas St	New Orleans	LA	70115
Patrick G Brewster	1300 Myrtle Pl	Lafayette	LA	70506
Current Resident	5608 Annunciation St	New Orleans	LA	70115
Patricia A Walsh	5609 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5610 Annunciation St	New Orleans	LA	70115
Dionne M Parker	5610 Laurel St	New Orleans	LA	70115
Stefan C Grant	5611 Annunciation St	New Orleans	LA	70115
Current Resident	5611 Tchoupitoulas St	New Orleans	LA	70115
Christine E Cousin	5612 Laurel St	New Orleans	LA	70115
John M Jr Robertson	1410 Valmont St	New Orleans	LA	70115
Current Resident	5613 Annunciation St	New Orleans	LA	70115
Avenue Rentals LLC	8015 St Charles Ave	New Orleans	LA	70118
Current Resident	5613 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5614 Annunciation St	New Orleans	LA	70115
Current Resident	5615 Annunciation St	New Orleans	LA	70115
Current Resident	5615 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5616 Annunciation St	New Orleans	LA	70115
Daniel F Hartman & Sandi	C/O Daniel F Hartman & S	Burlingame	CA	94010
Current Resident	5616 Laurel St	New Orleans	LA	70115
John M Jr Pietras	5617 Laurel St	New Orleans	LA	70115
Rose Marie P Martino	Etal 5617 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5617 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5618 Laurel St	New Orleans	LA	70115
Current Resident	5619 Annunciation St	New Orleans	LA	70115
Current Resident	5620 Annunciation St	New Orleans	LA	70115
David O Melancon	3212 Octavia St	New Orleans	LA	70125
Current Resident	5620 Laurel St	New Orleans	LA	70115

5621-23 Laurel Street LLC	1545 Philip St	New Orleans	LA	70130
Current Resident	5621 Laurel St	New Orleans	LA	70115
Robert M Rainey	5621 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5622 Annunciation St	New Orleans	LA	70115
Current Resident	5622 Laurel St	New Orleans	LA	70115
Nanette Sue B Mccutcheo	5623 Annunciation St	New Orleans	LA	70115
Current Resident	5623 Laurel St	New Orleans	LA	70115
Current Resident	5623 Tchoupitoulas St	New Orleans	LA	70115
4027 Tchoupitoulas LLC	3124 Jena St	New Orleans	LA	70125
Current Resident	5624 Annunciation St	New Orleans	LA	70115
Michael J Dessauer	5624 Laurel St	New Orleans	LA	70115
Current Resident	5624 Laurel St A	New Orleans	LA	70115
Indefatigable Group Limite	520 Lawrence St	Corpus Christi	TX	78401
Current Resident	5625 Laurel St	New Orleans	LA	70115
Current Resident	5626 Annunciation St	New Orleans	LA	70115
Current Resident	5626 Laurel St	New Orleans	LA	70115
Current Resident	5627 Laurel St	New Orleans	LA	70115
Current Resident	5629 Tchoupitoulas St	New Orleans	LA	70115
Nihar Mohan Mathur	5630 Annunciation St	New Orleans	LA	70115
Sara A Smythe	5630 Laurel St	New Orleans	LA	70115
Current Resident	5631 Laurel St	New Orleans	LA	70115
Ertle Marie Francoise	698 Windsong Trl	Austin	TX	78746
Current Resident	5700 Annunciation St	New Orleans	LA	70115
Joel M Welker	5700 Tchoupitoulas St	New Orleans	LA	70115
Charles A Jr Rutledge	5701 Laurel St	New Orleans	LA	70115
Current Resident	5702 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5703 Annunciation St	New Orleans	LA	70115
Current Resident	5703 Laurel St	New Orleans	LA	70115
Eddy J Gutierrez	5706 Annunciation St	New Orleans	LA	70115
Current Resident	5704 Annunciation St	New Orleans	LA	70115
Bradley M Hughes	2716 N Taylor St	Little Rock	AR	72207
Current Resident	5706 Laurel St	New Orleans	LA	70115
Square 2 Development Co	PO Box 750021	New Orleans	LA	70175
Current Resident	5706 Tchoupitoulas St	New Orleans	LA	70115
Robert B Bieck	5708 Annunciation St	New Orleans	LA	70115
Current Resident	5708 Laurel St	New Orleans	LA	70115
Current Resident	5708 Tchoupitoulas St	New Orleans	LA	70115
William David Clary	PO Box 750021	New Orleans	LA	70175
Current Resident	5709 Tchoupitoulas St	New Orleans	LA	70115
Dupuy George L Dupuy Br	5710 Laurel St	New Orleans	LA	70115
Natalie Ann Coughlin	ET Al 5710 Patton St	New Orleans	LA	70115
Current Resident	5710 Patton St	New Orleans	LA	70115
Current Resident	5710 Tchoupitoulas St	New Orleans	LA	70115
Michael S Hunter	5711 Laurel St	New Orleans	LA	70115
Current Resident	5711 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5712 Laurel St	New Orleans	LA	70115
Current Resident	5712 Patton St	New Orleans	LA	70115
Current Resident	5712 Tchoupitoulas St	New Orleans	LA	70115

Current Resident	5714 Patton St	New Orleans	LA	70115
Current Resident	5714 Tchoupitoulas St	New Orleans	LA	70115
Clement W Fox	5715 Tchoupitoulas St	New Orleans	LA	70115
Hughes Keith Daniel	11804 Mill Valley St	Parker	CO	80138
Current Resident	5716 Laurel St	New Orleans	LA	70115
Current Resident	5716 Tchoupitoulas St	New Orleans	LA	70115
Paul M Batiza	5717 Tchoupitoulas St	New Orleans	LA	70115
David J Piscola	Etal 5718 Annunciation St	New Orleans	LA	70115
Current Resident	5718 Annunciation St	New Orleans	LA	70115
Current Resident	5718 Tchoupitoulas St	New Orleans	LA	70115
Elise Allen	5720 Annunciation St	New Orleans	LA	70115
Mary L Esteve	ET Al 5720 Laurel St	New Orleans	LA	70115
Current Resident	5720 Laurel St	New Orleans	LA	70115
Current Resident	5720 Tchoupitoulas St	New Orleans	LA	70115
Earl B Johnson	5721 HF Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5721 Tchoupitoulas St	New Orleans	LA	70115
Linda S Miorana	5724 Laurel St	New Orleans	LA	70115
Charlotte A Portie	ET Al 5727 Tchoupitoulas S	New Orleans	LA	70115
Current Resident	5727 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5731 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5733 Tchoupitoulas St	New Orleans	LA	70115
Julia Ryder	ET Al 5800 Tchoupitoulas S	New Orleans	LA	70115
Current Resident	5800 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5801 Laurel St	New Orleans	LA	70115
Hurtsville Land LLC	3123 Ridgelake Dr Suite B	Metairie	LA	70002
Current Resident	5801 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5802 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5804 Patton St	New Orleans	LA	70115
Current Resident	5805 Laurel St	New Orleans	LA	70115
Current Resident	5806 Patton St	New Orleans	LA	70115
Damon A Franke	5807 Tchoupitoulas St	New Orleans	LA	70115
Kelly Kerry	806 Boulevard De L'orlean	Mary Esther	FL	32569
Current Resident	5808 Tchoupitoulas St	New Orleans	LA	70115
The Hamilton-Talbot Livin	5811 Tchoupitoulas St	New Orleans	LA	70115
Kevin Dufrene	ET Als 5814 Annunciation S	New Orleans	LA	70115
Current Resident	5812 Annunciation St	New Orleans	LA	70115
Current Resident	5814 Annunciation St	New Orleans	LA	70115
St Romain Donna S	9606 Garden Oak Ln	River Ridge	LA	70123
Current Resident	5814 Tchoupitoulas St	New Orleans	LA	70115
5815 Annunciation LLC	18702 Fabacher Dr	Prairieville	LA	70769
Current Resident	5815 Annunciation St	New Orleans	LA	70115
Christopher Lee Kornman	5816 Laurel St	New Orleans	LA	70115
Kevin M Murphy	5818 Patton St	New Orleans	LA	70115
Current Resident	5816 Patton St	New Orleans	LA	70115
Current Resident	5816 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5817 Annunciation St	New Orleans	LA	70115
David G Urquhart	5819 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5817 Tchoupitoulas St	New Orleans	LA	70115

Current Resident	5818 Laurel St	New Orleans	LA	70115
5821 Annunciation LLC	18702 Fabacher Dr	Prairieville	LA	70769
Current Resident	5819 Annunciation St	New Orleans	LA	70115
Douglas P Vance	5822 Patton St	New Orleans	LA	70115
Current Resident	5820 Patton St	New Orleans	LA	70115
Current Resident	5820 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5821 Annunciation St	New Orleans	LA	70115
Nolan Michael F Jr Nolan I	5822 Laurel St	New Orleans	LA	70115
Current Resident	5822 Tchoupitoulas St	New Orleans	LA	70115
5823 Tchoupitoulas Street	201 St Charles Ave 40th F	New Orleans	LA	70170
Current Resident	5823 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5824 Laurel St	New Orleans	LA	70115
Current Resident	5824 Patton St	New Orleans	LA	70115
Current Resident	5826 Patton St	New Orleans	LA	70115
Fidelity Bank	C/O Attorney Foerstner Gr	Metairie	LA	70002
Current Resident	5827 Tchoupitoulas St	New Orleans	LA	70115
David A Jr Doll	5830 Tchoupitoulas St	New Orleans	LA	70115
Blatty William P Jr	5831 Laurel St	New Orleans	LA	70115
Richard E McCormack	5831 Tchoupitoulas St	New Orleans	LA	70115
Cpauline K Kirwin	ET Als 5902 Annunciation S	New Orleans	LA	70115
Current Resident	5900 Annunciation St	New Orleans	LA	70115
Michael H Moses	5900 Laurel St	New Orleans	LA	70115
SO Alice	5900 Patton St	New Orleans	LA	70115
Frank C Dupepe	5900 Tchoupitoulas St	New Orleans	LA	70118
Stephen L Miles	5901 Annunciation St	New Orleans	LA	70115
The Danos 2012 Children'	1713 Encino Ave	Alice	TX	78332
Current Resident	5901 Laurel St	New Orleans	LA	70115
Current Resident	5901 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5902 Annunciation St	New Orleans	LA	70115
Current Resident	5902 Patton St	New Orleans	LA	70115
Edward B Smith	Etals 5904 Annunciation St	New Orleans	LA	70115
Current Resident	5904 Annunciation St	New Orleans	LA	70115
Current Resident	5906 Annunciation St	New Orleans	LA	70115
Leonard J III Giuffreada	5906 Patton St	New Orleans	LA	70115
Christopher J Broussard	5907 Annunciation St	New Orleans	LA	70115
Current Resident	5907 Laurel St	New Orleans	LA	70115
David Michael Napoli	5908 Annunciation St	New Orleans	LA	70115
Matthew W Schovee	5908 Laurel St	New Orleans	LA	70115
YU Meng	9416 Greg Ct	New Orleans	LA	70123
Current Resident	5909 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5910 Laurel St	New Orleans	LA	70115
Current Resident	5911 Tchoupitoulas St	New Orleans	LA	70115
Gibb Bruce C Gibb Corinne	5912 Laurel St	New Orleans	LA	70115
Scheuermann Maureen Rc	ET Als 5912 Patton Street	New Orleans	LA	70115
Current Resident	5912 Patton St	New Orleans	LA	70115
Lloyd H Gautreaux	821 Bocage Ln	Mandeville	LA	70471
Current Resident	5913 Annunciation St	New Orleans	LA	70115
Katelyn Curran	5913 Laurel St	New Orleans	LA	70115

Edwin T IV Merrick	5913 Tchoupitoulas St	New Orleans	LA	70115
Wood Keith Douglas Jr W	5914 Annunciation St	New Orleans	LA	70115
Current Resident	5914 Laurel St	New Orleans	LA	70115
Current Resident	5915 Annunciation St	New Orleans	LA	70115
Current Resident	5915 Laurel St	New Orleans	LA	70115
Current Resident	5915 Tchoupitoulas St	New Orleans	LA	70115
Charles H III Brammell	5918 Laurel St	New Orleans	LA	70115
Current Resident	5916 Laurel St	New Orleans	LA	70115
Daniel F Burns	5919 Laurel St	New Orleans	LA	70115
Current Resident	5917 Laurel St	New Orleans	LA	70115
Anna Merritt Parsons	5921 Tchoupitoulas St	New Orleans	LA	70115
Nicolette S Kraska	5919 Tchoupitoulas St	New Orleans	LA	70115
Tara Deeney	5923 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5917 Tchoupitoulas St	New Orleans	LA	70115
Lynch Matthew Arlen	215 Sykes Loop Dr	Merritt Island	FL	32953
Norma Gautreaux	821 Bocage Ln	Mandeville	LA	70471
Current Resident	5918 Annunciation St	New Orleans	LA	70115
Current Resident	5918 Annunciation St Apt 1	New Orleans	LA	70115
Current Resident	5918 Annunciation St Apt 2	New Orleans	LA	70115
Current Resident	5918 Annunciation St Apt 2	New Orleans	LA	70115
Louisa W Post	5919 Annunciation St	New Orleans	LA	70115
Current Resident	5919 Tchoupitoulas St	New Orleans	LA	70115
William L Wolf	5922 Laurel St	New Orleans	LA	70115
Current Resident	5920 Laurel St	New Orleans	LA	70115
Lawrence S Sher	2393 N Edgewood St	Arlington	VA	22207
Current Resident	5921 Annunciation St	New Orleans	LA	70115
Current Resident	5921 Tchoupitoulas St	New Orleans	LA	70115
Winston H Gill	5922 Annunciation St	New Orleans	LA	70115
Current Resident	5923 Annunciation St	New Orleans	LA	70115
Mark S Densen	5923 Laurel St	New Orleans	LA	70115
Current Resident	5923 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5924 Annunciation St	New Orleans	LA	70115
Tania C Tetlow	5925 Annunciation St	New Orleans	LA	70115
Current Resident	5925 Laurel St	New Orleans	LA	70115
Groetsch George J	1372 Choctaw Ave	Metairie	LA	70005
Current Resident	5926 Annunciation St	New Orleans	LA	70115
Suzanne N Elliott	5926 Laurel St	New Orleans	LA	70115
Current Resident	5928 Annunciation St	New Orleans	LA	70115
Sallye G Webb	5929 Annunciation St	New Orleans	LA	70115
John S Creevy	5930 Annunciation St	New Orleans	LA	70115
Allison H Schovee	4298 S Bellaire Cir	Englewood	CO	80113
Current Resident	5930 Laurel St	New Orleans	LA	70115
Margaret S Devall	602 Arabella St	New Orleans	LA	70115
Sommerfeld Duna PS	603 Arabella St	New Orleans	LA	70115
Judith F Verret	603 Eleonore St	New Orleans	LA	70115
Elizabeth C Perrier	604 Nashville Ave	New Orleans	LA	70115
Barry P Spanier	605 Eleonore St	New Orleans	LA	70115
Current Resident	606 Nashville Ave	New Orleans	LA	70115

Pal Properties 607 LLC	13 Richmond Pl	New Orleans	LA	70115
Current Resident	607 Nashville Ave	New Orleans	LA	70115
Matthew T Habig	ET Als 608 Arabella St	New Orleans	LA	70115
Current Resident	608 Arabella St	New Orleans	LA	70115
Clara C Breda	ET Al 610 Nashville Ave	New Orleans	LA	70115
Current Resident	610 Nashville Ave	New Orleans	LA	70115
Pal Properties 613 LLC	13 Richmond Pl	New Orleans	LA	70115
Current Resident	613 Nashville Ave	New Orleans	LA	70115
Zachary Crawford-Pechuk	614 Arabella St	New Orleans	LA	70115
Ward Thomas F Ward Rita	615 Arabella St	New Orleans	LA	70115
Current Resident	615 Nashville Ave	New Orleans	LA	70115

CITY COUNCIL MEMBER

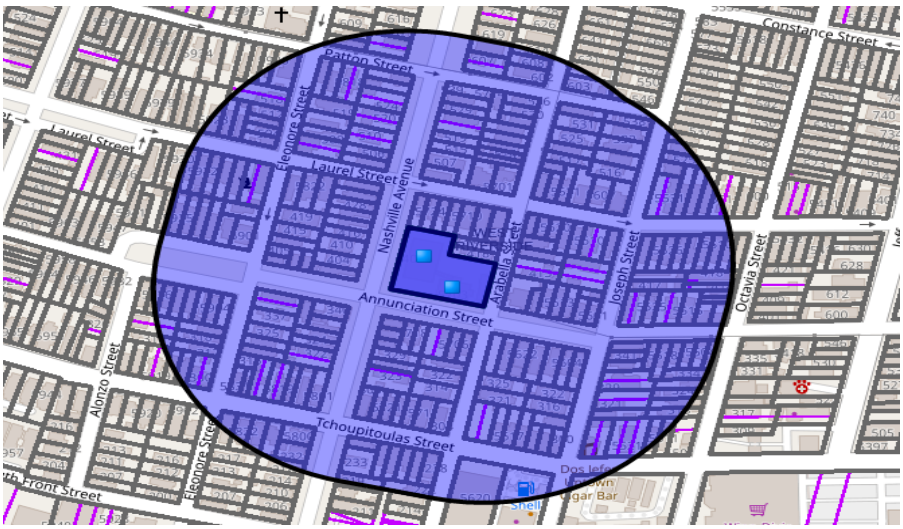
District A
Joseph I. Giarrusso III
Joseph.Giarrusso@nola.gov
Phone: (504) 658-1010
Fax: (504) 658-1016
City Hall, Room 2W80
1300 Perdido Street
New Orleans, LA 70112

CPC STAFF

cpcinfo@nola.gov

NEIGHBORHOOD ORGANIZATIONS

Organization Name: Audubon Riverside Neighborhood Association
Point of Contact: Tom Rey
Email: tomasneworleans@gmail.com
Street Address: 5208 Magazine Street PMB 174
City: New Orleans
Zip: 70115



Gmail

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Fwd: 401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com> Fri, Aug 8, 2025 at 2:48 PM
To: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Begin forwarded message:

From: Miles Granderson <miles@shermanstrategiesllc.com>
Subject: 401 Nashville Willow School NPP notice
Date: August 8, 2025 at 2:46:56 PM CDT
To: Joseph.Giarrusso@nola.gov, claire.byun@nola.gov

Please see attached NPP letter.

3 attachments

Screen Shot 2016-10-05 at 11.46.13 AM.png
131K

Screen Shot 2016-10-05 at 11.46.13 AM.png
131K

401 Nashville NPP Letter Saturday version final.pdf
945K

Gmail

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com> Fri, Aug 8, 2025 at 2:48 PM
To: tomasneworleans@gmail.com
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Tom --

Please see attached NPP letter. I would like to touch base with you also at your soonest convenience. Please let me know a good time to call you — or call me at 504.453.2554.

Thanks,

— Miles

2 attachments

Screen Shot 2016-10-05 at 11.46.13 AM.png
131K

401 Nashville NPP Letter Saturday version final.pdf
945K

401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com> Fri, Aug 22, 2025 at 2:30 PM
To: Tori Emmerling <temmerling@labordesiegel.com>
Cc: Tomás Rey <tomasneworleans@gmail.com>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Excellent. Sounds good. We find often neighborhood associations like a pre-discussion. So I just wanted to reach out.

Thanks,

Miles

SHERMAN STRATEGIES

Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St., New Orleans, LA 70113
www.shermanstrategiesllc.com

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> On Aug 22, 2025, at 2:27 PM, Tori Emmerling <temmerling@labordesiegel.com> wrote:
>
> Miles,
>
> I got your separate email. Responding here. I'm not available to meet before the NPP meeting either, but I am planning to attend like Tom. We won't be taking a position at the meeting one way or the other since this hasn't been brought up for Board consideration yet. We are learning about the project, which we will report to the Board. Sorry we can't meet in advance. Happy to meet moving forward if there are concerns raised. Thanks for reaching out.
>
> Tori
>
> **From:** Tomás Rey <tomasneworleans@gmail.com>
> **Sent:** Friday, August 22, 2025 2:18 PM
> **To:** Miles Granderson <miles@shermanstrategiesllc.com>
> **Cc:** Sheila Tahvildari <sheila@shermanstrategiesllc.com>; Becca Hurst

<Becca@shermanstrategiesllc.com>
Subject: Re: 401 Nashville Willow School NPP notice

I will attend the meeting tomorrow afternoon. I can't speak one way or another about concerns from the neighbors.

Regards,

Tom

On Fri, Aug 22, 2025 at 2:11 PM Miles Granderson <miles@shermanstrategiesllc.com> wrote:

> I have heard that it is possible that there are some concerns. So given your role as ARNA president, I wanted to better inform you and hear and quickly address any of your concerns or concerns of others that you want to mention.
>
> Miles
>
> <~WRD0001.jpg>
>
> **Miles L. Granderson, Esq.**
>
> Direct 504.453.2554 | miles@shermanstrategiesllc.com
>
> **Sherman Strategies**
> 800 Baronne St., New Orleans, LA 70113
> www.shermanstrategiesllc.com
>
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>
> On Fri, Aug 22, 2025 at 1:53 PM Tomás Rey <tomasneworleans@gmail.com> wrote:
>
> > Good afternoon Mr. Granderson,
> >
> > What would be the nature of your call in particular?
> >
> > With regards,
> >
> > Tom

On Fri, Aug 22, 2025 at 12:43 PM Miles Granderson <miles@shermanstrategiesllc.com> wrote:

> Tom -- I was hoping to connect with you (and perhaps Tori) in advance of Willow's NPP meeting tomorrow for 401 Nashville (former Vorice Jackson Waters school). Is there a good time today to chat? Also please feel free to call or text me any time if you'd like 504-453-2554.
>
> -- Miles

<~WRD0001.jpg>

Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St., New Orleans, LA 70113
www.shermanstrategiesllc.com

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> [Quoted text hidden]

Gmail

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com> Fri, Aug 8, 2025 at 2:45 PM
To: CPCINFO <cpcinfo@nola.gov>
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Please see attached NPP letter.

2 attachments

Screen Shot 2016-10-05 at 11.46.13 AM.png
131K

401 Nashville NPP Letter Saturday version final.pdf
945K

Gmail Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Fwd: Willow School

Miles Granderson <miles@shermanstrategiesllc.com> Wed, Aug 20, 2025 at 1:33 PM
To: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

For the application ...

SHERMAN STRATEGIES

Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St., New Orleans, LA 70113
www.shermanstrategiesllc.com

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---------- Forwarded message ---------
From: **Miles Granderson** <miles@shermanstrategiesllc.com>
Date: Tue, Aug 19, 2025 at 4:16 PM
Subject: Re: Willow School
To: <david.piscola@hilton.com>, michael sherman <mike@shermanstrategiesllc.com>
Cc: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

David --

Thank you for reaching out. Please give me a call at 504-453-2554.

As a quick note in advance of a conversation, please note that we do not necessarily intend to decrease parking - the opposite actually. Presently, there are zero on site (off street) parking spots. We do intend to add a small number of spots on site. These will be new and additive.

There are existing spots that are perpendicular parking spots in the public right of way. We would like to keep those and even add more than exist today there. However, being not on site technically they do not technically count to our parking count. Further, the city has to allow us to do this, being public property.

So our plan is to add parking. But there are technicalities that lead to a parking variance request.

Please do give me a ring so I can explain further and answer any other questions you may have.

Miles

SHERMAN STRATEGIES

Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St., New Orleans, LA 70113
www.shermanstrategiesllc.com

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On Tue, Aug 19, 2025 at 3:57 PM michael sherman <mike@shermanstrategiesllc.com> wrote:

SHERMAN STRATEGIES LLC

Michael G. Sherman, Esq.
Direct 504.250.2257 | mike@shermanstrategiesllc.com

Sherman Strategies
800 Baronne Street, New Orleans, LA 70113
www.shermanstrategiesllc.com

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---------- Forwarded message ---------
From: **David Piscola** <David.Piscola@hilton.com>
Date: Tue, Aug 19, 2025 at 3:47 PM
Subject: Willow School
To: Michael Sherman <mike@shermanstrategiesllc.com>

Mike

I hope all is well!

I received the attached letter from your team regarding the expansion of the Willow School.

I actually live directly across the street from this property and will likely be one of the most, if not the most, impacted party. In general I am supportive of bringing the school back into use. I have been in contact with Councilman Giarrusso and Board member Carlos Zervigon several times in regards to the sale.

But, the desire to significantly reduce the number of required on site parking spaces is something I cannot support. It seems the property has sufficient off street parking now. Previous use of the schools has not had undue pressure on parking. I fear this would lead to conflicts with residents if the new school is not required to provide their own

I understand that there will be a meeting this Saturday afternoon to discuss with the neighborhood. I will likely attend and am willing to learn more. One of our local community activists, Nanette McCutchen, is getting the neighborhood

rallied to attend and I am sure will be vocal.

Looking forward to learning more.

David

David Piscola

General Manager

Hilton New Orleans Riverside

2 Poydras Street

New Orleans, LA 70130

504-561-0500 504 584-3810

hiltonneworleansriverside.com facebook.com/hiltonneworleansriverside

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October 2, 2025

New Orleans City Planning Commission
1300 Perdido Street
Suite 7W03
New Orleans, LA 70112

Re: Zoning Docket 055/25 - Condition Use to Permit Secondary Education Facility in HU-RD2

Dear Members of the Planning Commission,

I own the home at 435 Nashville Avenue, and my partner Joe Cerise and I have lived here since 2006. Our home is located at the corner of Nashville Avenue and Laurel Street. We are writing regarding the Land-Use Request Application, dated August 21, 2025, submitted by the Orleans Parish School Board for a conditional use permit for a Secondary Education Facility at the school property described in the application. Our backyard abuts the school property.

Our understanding is that the Willow School intends to purchase the school property from the Orleans Parish School Board and renovate the existing school building, add a 537-seat auditorium and make changes to the parking including off-street parking and on-street parking on Nashville Avenue and Annunciation Street.

We ask that the City Planning Commission ("CPC") recommend a denial of the conditional use permit for the reasons stated herein.

As required by the Comprehensive Zoning Ordinances ("CZO"), the CPC's recommendation 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.[1] In addition to the general requirement of compatibility, the CPC must specifically consider the factors enumerated in Section 4.3F of the CZO in reaching its recommendation.

We address below why we believe the proposed project does not meet some of the enumerated factors and why the application does not provide sufficient information for the CPC to fairly evaluate other factors.

The proposed use is inconsistent with the general purpose and intent of the applicable zoning district regulations.

The school property and surrounding property is zoned as HU-RD2. Section 11.1.B of the CZO describes the HU-RD2 Two-Family Residential District as follows:

> The HU-RD2 Two-Family Residential District is intended to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings. This district also allows

> higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

The neighborhood surrounding the school property is an older, densely populated urban section of the City of New Orleans. As such, the streets are narrow, and most residents do not have off-street parking. When residents are home on weekends and during evening hours on most days, there is limited available street parking (except for the current space around the school property).

In our nearly 20 years of residing next to the school property, it mainly has been operated as a Primary Education Facility. During the times that the school was in operation, the burden on the neighborhood was manageable. The school operated during normal school hours and held a normal annual schedule (with few or no summer sessions). Unlike a Secondary Education Facility, as the Willow School would be, past students weren't driving themselves to school and parking in the neighborhood. They were either dropped off and picked up by parents or driven in school buses.

The Willow School now proposes to operate the school as a Secondary Education Facility. Our expectation is that a Secondary Education Facility with a 537-seat auditorium will have much greater activity and use than a Primary Education Facility, placing a greater burden on the surrounding neighborhood. The CZO contemplates the extra burden of a Secondary Education Facility by requiring a greater number of parking places per classroom and requiring parking spaces based on the gross foot area (GFA). The Willow School proposes having only 9 parking spaces on site – 19 fewer than required by the CZO, according to a fact sheet provided to residents by Sherman Strategies at the neighborhood participation meeting on August 23, 2025. Its plan for 36 streetside parking spaces would not be counted toward CZO requirements and would not be sufficient for events. A casual observation of most Secondary Education Facilities under the Orleans Parish School Board and most Primary Education Facilities in the Uptown area shows that most occupy an entire city block or have significant buffer space to adjoining properties. Many of the Secondary Education Facilities also have more on-site parking than proposed for the 401 Nashville Avenue campus or are in neighborhoods that can absorb the additional traffic and parking associated with the school. Since the school at 401 Nashville Avenue does not occupy the entire block by itself and does not have the buffer that many schools have, it will place more of a burden on the neighboring properties than other schools do by the nature of the property.

We also note that it appears that the CZO only has parking requirements for a Secondary Education Facility and does not have parking requirements for associated auditoriums (in this case a 537-seat auditorium). The lack of a specific parking requirement in the CZO should not mean that parking for the auditorium can be ignored. Rather, the Willow School's lack of a sufficient parking plan for the 537-seat auditorium should be evaluated under the CPC's general obligation to find the use compatible with the neighborhood.

While limited compatible non-residential uses may be allowed in HU-RD2, a Secondary Education Facility with a 537-seat auditorium with no limits on its operation and with insufficient parking would seem to be incompatible with the densely populated neighborhood surrounding the school property. Assuming two passengers per car, events at the auditorium could bring up to 268 vehicles (counting only guests)[2] into our densely populated neighborhood on a regular

basis. During Mardi Gras, some parades start on Jefferson Avenue between Magazine Street and Tchoupitoulas Street. We have seen how quickly the streets in the neighborhood around the school become congested and how little parking is available when people come into the neighborhood. Approval of the conditional use permit as submitted will surely cause frustration and conflict with the neighbors to the school property.

Given the size of the 537-seat auditorium, the significant percentage of the structure relative to the property and the school building and its stated purpose, the 537-seat auditorium seems comparable to a stand-alone auditorium (as defined and addressed in the CZO). The only difference in this case is that the 537-seat auditorium would be connected to a Secondary Education Facility. Stand-alone auditoriums (of any size) are neither permitted nor conditional uses in neighborhoods zoned HU-RD2. We ask that the CPC consider this in their evaluation of the conditional use permit.

We heard from the Willow School's representatives that the size of the proposed 537-seat auditorium was reasonable because the McMain Secondary School auditorium is larger. This argument seems to be misguided. While we do not have complete information, it is our understanding that the auditorium at McMain Secondary School pre-dates the CZO, and the recent renovation of that auditorium did not require zoning approval. Also, the busy corner of Nashville and Claiborne avenues, where McMain sits, is very different from the corner of Nashville and Annunciation the Willow School wants to occupy.

Lastly, we are sympathetic to the Orleans Parish School Board's desire to divest an unused property and the Willow School's desire to find a home for its arts-based education. However, we believe the CPC is required to make its recommendation on the conditional use permit in accordance with the standards in the CZO.

The proposed use is incompatible with and does not preserve the character and integrity of the adjacent neighborhood. More specifically:

Off-street parking and loading areas.

Our concerns about off-street parking were previously addressed, and our concerns with the loading areas are addressed below.

Refuse and service areas.

<u>Refuse</u>

The proposed location of the dumpster is incompatible with the use of the surrounding properties. The proposed location of the dumpster is immediately behind our property and the neighboring residential property. When we expressed concern about the location of the proposed dumpster and its impact on our property at the August 23rd meeting, we were told "it had to go someplace" and that it would be visually screened. We are opposed to the location of the dumpster adjacent to our property – or our neighbors' property – because it will expose us to potential rat infestations and the smell of rotting food generated from the proposed kitchen and from concessions from the auditorium. Those are significant problems that could impact the use and enjoyment of our property and make our patio unusable. Satisfying the minimum requirements of the zoning code by providing a visual screen is not the same as being compatible with the use of surrounding properties.

When the property at 401 Nashville was last used as a school, the school's dumpsters were located near the current cafeteria on the Annunciation side of the lot and not adjacent to any neighboring properties (as depicted on the current site plan on page 7 of the application). Moving the school's dumpsters to the proposed location puts a greater burden on the neighboring properties (our property in particular) than it does on the school, which is the source of the refuse. The neighboring properties will suffer because the Willow School appears to have elected to build the largest possible auditorium it could build on the site and flip the cafeteria, dumpster and other burdensome uses closer to neighboring houses.

Consistent with the Willow School's stated intent "to be a good neighbor," the Willow School should find an alternative location for the dumpster on the school property such that the school bears the burden of the dumpster and should commit to programs that reduce or minimize the generation of waste, segregate organic waste from ordinary trash for composting[3] and minimize the impact of generating, storing and transporting its solid waste on the adjacent properties.

Service Areas

The design of the proposed school project locates the service areas (i.e., kitchen, dumpster, loading dock, etc.) adjacent to the neighboring residential properties, which is a shift from the Annunciation Street side of the property where they are currently located. The activities associated with these service areas are incompatible with the adjacent residential homes. The design should be revised to move the kitchen and dumpster to the other side of the existing school building consistent with the current location of those facilities.

As more fully discussed below, it is unclear how many students will be at the school on any given day. Based on our reading of the application, it appears that the school will have the capacity for approximately 408 students. The Willow School indicated that food for the students may be prepared on site. If the school is at full capacity, this will be a significant food preparation operation that supports our recommendation that the kitchen be moved to lessen its burden on the adjacent neighbors and our objections to the location of the dumpster.

Screening and buffering features to minimize visual impacts and/or set-backs from adjacent uses.

Our concerns with the limited utility of screening of the dumpsters is addressed above.

Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

The application provides no information regarding exterior lighting on the school property. Neither the community nor the CPC can evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods without this information.

Hours of operation.

The application provides no information regarding the hours of operation of the school or the 537-seat auditorium. When specifically asked about the hours of operation at the August 23rd meeting, the Willow School representatives declined to provide details regarding the hours or days of operation.

Neither the community nor the CPC can evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods without this information. (For example, will the school be used year-round including summers? How many days per week will the 537-seat auditorium be used for performances? What will the hours of operations be for the 537-seat auditorium? Will the 537-seat auditorium be used year-round including summers?)

The Willow School's representatives stated that the school will only be a satellite campus. Without details of the Willow School's proposed operations that term has no meaning. When Ben Franklin operated the school, it was referred to as an annex. Despite being an annex, it operated during normal school hours and did not appear to have any fewer students than any other school operated at the property.

At the August 23rd meeting, the Willow School representatives stated that it is possible that the school and auditorium could be used by other organizations. This information is also relevant to an evaluation of the impact of the conditional use and should be provided.

On a related matter, it is unclear how many students and staff are expected to use the school. When asked about the number of students that would be using the school at the August 23rd meeting, the Willow School representatives indicated that they were not sure but that it would not exceed the expected maximum capacity of 300 students. Based on the occupancy numbers in the application, it appears that the occupancy of the renovated school building will be able to accommodate 425 (408 in classrooms and 17 in administrative, kitchen and maintenance areas). Additionally, the assembly area can accommodate 121. Without definitive confirmation from the Willow School, it seems appropriate to assume full occupancy of the facilities.

Roadway adjustments.

The Willow School proposes a driveway to access the proposed off-street parking and service areas (i.e., the kitchen, the dumpsters, the loading dock, etc.) from Nashville Avenue. The proposed driveway is angled towards our driveway. We believe this will create an unsafe situation and affect our ability to use our driveway because the driveway proposed to be added by the school will be used for teachers and staff, garbage trucks, delivery trucks for the kitchen and whatever other vehicles are directed to use that space. This is yet another burden placed on our property by the Willow School's design.

The proposed use results in material prejudice to other property in the vicinity.

For the reasons stated above, the use and enjoyment of our property will be prejudiced if the conditional use permit is approved.

Other matters not specifically addressed by the enumerated factors

<u>Trees</u>

Our property has a mature holly tree and a mature magnolia tree near the rear of our property and adjacent to the school property. The proposed design for the Willow School indicates that a new tree will be placed by our property line and between the proposed location of the dumpster and the sidewalk. The proposed location would require digging into the roots of our trees to put a new tree in. According to an arborist we spoke to, excavation within five feet of our property line could damage or kill our 45-foot magnolia tree, which has been a valuable and important part of the

landscape for decades. It makes no sense to us why the Willow School would propose adding a tree where there is already significant foliage from mature trees.

Stormwater

We are concerned about storm water drainage from the site after adding the proposed auditorium and parking (both on-site and street parking). There is one storm drain in front of the school building on Nashville Avenue. (Based on the Willow School's drawing, it appears that the location of this drain will become a green space in front of the oak tree in front of the school.) This drain is regularly blocked by grass cuttings and leaves and branches from the trees on the property causing storm water (and everything it carries - leaves, branches, grass cuttings and trash) to be diverted onto our driveway, yard and the sidewalk along our property. After nearly 20 years of clearing the storm drain to prevent a mosquito breeding ground and inundation of cars parked along the street in front of the school, we would like to see this problem fixed and not made worse by the proposed project. Additionally, we are concerned that the additional hard-scaping the Willow School is proposing for the parking lot and the parking spaces on the street will only worsen the existing drainage problem. The stormwater drain should be replaced and protected from debris, and alternate surfaces that allow rainwater to drain through ought to be considered as part of the stormwater plan to prevent runoff problems for the neighborhood.

At the August 23rd meeting, the Willow School representatives stated that the proposed school would have a significant stormwater retention system. We cannot find any indication of a stormwater retention system in the drawings filed with the application. Since many of the undesirable aspects of this project have been directed to the space adjacent to our property, we would like to understand more about the stormwater retention system and where it will be located so we can evaluate its impact on the neighboring property.

Insufficient Description

We also note that neither the Willow School's community outreach materials nor the CPC's notice of public hearing mailer indicated that the proposed auditorium would have 537-seats. The lack of detail doesn't permit residents to easily understand the proposed project and its impact on the neighborhood.

We want to be supportive of the proposed redevelopment but based on what we learned at the August 23rd meeting and the response we received from Sherman Strategies to our written correspondence, we have serious concerns about the impact of the redevelopment on our property, our ability to comfortably use our outdoor space, the pressure on the neighborhood that would be caused by parking for events in the proposed 537-seat auditorium and that existing issues may only be exacerbated by the redevelopment. We have only addressed the concerns we believe are specifically relevant to the CPC's evaluation of the conditional use permit. Additional issues may arise as more information about the redevelopment is shared with the community.

As stated above, we ask that the CPC recommend a denial of the conditional use permit. It may be possible for reasonable conditions and limitations to be placed on the proposed project to make it compatible with the neighborhood, but until the Willow School addresses the issues we raised it does not seem possible to us that reasonable conditions and limitations can be imposed on the proposed project that are specific, enforceable, and sufficient to protect the neighborhood and the

use of the existing residential properties. We also request that after the issues raised herein are addressed that the Willow School hold another neighborhood participation meeting.

Sincerely,

Terri Troncale and Joe Cerise
435 Nashville Avenue
New Orleans, LA 70115

cc: Joseph I. Giarusso III, Councilmember, District A
Claire F. Byun, Communications and Land Use Director (for Joseph I. Giarusso III)
Carlos Luis Zervigon, Board Member, District 6, Orleans Parish School Board
Tom Rey, President, Audubon Riverside Neighborhood Association

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[1] Section 4.3F of the CZO
[2] Our estimate does not include any vehicles brought into the neighborhood by students and staff.
[3] Consistent with the recommendations of the New Orleans Composting Alliance, solid waste segregated for composting should be frozen while in storage (see https://nola.gov/next/resilience-sustainability/urban-agriculture/new-orleans-compost-alliance/).

Outlook

Fw: 401 Nashville - Docket # 055/25

From CPCINFO <CPCINFO@nola.gov>
Date Tue 10/7/2025 9:20 AM
To Ava Monnet <Ava.Monnet@nola.gov>

From: Brian Rome <brian@romeoffice.us>
Sent: Monday, October 6, 2025 4:59 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Claire F. Byun <Claire.Byun@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>
Subject: 401 Nashville - Docket # 055/25

To Whom It May Concern,

I am writing to express my strong opposition to the variance request for the construction of a 500-seat auditorium in our neighborhood, which is zoned HU-RD2. While the applicant asserts that the proposed use is for secondary education, it is clear from the application that the primary function of this facility will be to serve as an auditorium for arts-based performances for a secondary school located several miles away in a different neighborhood.

This raises serious concerns about the true nature of the proposed use. An auditorium of this size will inevitably host large gatherings and events, making it a public assembly space rather than an ancillary educational facility. As such, it is not a permitted use in an HU-RD2 zone and conflicts with the intent of the zoning code.

Additionally, I am concerned about the substantial shortfall in on-site parking. The proposal states that a variance is needed for only 19 spaces, based on the secondary educational use designation. However, if the primary function is considered correctly as an auditorium, the parking requirement would be closer to 60 spaces according to standard ratios for such facilities. The applicant proposes only 9 on-site spaces, resulting in a deficiency of approximately 51 spaces.

This is a serious issue in a neighborhood where most homes lack off-street parking. The spillover parking from events could create significant conflicts, congestion, and safety concerns for residents.

I would also like to know whether a study has been conducted to evaluate the feasibility of constructing this auditorium on the existing Willow School campus. It is reasonable to expect that any such facility serving that school should be located on its current site rather than imposing impacts on a separate residential neighborhood.

Furthermore, the proposed auditorium exceeds the maximum height allowable in the HU-RD2 district. Constructing a new building that violates multiple zoning code restrictions—especially for a use that is not permitted—would be a detriment to our neighborhood.

For the reasons above, I respectfully urge you to deny the requested variance.

Kind regards,

Brian Rousseau Rome

Partner

M +1 917 808 5211

E brian@romeoffice.us

W www.romeoffice.us

Rome Office

400 N. Peters St Suite 212

New Orleans, LA 70130

Cameron Boissiere

From: S Cady <smcnashno53@gmail.com>
Sent: Tuesday, September 23, 2025 2:31 PM
To: CPCINFO
Subject: Docket 055/25

City Planning,
I am responding to your request 4 feedback,re,601 Nashville Av.I want to express my concerns that new construction include adequate pkg 4 future school needs + that the auditorium planned be soundproofed in the event of future public events + that construction times be ltd to 8AM - 4PM to insure minimal noise in our area over the next yr.
Sincerely,
Steve Cady
428 Nashville Av
New Orleans,LA 70115

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. 5703 Annunciation St/401 Nashville Ave New Orleans, LA 70115

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Sherman Strategies LLC/Miles Granderson

Applicant Address 800 Baronne St

City New Orleans State LA Zip 70113

Applicant Contact Number 504 799 9335 Email miles@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Orleans Parish School Board

Property Owner Address 3520 General DeGaulle Drive Suite 5055

City New Orleans State LA Zip 70114

Property Owner Contact Number 504 7999335 Email Miles@shermanstrategiesllc.com

SPECIFIC ZONING REQUEST

A conditional use to permit Secondary Educational Facility in an HU-RD2 zoning district. Variances to be secured through conditional use process or at the Board of Zoning Adjustments as directed by City. See potential variances on attached sheet

PROPERTY LOCATION

Square Number(s) 1 2 Lot Number(s) LOTS 1-7, A, B, C, & D

Bounding Streets Arabella, Annunciation, Nashville, Laurel

Zoning HU-RD2 Municipal District 6th

Tax Bill Number 615101710 Planning District 3rd

DESCRIPTION OF PROJECT (Attachments are acceptable)

This is for the proposed conversion of the former Vorice Jackson Waters School to a satellite campus for The Willow School. The project consists of an adaptive reuse of the existing building, site work, and the addition of an auditorium. The purpose of this new campus will be for Willow's arts students to come for part of the day to learn and practice in a fuller and more arts immersive setting than exists for them today.

1161

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 K Bowdoin Date 8/21/25

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 21st day of August, 2025

My Commission expires Candice M Richards Forest
Attorney/Notary Public - State of Louisiana
La. Bar No. 38269 Notary ID No. 87741
My Commission is Issued for Life

Potential associated variances from City Planning Commission or Board of Zoning Adjustments as follows:

a. CZO Sec.22.4.A to permit 9 on-site ***parking spaces***, a variance of 21 from the standard required 30 on site spaces.

b. CZO Sec. 11.3.A.2 to permit a ***front yard setback / build to line*** on Arabella of 30', a variance of up to 16' where a build to line as low as 11' (+ or – 3') may be required per code interpretation.

c. CZO Sec. 11.3.A.1 to permit the ***stage/scenery loft height*** to be 55' where 35' is the maximum and would be a 20' variance, however Sec. 26.6 exempts stage/scenery lofts from the height calculation and allows institutional uses to be up to 60' where permitted.

d. CZO Sec. 11.3.A.1 to permit ***a rear yard setback*** of 10', a variance of 5', where 15' is required.

AUTHORIZATION
OF ORLEANS PARISH SCHOOL BOARD
AS PROPERTY OWNER
FOR CITY APPLICATIONS AND PROCESSES

Orleans Parish School Board ("OPSB") is the owner of the real property located at 401 Nashville Street (the "Property"), a former primary school. OPSB has entered or intends to enter into a contact to sell the Property to Advocates for Arts-Based Education Corporation dba The Willow School ("Willow"). Willow intends to redevelop and operate the Property as an art-based campus for its secondary education program.

Certain applications and processes are required by the City of New Orleans to permit Willow's plans for the Property, including but not limited to conditional use for secondary education, design review, and certain variances before entities potentially including but not limited to the City Planning Commission, Board of Zoning Adjustments, and Design Advisory Committee, and other related and ancillary processes (the "Applications and Processes").

Katherine Baudoun, the President of OPSB is authorized to and shall sign City forms and like instruments on behalf of OPSB in its capacity as owner of the Property related to the Applications and Processes.

Willow, and its CEO Nicolette London, are authorized by OPSB to sign City forms and like instruments on behalf of Willow related to the Applications and Processes. Similarly, Willow's agents Sherman Strategies, including Miles Granderson, are authorized by OPSB to sign City forms and like instruments on behalf of Willow related to the Applications and Processes. These authorizations shall permit Willow and Sherman Strategies as their listed individuals to sign documents and take all reasonably standard actions related to the Applications and Processes.

Signed:

By: KBaudoun

Position: President

Date: 8/21/25

RS 17:83

§83. Presidents of boards; duties; contracts with teachers, superintendents' duty to sign

The president of each school board, or in his absence the vice-president, shall preside at all meetings of the board, call meetings when necessary, advise with and assist the parish superintendent of schools in promoting the success of the schools, and, generally, do and perform all other acts and duties pertaining to his office. All deeds and contracts for the schools shall be signed by him, but the contracts with teachers shall be signed by the parish superintendent and the contracting teachers.

Katherine Baudouin - District 5 - President

Katherine Baudouin - President

District 5

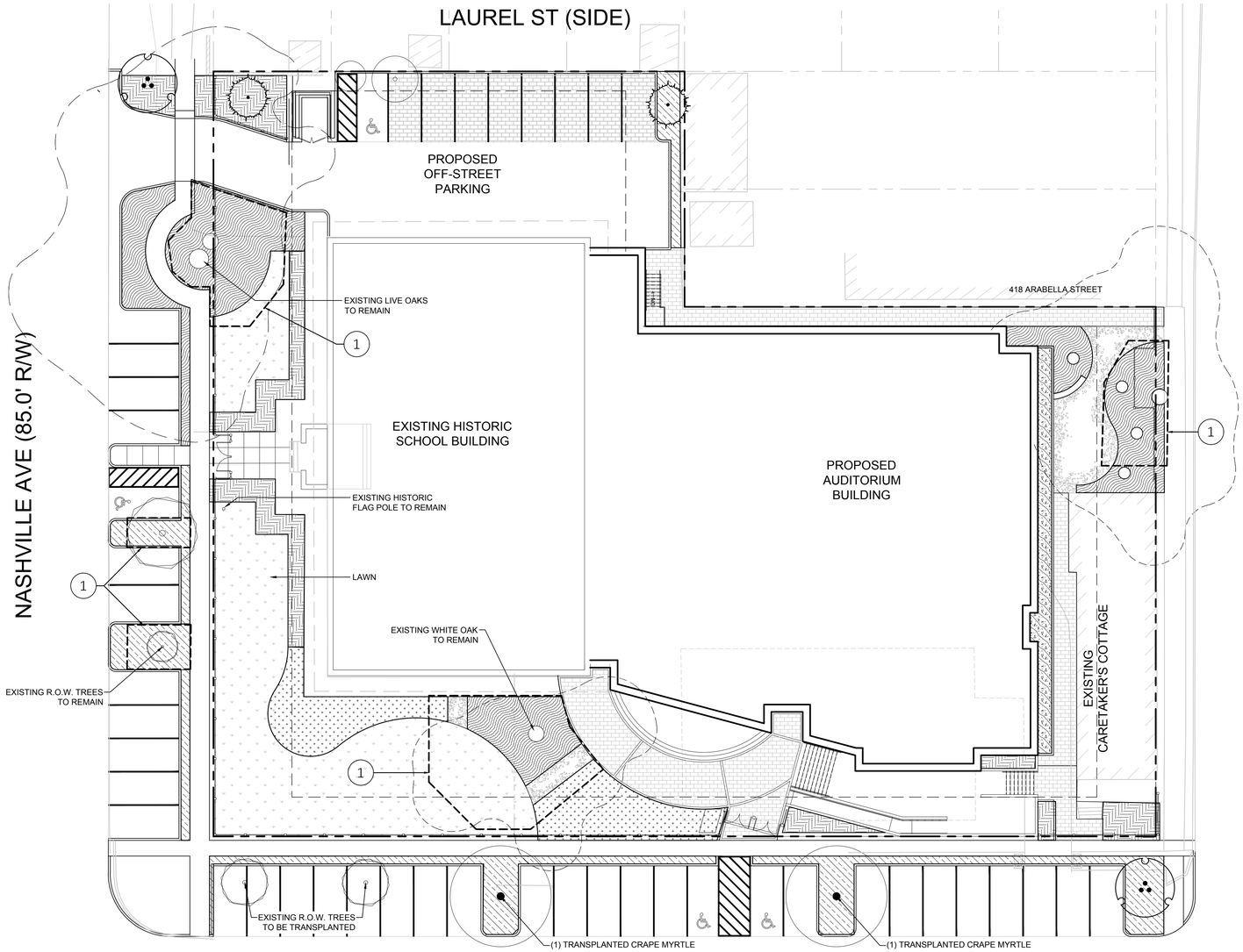
Katie Baudouin has spent her career working in state and local government and for nonprofit organizations. She started her career at the Louisiana Association of Nonprofit Organizations (Louisiana Alliance of Nonprofits) where she helped to advance progressive policies aimed at improving quality of life for all Louisiana families.

She also worked at the Louisiana Department of Health and Hospitals (Louisiana Department of Health), where she worked to improve health outcomes and expand Medicaid and LaCHIP eligibility and enrollment. And as a policy analyst at the National Academy for State Health Policy, where she worked with states as they planned for Medicaid expansion.

Baudouin served for more than three years as staff to two New Orleans City Councilmembers Stacy Head and Joe Giarrusso, where she drafted legislation, assisted on land use matters, worked on budget priorities, and ensured that public money was being spent wisely.

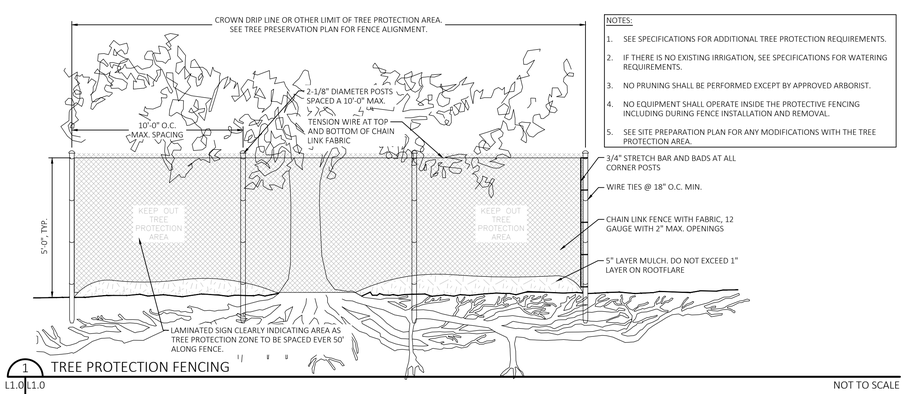
Baudouin earned a Master of Public Administration from Louisiana State University and a Bachelor of Arts from Loyola University.

District 5 Map



L1.0 LANDSCAPE PLAN

1/16"=1'-0"



NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

1 L1.0 TREE PROTECTION FENCING

NOT TO SCALE

TREE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL
TREES					
	IC	Ilex cassine / Dahoon Holly 12' Ht., 6' Canopy Clearance	2" Cal.	2	
	MS	Magnolia virginiana / Sweetbay Magnolia 12' Ht., 6' Canopy Clearance	2" Cal.	2	

PLANTING NOTES:

1. REFER TO PARKS AND PARKWAYS STANDARD SPECIFICATIONS FOR INFORMATION REGARDING THE PROTECTION OF EXISTING TREES AND OTHER PLANT MATERIALS
2. ALL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONDUCT INDEPENDENT ASSESSMENT IN ORDER DETERMINE QUANTITIES NECESSARY TO MEET DESIGN INTENT.
3. THE INSTALLATION OF ALL PLANT MATERIALS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARD SPECIFICATION OF THE NEW ORLEANS DEPARTMENT OF PARKS AND PARKWAYS:
   - 3.1. SECTION 32 90 00 PLANTING
   - 3.2. SECTION 32 92 19 SEEDING
   - 3.3. SECTION 32 92 23 SODDING
   - 3.4. SECTION 32 94 13 LANDSCAPE EDGING
   - 3.5. SECTION 32 91 13 SOIL PREPARATION
4. ANY SUBSTITUTION IS MADE TO THE PLANT SPECIES, SIZES, AND SPECIFICATIONS SHOWN ON THIS PLAN MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

N

SCALE: 1/32"=1' (12X18)
SCALE: 1/16"=1' (24X36)

TREE PROTECTION NOTES :

1. IT IS CRUCIAL THAT TREE PROTECTION FENCE MUST BE ERECTED PRIOR TO ANY SITE DEMOLITION BEGIN.
2. PROTECTION FENCE SHALL BE PLACED AROUND CRITICAL ROOT ZONE OF ALL TREES TO BE RETAINED.
4. DO NOT UNDER ANY CIRCUMSTANCE DRIVE OR PARK MACHINERY ON TREE ROOTS OR UNDER THE DRIPLINE.
5. AVOID DISTURBING ROOTS IN CRITICAL ROOT ZONE. IF ROOT CUTTING IS NECESSARY OR ANY DAMAGED ROOTS OCCURRED, THEY SHALL BE CUT CLEANLY WITH AN AXE A FEW INCHES CLOSER TO THE TRUNK. ANY OVERED/EXPOSED OR PRUNED TREE ROOTS MUST BE COVERED IMMEDIATELY WITH DIRT AND MULCH TO PREVENT ROOTS FROM DRYING OUT.
6. NO STORAGE OR CONCRETE DUMPING IS PERMITTED ON TREE ROOTS AND/OR UNDER DRIPLINE.
7. NO BUILDING MATERIALS ARE TO BE STACKED OR STOCKPILED WITHIN THE DRIPLINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
8. TOPSOIL SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
9. TREE BOARDING SHALL BE USED IF WORK IS REQUIRED WITHIN FENCING.
10. ANY UNCOVERED/EXPOSED TREE ROOTS SHALL BE IMMEDIATELY COVERED WITH MULCH.
11. ANY UNDERSTORY CLEARING WITHIN SIX FEET OF EXISTING TREE TRUNKS SHALL BE DONE BY HAND.
12. AVOID DAMAGE TO MAJOR TREE BRANCHES.
13. ABORIST TO BE ON SITE DURING ANY WORK ADJACENT TO TREE THAT MAY AFFECT TREE BRANCHES OR ROOTS.
14. PER CITY CODE, CONTRACTOR MAY BE HELD LIABLE FOR DEATH OR DECLINE OF TREE.
15. NO MAJOR GRADING SHALL TAKE PLACE AROUND TRUNK AND MAJOR ROOTS OF EXISTING TREES TO REMAIN.

TREE PROTECTION AND REMOVAL LEGEND

- — — TREE PROTECTION FENCING
- (1) PROTECT EXISTING TREE, SEE DETAIL 1, SHT L1.0

CONCEPT PLANT SCHEDULE

ORNAMENTAL PLANTING 01	1,099 sf			
Carex cherokeensis / Cherokee Sedge	171	1 gal.	15% @ 12" o.c.	
Chasmanthium latifolium / Northern Sea Oats	19	3 gal.	15% @ 36" o.c.	
Iris x 'Louisiana' / Louisiana Iris	43	3 gal.	15% @ 24" o.c.	
Muhlenbergia capillaris / Pink Muhly Grass	7	3 gal.	10% @ 48" o.c.	
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	18	3 gal.	10% @ 30" o.c.	
Schizachyrium scoparium / Little Bluestem	28	3 gal.	15% @ 30" o.c.	
Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	115	1 gal.	10% @ 12" o.c.	
SHADE MIX 01	2,139 sf			
Aspidistra elatior / Cast Iron Plant	62	3 gal.	25% @ 36" o.c.	
Dryopteris ludoviciana / Southern Shield Fern	494	1 gal.	50% @ 18" o.c.	
Sabal minor / Dwarf Palmetto	35	7 gal.	25% @ 48" o.c.	
ORNAMENTAL PLANTING 02	1,323 sf			
Camellia sasanqua 'Dwarf Shishi' / Dwarf Shishi Camellia	84	7 gal.	55% @ 36" o.c.	
Dietes x 'Nola Alba' / Katrina® African Iris	31	3 gal.	20% @ 30" o.c.	
Muhlenbergia capillaris / Pink Muhly Grass	38	3 gal.	25% @ 36" o.c.	
PARKING AREA MIX	1,697 sf			
Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	112	3 gal.	40% @ 30" o.c.	
Iris hexagona / Dixie Iris	57	3 gal.	20% @ 30" o.c.	
Rosa x 'Meiswetdom' / Sweet Drift® Groundcover Rose	112	3 gal.	40% @ 30" o.c.	
BIOSWALE MIX	377 sf			
Carex cherokeensis / Cherokee Sedge	59	1 gal.	15% @ 12" o.c.	
Chasmanthium latifolium / Northern Sea Oats	6	3 gal.	10% @ 30" o.c.	
Iris x 'Louisiana' / Louisiana Iris	15	3 gal.	15% @ 24" o.c.	
Juncus effusus / Soft Rush	7	3 gal.	15% @ 36" o.c.	
Rudbeckia fulgida 'Goldsturm' / Coneflower 'Goldstrum'	10	3 gal.	15% @ 30" o.c.	
Sabal minor / Dwarf Palmetto	4	7 gal.	15% @ 48" o.c.	
Stokesia laevis / Stokes' Aster	60	1 gal.	15% @ 12" o.c.	

MARK I. BAUM ARCHITECT LLC
5612 CHESTNUT STREET NEW ORLEANS LA 70115
www.MIBArch.com

THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
REHABILITATION AND ADDITION
401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

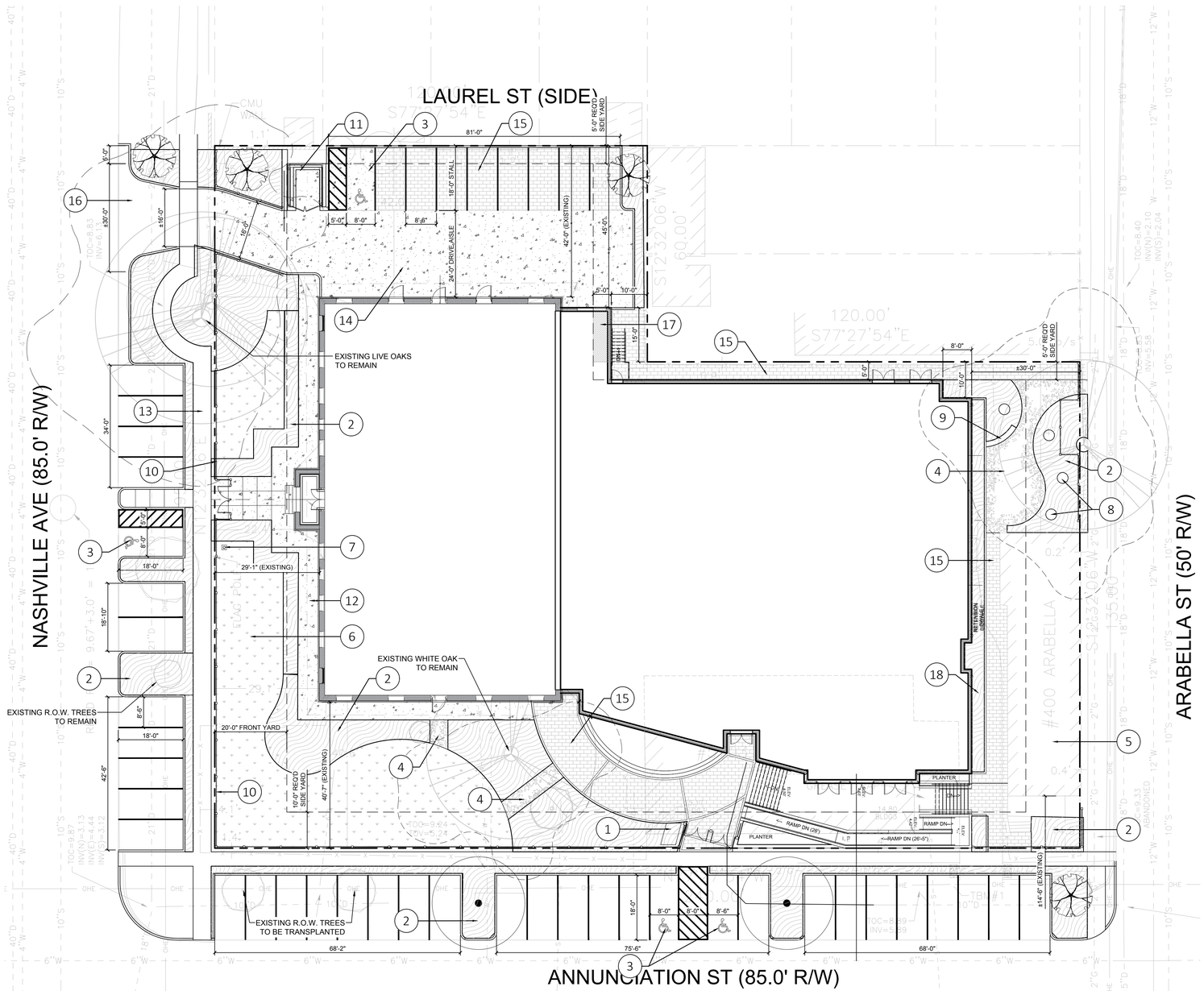
LAND-USE APPLICATION DOCUMENTS

Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
2	
3	
4	
5	
6	

BATTURE LLC
engineers + land surveyors
3110 FERET ST, NEW ORLEANS, LA 70115
phone 504.533.8644 fax 504.336.2272
info@batture-eng.com batture-eng.com

LANDSCAPE PLAN

L1.0



C2.0 SITE PLAN

1/16"=1'-0"

SITE PATTERN LEGEND

- IMPERMEABLE CONCRETE (5798 SF)
- PERMEABLE PAVING (3464 SF)
- PLANTING - (4200 SF)
- LAWN AREAS - (3825 SF)
- GRAVEL - (641 SF)
- HANDICAP PARKING SEE CALLOUT 7

N

SCALE: 1/32"=1' (12X18)
SCALE: 1/16"=1' (24X36)

PERMEABLE OPEN SPACE

	AREA (SF)	PERCENT (%)
TOTAL	39,600	100%
PERMEABLE	12,388	31.3%
IMPERMEABLE	27,212	68.7%

*CONDITION USE REQUIRES A MINIMUM OF 30% TOTAL PERMEABLE OPEN SPACE

SITE PLAN LEGEND

1. BIKE PARKING
2. PLANTING AREA (SEE DETAIL 0X, SHT C0X)
3. STRIPING AND SIGNAGE FOR ADA PARKING STALL (SEE DETAIL 0X, SHT C0X)
4. AGGREGATE PATH, (SEE DETAIL 0X, SHT C0X)
5. EXISTING CARETAKER'S COTTAGE BUILDING TO REMAIN
6. LAWN AREA
7. EXISTING FLAG POLE TO REMAIN
8. SCULPTURE (LOCATIONS TBD)
9. SEATING WALL (SEE DETAIL 0X, SHT C0X)
10. FENCING (SEE DETAIL 0X, SHT C0X)
11. DUMPSTER
12. EXISTING CONCRETE SIDEWALK
13. 4" CONCRETE SIDEWALK (SEE DETAIL 0X, SHT C0X)
14. VEHICULAR CONCRETE PAVEMENT (SEE DETAIL 0X, SHT C0X)
15. PERMEABLE PAVERS, VEHICULAR RATED (SEE DETAIL 0X, SHT C0X)
16. DPW STANDARD DRIVEWAY FOR CONCRETE MOUNTABLE CURB, (SEE DETAIL 0X, SHT C0X)
17. 5' WAIVER OF REAR YARD SETBACK REQUESTED FROM 15' MINIMUM REQUIRED REAR YARD
18. BIORENTENTION AREA (SEE DETAIL 0X, SHT C0X)

SITE PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
3. REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
4. BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ARE FROM:
   - FACE OF CURB TO FACE OF CURB
   - FACE OF CURB TO PROPERTY LINE
   - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
   - PROPERTY LINE TO BUILDING FACE
6. ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

BATTURE LLC
engineers + land surveyors
3110 FRERET ST, NEW ORLEANS, LA 70115
phone 504.535.8444 · fax 504.336.2272
info@batture-eng.com | batture-eng.com

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www.MIBArch.com

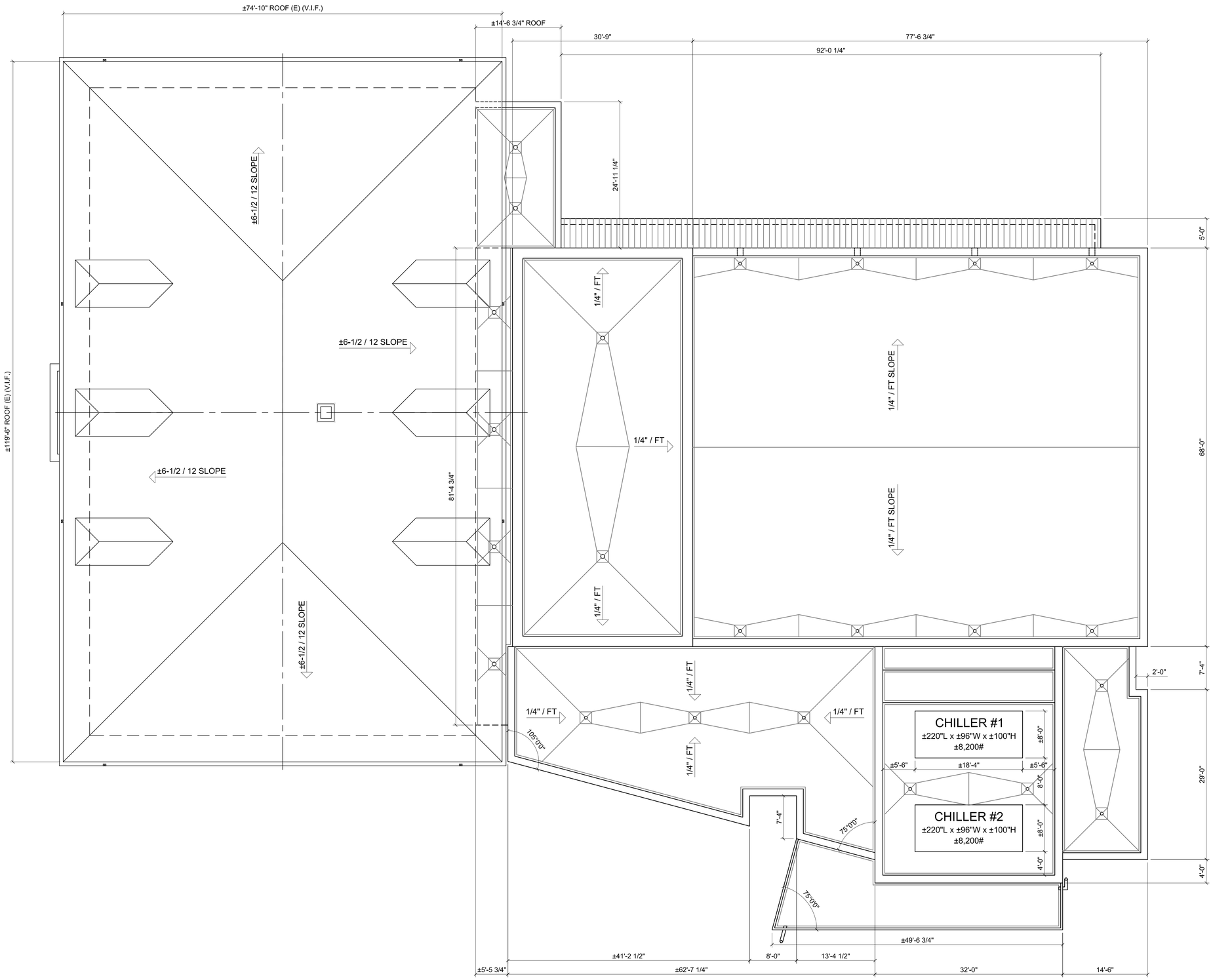
THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
REHABILITATION AND ADDITION
401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

50%
SD PHASE
NOT FOR CONSTRUCTION

Project #:	25-003
Issue:	7/18/2025
Revisions:	
1	
2	
3	
4	
5	
6	

SITE PLAN

C2.0



1 PLAN: ROOF

1/8" = 1'-0"

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THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
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401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

LAND-USE APPLICATION DOCUMENTS

Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
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4	
5	
6	

ROOF PLAN

A2.4

Cameron Boissiere

From: Robert B Bieck Jr <robieck77@gmail.com>
Sent: Sunday, October 5, 2025 1:56 PM
To: CPCINFO
Subject: To Stephen Kroll, Executive Director, City Planning Commission, regarding October 14, 2025 Public Hearing on Zoning Docket 055/25 and FRMA32 Permit for 401 Nashville Ave. and 5703 Annunciation Street

Dear Mr. Kroll

We submit the following comments and request to you as the Executive Director of the City Planning Commission ("CPC") in advance of the October 14, 2025 public hearing in the referenced matter.

We own and live at 5708 Annunciation Street and have reviewed materials available at https://onestopapp.nola.gov/ filed with the CPC. Those materials do not address the effects of the Willow School's use of the property as an additional campus and on traffic and parking in the Audubon Riverside West neighborhood, as well as possible congestion on Nashville Avenue between Tchoupitoulas and Ferret in addition to the side streets that cross Nashville between State Street and Jefferson Avenue.

At the Willow School's August 23, 2025 presentation to neighborhood residents, its representatives told attendees that it contemplated shuttling students between the Ferret and Nashville and Annunciation campuses. When asked for specifics, the speakers said that the school might operate at its 300

City Planning Commission Speaker Card

2

Date : 10.28.25

I would like to speak regarding CPC Docket : ZD055-25

IN SUPPORT

Name: Roy DeVine

Address: 1917 Joseph St

○ I am the applicant for this docket

○ I'd like to cede my time to: my wife DARCY

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

2

Date : 10/28/25

I would like to speak regarding CPC Docket : ZD055-25

IN SUPPORT

Name: Shawn McNea

Address: Willow School

① I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker: [signature]

City Planning Commission Speaker Card

Addison 2

Date : 10/28/25

I would like to speak regarding CPC Docket : ZD055/25

IN SUPPORT

Name: Robert Hill

Address: 5624 Frere St.

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker: [signature]

City Planning Commission Speaker Card

2

Date : 10.28.25

I would like to speak regarding CPC Docket : ZD055-25

IN SUPPORT

Name: DARCY DEVINE SCOGGIN

Address: 1917 Joseph St

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker: [signature]

City Planning Commission Speaker Card 5

Date : 10/14/25

I would like to speak regarding CPC Docket : _____

IN SUPPORT

Name: Nicolette London

Address: 5624 Freret Street

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: Nicolette London

City Planning Commission Speaker Card

1171

Date : 10/14/25

I would like to speak regarding CPC Docket : 5 2D055-25

IN SUPPORT

Name: Amber Prince

Address: 5736 Saint Anthony Ave

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: A. C. Prince

City Planning Commission Speaker Card 5

Date : 10/14/25

I would like to speak regarding CPC Docket : 055/25

IN SUPPORT

Name: Robert Hill

Address: 5624 Freret St. NOLA 70115

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: Robert Hill

1172

City Planning Commission Speaker Card

Date : 10/28/2025

I would like to speak regarding CPC Docket : #2 ZD055-25

IN SUPPORT

Name: Nicolette London

Address: 3624 French Street

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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Signature of Speaker: Nicolette London

City Planning Commission Speaker Card

Date : 10-28-25

I would like to speak regarding CPC Docket : 55/25

IN SUPPORT

* ORDER OF SUPPORT SPEAKERS ON BACK

Name: MILES GRANDERSON

Address: 800 BARONNE

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

turn over →

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: _____

1173

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : ZD 55/25

IN SUPPORT

Name: Rebecca Gieger

Address: 800 Baronne street

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker:

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 055/25

IN SUPPORT

Name: Amber Prince

Address: 5736 Saint Anthony Ave (70122)

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker: A. C. Prince

City Planning Commission Speaker Card

Date : 10-28-25

I would like to speak regarding CPC Docket : 055/25

IN SUPPORT

Name: Melissa Fouret

Address: 3424 Vincennes Place

○ 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: Melissa Fouret

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 055-125

IN SUPPORT

Name: Mark I. Baum, Mark I. Baum Architect LLC

Address: 5612 Chestnut St., NOLA 70115

☑ 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. ARCHITECT OF RECORD

Signature of Speaker:

student capacity. When queried about the frequency or type of traffic, the representatives said that they had not developed a traffic plan. We fear that the traffic will increase trash, noise and exhaust emissions, and degrade the quality of life in the neighborhood and make it less safe. We ask that the CPC require the Willow School to furnish information concerning the number of busses and frequency of bus trips between its two campuses to the CPC and the residents of the neighborhood and allow a reasonable amount of time for review and comment before ruling on the zoning change request.

In the absence of the requested information and deferral of the zoning change request, we oppose the zoning change.

Robert B. Bieck Jr./Julia A. Dietz
M: 504.919.1313

City Planning Commission Speaker Card

5

Date : 10-14-25

I would like to speak regarding CPC Docket : 055/25

IN SUPPORT

Name: Melissa C Faunet

Address: 3424 Vincennes Place

○ 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: Melissa C Faunet

City Planning Commission Speaker Card

5

1175

Date : 10/14/2025

I would like to speak regarding CPC Docket : 055/25

IN OPPOSITION

Name: Robert Biech

Address: 5708 Annunciation 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: _____

City Planning Commission Speaker Card

5

Date : 10/14

I would like to speak regarding CPC Docket : 055/25

IN SUPPORT

Name: Willow School

Address: Ernest Nola Orleans

○ 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: _____

City Planning Commission

Staff Report
Tuesday, October 28, 2025

Zoning Docket 056-25
Prepared by: Sarah C. King
Date: 10/31/25
Deadline for CPC action: 12/13/25
CC Deadline: 60 days from receipt
City Council District: D - Green

Applicant: Almonaster Investments, LLC
Request: Conditional use to permit a gas station in a C-1 General Commercial District
Property description: The entirety of Square 873 in the Third Municipal District, bounded by Almonaster Avenue, Port Street, North Prieur Street, and North Roman Street
Municipal address(es): 1841 Almonaster Avenue

Description

Zoning Docket 056/25 is a request for a conditional use to permit a Gas Station in a C-1 General Commercial District. The site is comprised of 1 lot that totals approximately 88,761 square feet of total lot area. The property is currently developed as a shopping center with three stores, CITI TRENDS is the only store currently operating. The applicant proposes renovating the former Family Dollar retailer into a Brother's Gas Station with a total floor area of approximately 11,500 square feet.

The applicant proposes to add six gas pumps with a fuel canopy directly in front of where the Family Dollar currently exists. However, the proposed gas station application did not include plans for this specific site. Several plans were submitted for different Brother's Gas Station locations and the dimensions, floor plans, and elevations did not match with the existing site conditions.

The staff requests deferral of this matter to the October 28, 2025 meeting to allow the staff to review all updated materials.

Reason for Commission Review

Per **Article 12, Section 12.2.A** *(Table 12-1: Permitted and Conditional Uses)* of the Comprehensive Ordinance, a gas station requires a conditional use to operate in an 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.

Staff Recommendation

The staff recommends **DEFERRAL** of Zoning Docket 056/25 to the **October 28, 2025** City Planning Commission meeting.

CITY PLANNING COMMISSION MEETING (October 14, 2025)

The staff summarized the application and presented its recommendation for deferral explaining that the gas station application did not include plans for this specific site. The deferral provides the applicant ample time to submit accurate dimensions, floor plans, and elevations that match with the existing site conditions for staff review.

The applicant was present to request a deferral for the October 28th CPC meeting in order to provide updated plans. Three constituents spoke in opposition to the gas station explaining that the NPP meeting hosted by the applicant was misleading and offered ideas of a fresh market or grocery store rather than a Brother's Gas Station. All three residents of the area expressed concerns about traffic and safety issues, along with noise pollution and presented data about crime associated with gas stations. Overall, the residents in opposition to the request explained that the community was not in favor of this proposal because of the potential for negative impacts on the surrounding community.

Commissioner Steeg addressed the applicant directly and asked that the updated plans accommodate public concerns in the next presentation for this request.

Commissioner Steeg made a motion to defer the application as recommended by the staff. Commissioner Stewart seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 056/25 IS HEREBY RECOMMENDED FOR DEFERAL TO THE OCTOBER 28 CPC MEETING.

YEAS: Brown, Kepper, Steeg, Stewart, Witry

NAYS:

ABSENT: Flick, Jordan, Joshi-Gupta

Staff Recommendation

The staff recommends **DEFERRAL** of Zoning Docket 056/25 to the **December 9, 2025** City Planning Commission meeting.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

The staff summarized the application and presented its recommendation for deferral to the December 9th CPC meeting explaining that the gas station application has not include plans for this

specific site. The deferral provides the applicant ample time to submit accurate dimensions, floor plans, and elevations that match with the existing site conditions for staff review.

The applicant was not present to request a deferral for the December 9th CPC meeting.

Six constituents spoke in opposition to the gas station explaining that the NPP meeting materials were misleading. Residents explained that the proposal is in close proximity to an existing gas station, Quicky's located two block from the site. Multiple residents stated that the community is not in favor of a gas station because of issues related to noise pollution, light pollution, and location of residential homes near the site. In summary, residents in opposition to the request explained that the community was not in favor of this proposal because of the potential for negative impacts on the surrounding community and that this type of use is not appropriate for the area.

Commissioner Witry asked CPC staff when the deadline would be for this item to be heard. Staff explained that if the applicant was able to provide all updated materials the item would be heard at the December 9th meeting and the Commissioners would have to act on the proposal that day.

Commissioner Joshi-Gupta stated that the applicant was not present to provide comment on the proposal while members of the community have attended CPC meetings to speak in opposition. Commissioner Witry agreed and explained that public support or opposition is important when considering projects such as this.

Commissioner Steeg made a motion for DENIAL of the application against staff recommendation of deferral. Commissioner Poche seconded the motion, which was adopted.

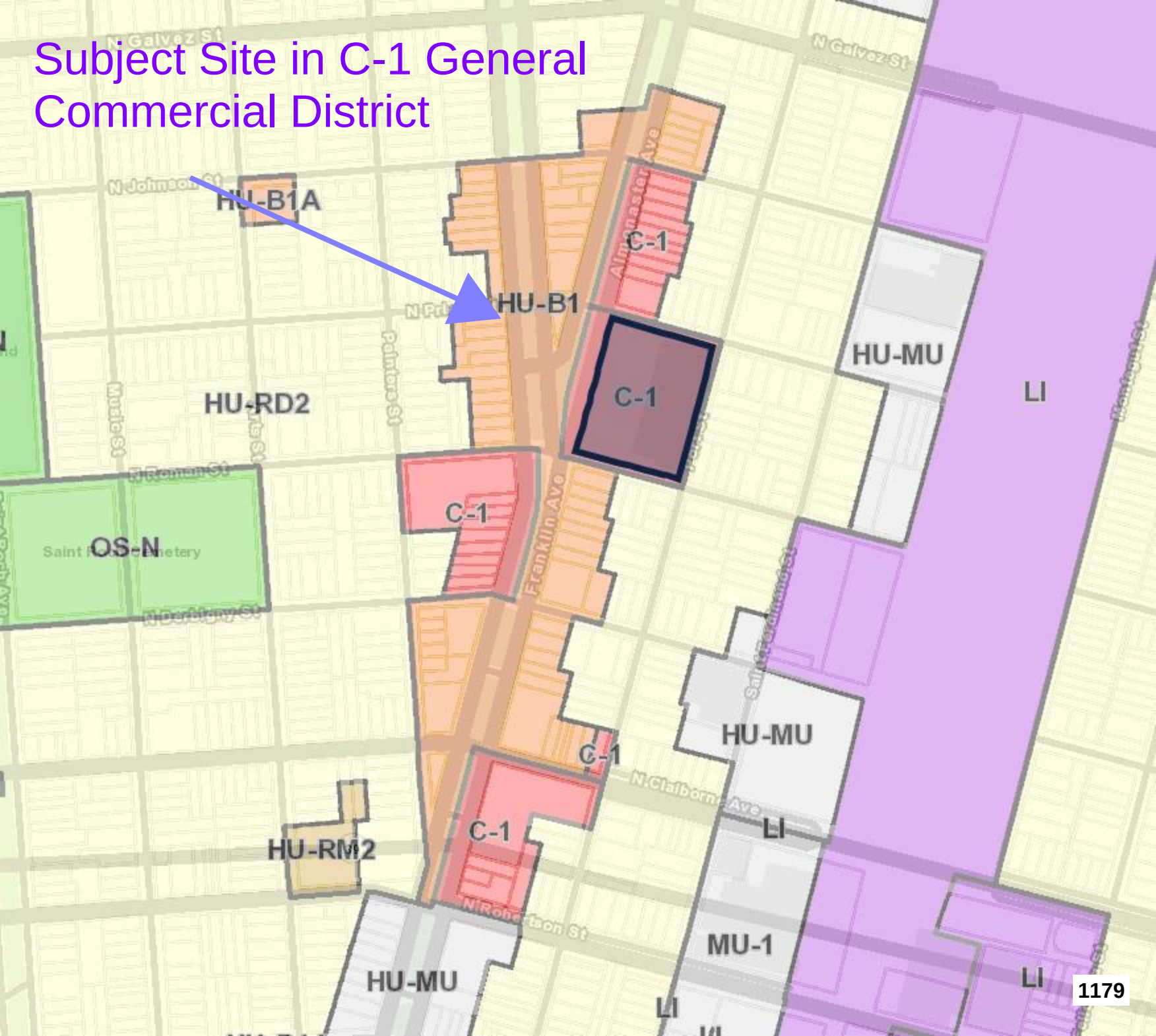
MOTION:

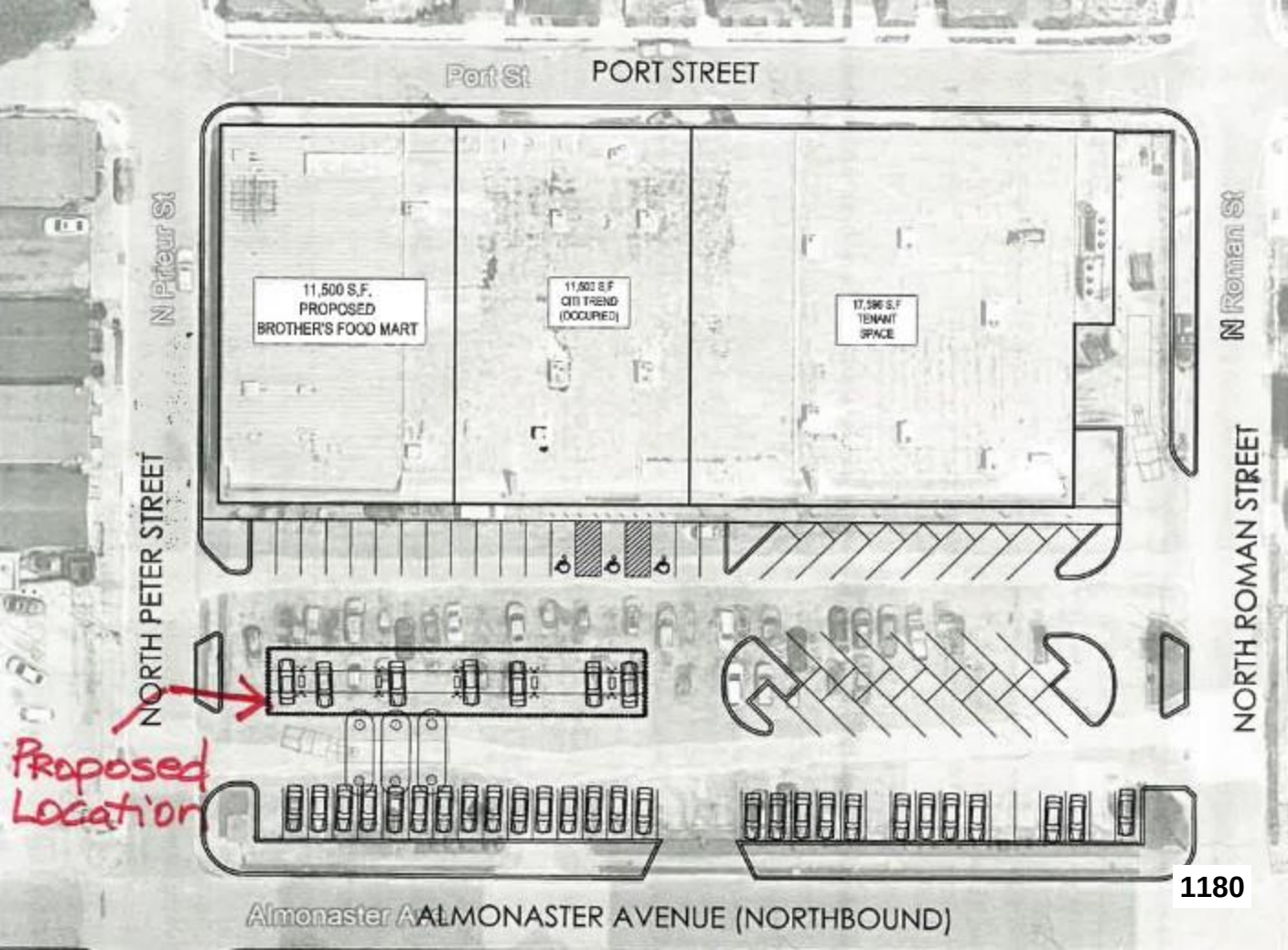
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 056/25 IS HEREBY RECOMMENDED FOR DENIAL OF THE REQUEST. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS:

ABSENT: Flick, Jordan


Subject Site in C-1 General Commercial District
N Galvez St
N Johnson St
HU-B1A
HU-B1
C-1
HU-MU
LI
HU-RD2
OS-N
Franklin Ave
N Claiborne Ave
HU-RM2
N Robertson St
MU-1
1179


Port St
PORT STREET
N Prieur St
N Roman St
11,500 S.F.
PROPOSED
BROTHER'S FOOD MART
11,500 S.F
CITI TREND
(OCCUPIED)
17,596 S.F
TENANT
SPACE
NORTH PETER STREET
NORTH ROMAN STREET
Proposed
Location
Almonaster Ave
ALMONASTER AVENUE (NORTHBOUND)
1180

FAMILY DOLLAR
1181

DELI · BAKERY
WINN DIXIE

FAMILY DOLLAR
1183

Polk St
1184

Port St
N Prieur St
Port St
N Roman St
Citi Trends
Clothing store
Port St
N Prieur St
N Roman St
Cajun Seafood
N Prieur St
Almonaster Ave
N Roman St
Avenue Barber
& Hair Salon
Franklin Ave
Franklin Ave
N Prieur St
Franklin Ave
Google
1185

Quicky's Gas Station Located 837' feet from the Proposed Site
Too Tall Farms
St Ferdinard St
N Roman St
Port St
okay bar
Quicky's
N Claiborne Ave
Mac Beauty Supply
Franklin Ave
Chinese Inn
Painters St
N Prieur St
1186

Conditional Use Application

1841 Almonaster Avenue
New Orleans, LA

Submitted By: Lynnette Gordon/Spectrum Designs and Engineering LLC
On behalf of
Almonaster Investments LLC

8/10/2025

Purpose

Convert Suite “A” into a Gas Station and convenience Store with Groceries

Contents

1. Land Use Application
2. Owner's Legal Documents
3. Survey
4. Photos
5. NPP Documents
6. Schematic Drawings

LAND USE APPLICATION

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided ○ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. 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. 1814 Almonaster Ave

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ● Agent

Applicant Name Lynnette Gordon

Applicant Address 1929 Jutland Drive

City Harvey State Lousiana Zip 70058

Applicant Contact Number (504)366-0710 Email admin@spectrumdesignsllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Almonaster Investments LLC / Cont.: Lisa Washington

Property Owner Address 2439 Manhattan Blvd Ste 302

City Harvey State Louisiana Zip 70058

Property Owner Contact Number (504)366-2413 Email lisa@brothersfoodmart.com

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) 873 Lot Number(s) 1,B,3,4,5,6,7,8,9,10,11,12,13,A,B,C,18,19,20,21,22,23,24,25

Bounding Streets N. Prieur St Port Street N. Roman St

Zoning C-1 Municipal District 3

Tax Bill Number 39W414507 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Renovations to existing Building and covert Suite "A" in to a convinience store and Gas Station with 5 pumps.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided O **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date 7/22/25

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 L.L.C. 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.

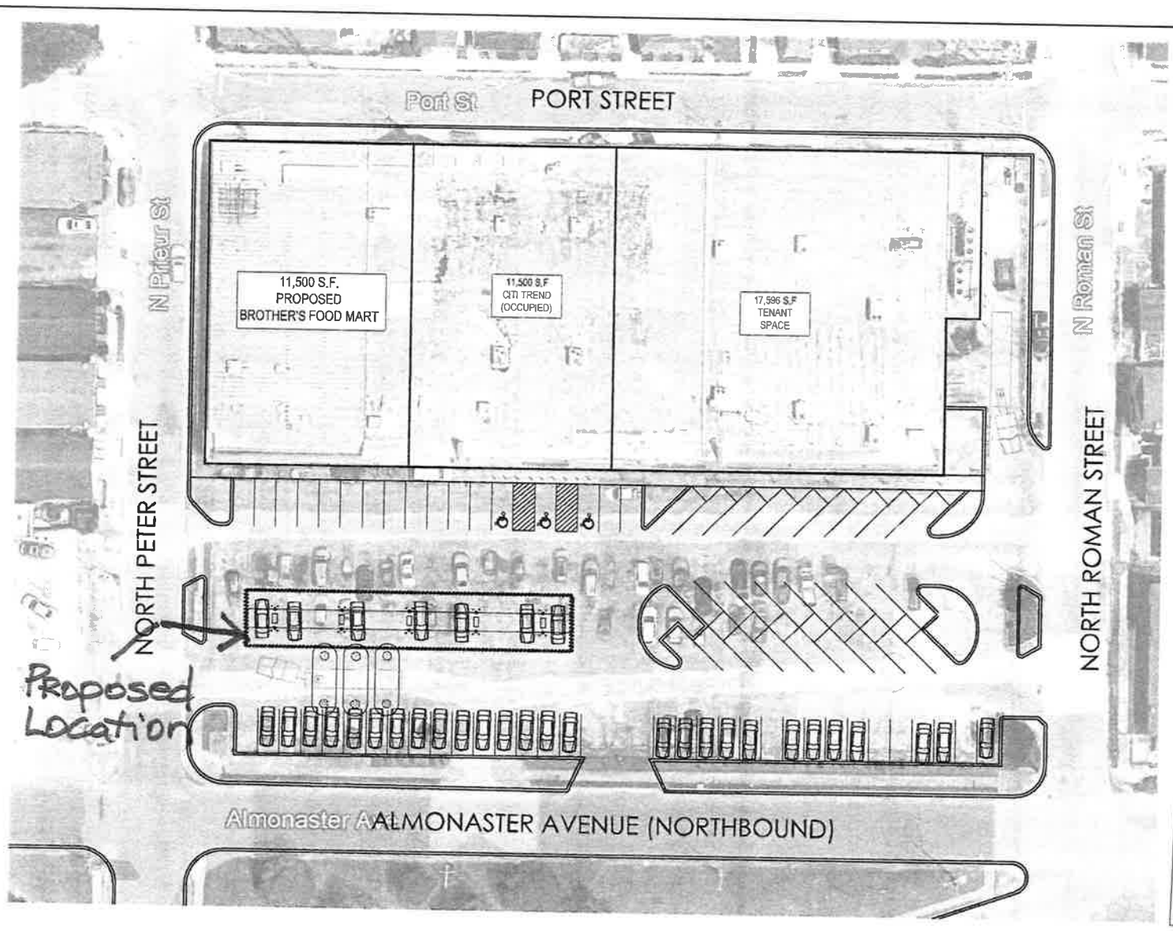
STATE OF LOUISIANA, PARISH OF ORLEANS

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 23rd day of July

My Commission expires at death

DIANA KIM WASHINGTON
Notary Public - State of Louisiana
Notary ID Number 92100



1 PROPOSED SITEPLAN
SCALE: 1" = 0" = 20'-0"

TENANT SPACE SQ. FT. 17,596 SQ. FT: (76 SPACES REQUIRED)
CITI TREND SQ. FT. 11,500 SQ. FT: (23 SPACES REQUIRED)
PROPOSED C-STORE SQ. FT. 11,500 SQ. FT: (23 SPACES REQUIRED)
GRAND FATHERED PARKING SPACES: -12 PARKING SPACES
TOTAL SPACES REQUIRED: 76 SPACES

STANDARD PARKING SPACES PROVIDED: 73
HANDICAP PARKING SPACES PROVIDED: 3
TOTAL SPACES PROVIDED: 76

ARCHITECTS PLUS
A LIMITED LIABILITY COMPANY
P.O. BOX 24907
NEW ORLEANS, LA 70184-4907
PH: (504) 264-8800
FAX: (504) 264-8801

NOT FOR CONSTRUCTION

BROTHER'S FOOD MART

REMODEL FOR NEW CONVENIENCE STORE
BROTHER'S FOODMART
1841 ALMONASTER AVENUE
NEW ORLEANS, LOUISIANA 70117

REVISIONS
NO. DESCRIPTION DATE

PROJECT NUMBER 24042.00
DATE 10 / 24 / 24
SHEET NUMBER A0.1

Conditional Use Application 1841 Almonaster Ave.

OWNER'S LEGAL DOCUMENTS

CORPORATE RESOLUTION
FOR
ALMONASTER INVESTMENTS, LLC
(hereinafter "COMPANY")

The undersigned, being the sole Member of the Company and acting in such capacity, hereby certifies on this 22ND day of July 2025:

THAT **IMAD F. HAMDAN**, as a duly authorized, empowered, and directed for and on the Corporation to negotiate for and sign any and all bid proposals and or contractors which this corporation might enter into for the furnishing of services for the Corporation under such terms, conditions and stipulations, and for such consideration as he might deem to the best interests of the Corporation.

ALMONASTER INVESTMENTS, LLC
Sole Member of Company

By: _____
Imad F. Hamdan, Sole Member

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

ALMONASTER INVESTMENTS, LLC

Domiciled at HARVEY, LOUISIANA,

Was filed and recorded in this Office on July 27, 2023,

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,

July 27, 2023

Secretary of State

WEB 45525195K

Certificate ID: 11761503#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

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

07/27/2023

ONLINE FILING
jdirosa1@cox.net

ALMONASTER INVESTMENTS, 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

STATE OF LOUISIANA

ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:
ALMONASTER INVESTMENTS, 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:
None

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: IMAD F HAMDAN (7/27/2023)
TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:
ALMONASTER INVESTMENTS, LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:
2439 MANHATTAN BOULEVARD, SUITE 302
HARVEY, LA, 70058

Mailing Address:
2439 MANHATTAN BOULEVARD, SUITE 302
HARVEY, LA, 70058

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:
JOSEPH DIROSA
329 NORTH WOODLAWN AVENUE
METAIRIE, LA, 70001

The name and municipal address (not a P.O. Box only) of the managers or members:
HAMDAN SONS INVESTMENTS, LLC (MEMBER)
2439 MANHATTAN BOULEVARD, SUITE 302
HARVEY, LA, 70058

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the

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

July 27, 2023

The attached document of ALMONASTER INVESTMENTS, LLC was received and filed on July 27, 2023.

WEB 45525195K

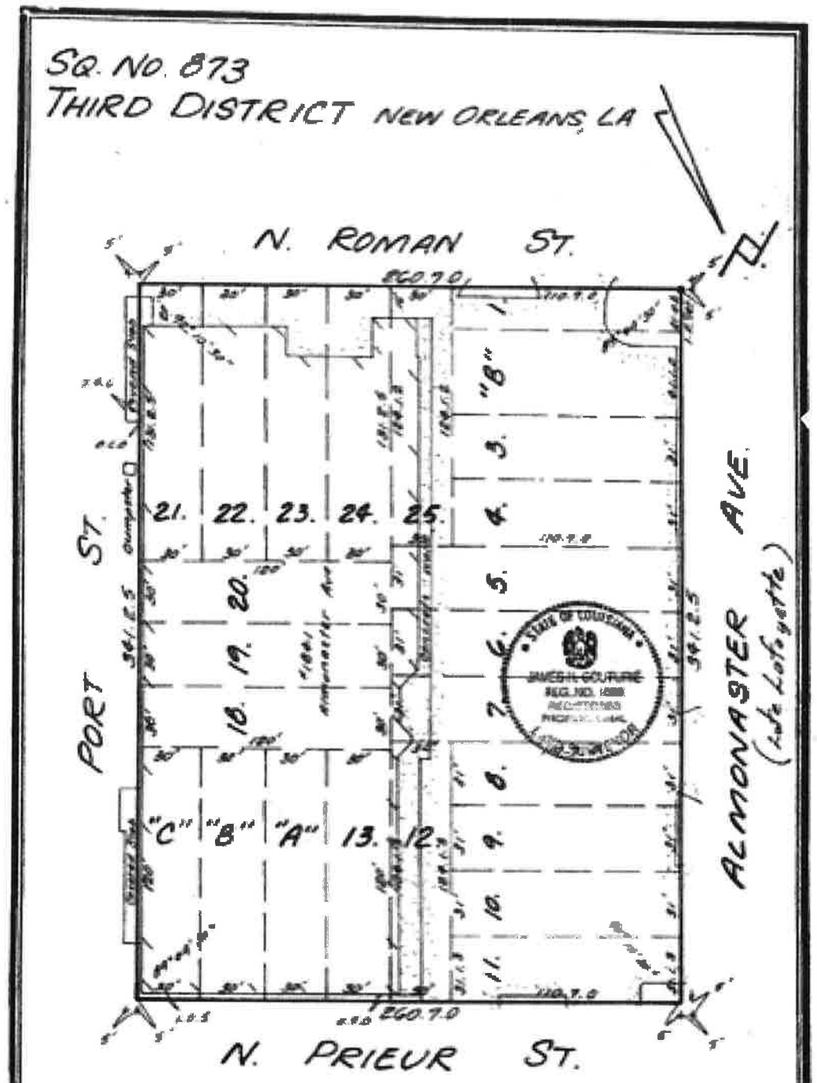
filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.
ELECTRONIC SIGNATURE: IMAD F HAMDAN (7/27/2023)
TITLE: MEMBER

Conditional Use Application 1841 Almonaster Ave.

SURVEY

SQ. NO. 873
THIRD DISTRICT NEW ORLEANS, LA



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE

Date: May 2, 1997 Scale: 1" = 50'

Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class " " survey.

Made at the request of Zuppardo Real Estate & First National Bank of Commerce

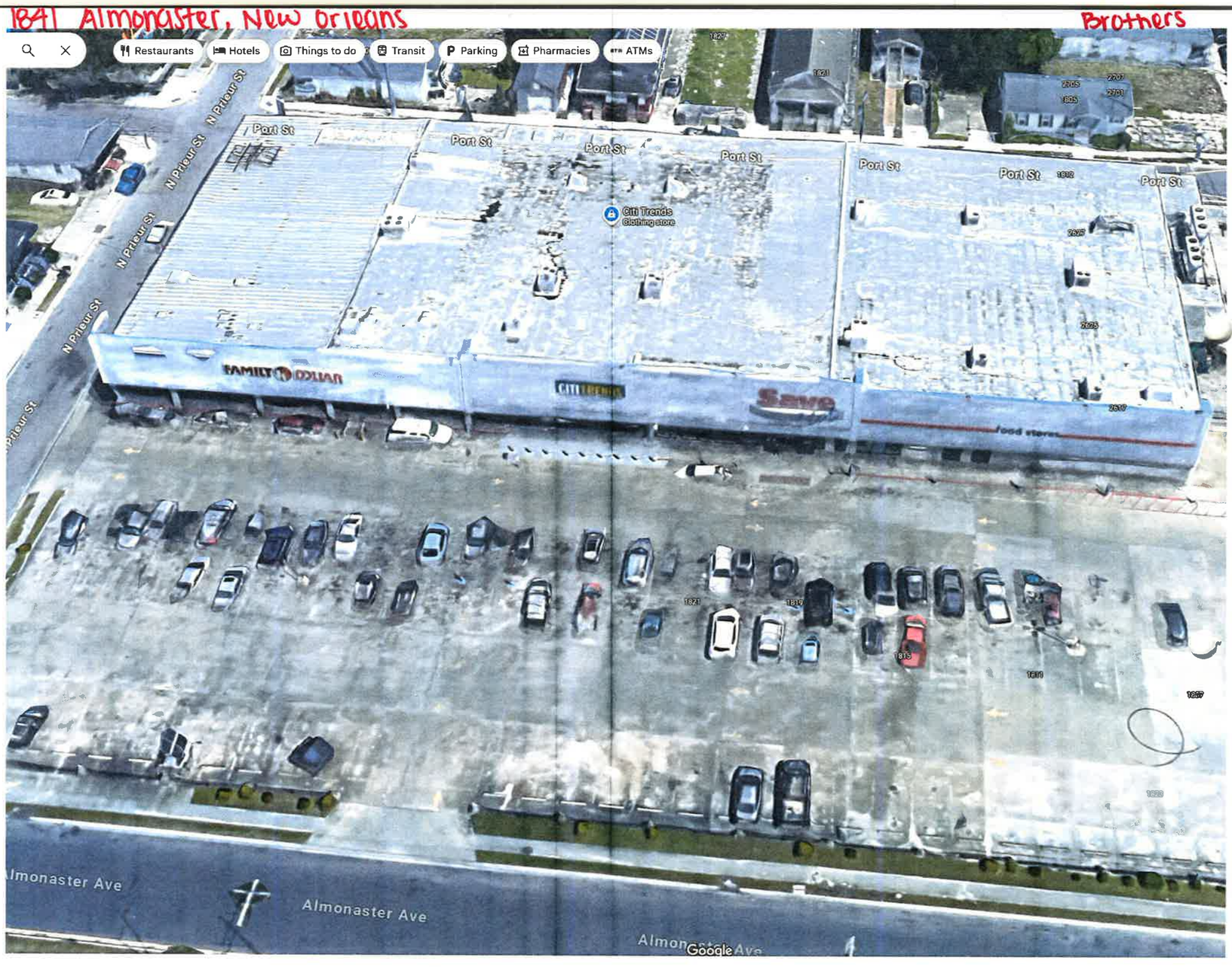
Gilbert, Kelly & Couturie', Inc. Surveying & Engineering
2121 N. Causeway Blvd. Metairie LA 70001

Conditional Use Application 1841 Almonaster Ave.

PHOTOS

1841 Almonaster, New Orleans

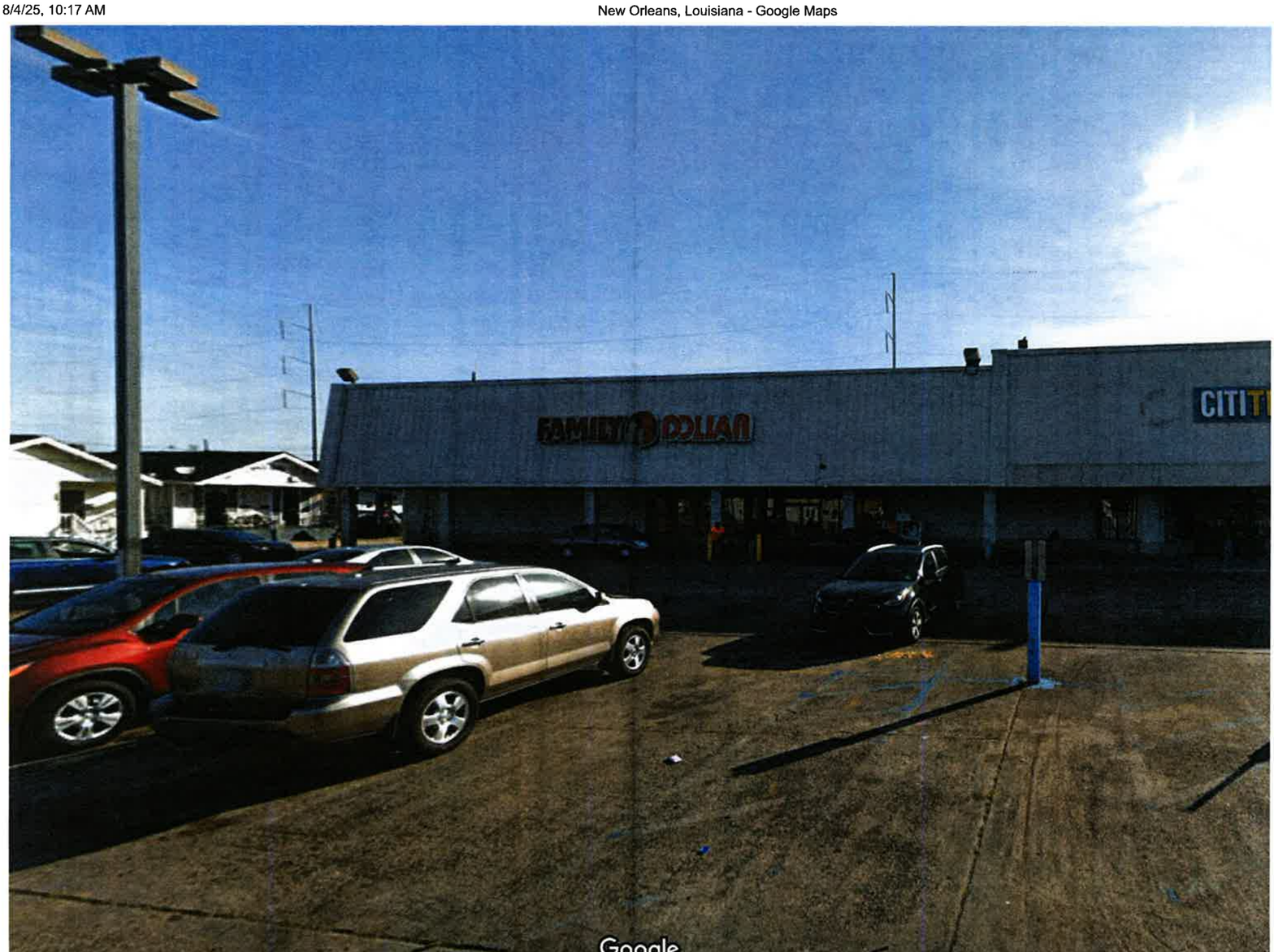
Brothers



1841 Almonaster, New Orleans

Brothers

Google


FAMILY DOLLAR
Google

food stores
Google

NPP DOCUMENTS

NPP DOCUMENTS
INITIAL REQUEST

CITY PLANNING COMMISSION

CITY OF NEW ORLEANS

LATOYA CANTRELL
RIVERS
MAYOR

ROBERT D.

DIRECTOR

Thursday, December 12, 2024

BY EMAIL

Dear Spectrum Designs and Associates,

Please see attached for the following instructions pertaining to the Neighborhood Participation Program (NPP) for 1841 Almonaster Ave -Ste C:

1. **A copy of the Land Use Action Resource Guide which contains more detailed directions on how to complete the NPP** (including a sample meeting invitation letter, a sample meeting summary, a sign-in sheet, and checklists). **It is critical that you follow the directions in this Guide to ensure you conduct a valid NPP meeting.** Note that there are three (3) required handouts included from the CPC that you must distribute at the NPP meeting:

   - (1) City of New Orleans Online Tools (included with NPP Guide)
   - (2) Zoning District Uses (attached)
   - (3) NPP Comment Cards (included with NPP Guide)

   Note: You are required to send a typed invitation letter about your zoning application at least fourteen (14) days and no more than thirty (30) days prior to the meeting. Note that the letter should include the type of application you will be submitting (conditional use, zoning change, variance, etc.) with the following specific information, as discussed in your consultation with City Planning Commission staff, explaining that you are applying for:

   Conditional Use
   "A conditional use to permit a gas station in a C-1 General Commercial District in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings."

2. **City Planning Commission contact information.** You are required to send a copy of your NPP meeting invitation to the City Planning Commission at least fourteen (14) days prior to the NPP meeting. Send to CPCinfo@nola.gov or by mail to 1300 Perdido Street, Suite 7W03, New Orleans, LA 70112.*

3. **An Excel document listing all required contacts for the NPP meeting invitation:**

   - **The addresses of the owners and residents of all properties within 300 feet of your site.** You are required to *mail and/or hand deliver* the NPP meeting invitation letter to all listed addresses at least fourteen (14) days and no more than thirty (30) days prior to the meeting.

1300 PERDIDO STREET | 7TH FLOOR | NEW ORLEANS, LOUISIANA 70112
PHONE (504) 658-7115 | FAX (504) 658-7212 | EMAIL CPCINFO@NOLA.GOV

- **A neighborhood association list for the area.** You are required to send an NPP meeting invitation *emails* at least fourteen (14) days and no more than thirty (30) days in advance to those neighborhood associations that cover the area in which your site is located.

- **The contact information for the City Councilmember for District D.** You are required to send the Councilperson an invitation letter as well:

  Council District D, Eugene J. Green
  City Hall, Room 2W20
  1300 Perdido Street
  New Orleans, LA 70112
  Phone: (504) 658-1040
  Email: eugene.green@nola.gov

- **The contact information for the City Planning Commission.** You are required to *mail or email* (email preferred) the meeting invitation to the City Planning Commission at least fourteen (14) days and no more than thirty (30) days in advance of the NPP meeting. You may direct your invitation to the staff member who prepared the NPP or to the department's general email address: CPCinfo@nola.gov.

The Neighborhood Participation Program (NPP) meeting must take place no more than 180 days prior to submission of the application.

*To confirm receipt of your letter/email to the City Planning Commission, you can go the One Stop App website at https://onestopapp.nola.gov/search.aspx.

Sincerely,

Valerie McMillan

1300 PERDIDO STREET | 7TH FLOOR | NEW ORLEANS, LOUISIANA 70112
PHONE (504) 658-7115 | FAX (504) 658-7212 | EMAIL CPCINFO@NOLA.GOV

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
1700 Port Street LLC	Pobox 792554	New Orleans	LA	70179
Current Resident	1700 Port St	New Orleans	LA	70117
1700 Port Street LLC	1700 Port St	New Orleans	LA	70117
Abundant Life Baptist Church	1800 Arts St	New Orleans	LA	70117
Current Resident	1701 Franklin Ave	New Orleans	LA	70117
Franklin Ave Property LLC	1025 Revere Ln	Gretna	LA	70056
Current Resident	1712 Franklin Ave	New Orleans	LA	70117
Garry G Flot	2632 Hudson Pl	New Orleans	LA	70131
Current Resident	1715 Port St	New Orleans	LA	70117
Current Resident	1716 Franklin Ave	New Orleans	LA	70117
Paul J Coulon	2100 Park Brook Ln	Birmingham	AL	35215
Current Resident	1716 Port St	New Orleans	LA	70117
Nathaniel J Rau	2900 Saint Peter St	New Orleans	LA	70119
Current Resident	1717 Franklin Ave	New Orleans	LA	70117
Current Resident	1717 Port St	New Orleans	LA	70117
Gregory Landry	5200 St Bernard Ave	New Orleans	LA	70122
Current Resident	1718 Port St	New Orleans	LA	70117
Norma Y Hedrick	4700 Prentiss Ave	New Orleans	LA	70126
Current Resident	1719 Port St	New Orleans	LA	70117
Current Resident	1720 Franklin Ave	New Orleans	LA	70117
Current Resident	1720 Port St	New Orleans	LA	70117
Gill Johnny L Mc	1722 St Ferdinand St	New Orleans	LA	70117
Current Resident	1720 Saint Ferdinand St	New Orleans	LA	70117
Robert E Campo	107 Belle Helene	Slidell	LA	70461
Current Resident	1721 Franklin Ave	New Orleans	LA	70117
South Communications Bell	Prop Tax Dept PO Box 72(	Bedminster	NJ	07921
Current Resident	1721 Painters St	New Orleans	LA	70117
Current Resident	1721 Port St	New Orleans	LA	70117
John J Siben	C/O Hudson Henderson 1(	New Orleans	LA	70117
Current Resident	1722 Port St	New Orleans	LA	70117
Current Resident	1722 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1723 Franklin Ave	New Orleans	LA	70117
Current Resident	1724 Franklin Ave	New Orleans	LA	70117
Bertha Chapman	C/O City of New Orleans :	Arabi	LA	70032
Current Resident	1724 Port St	New Orleans	LA	70117
Carmen L Cosmepuntiel	1725 Franklin Ave	New Orleans	LA	70117
Current Resident	1725 Painters St	New Orleans	LA	70117
Connie Galloway	1725 Port St	New Orleans	LA	70117
Current Resident	1726 Port St	New Orleans	LA	70117
Jessica Goldfinch	1728 St Ferdinand St	New Orleans	LA	70117
Current Resident	1726 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1727 Franklin Ave	New Orleans	LA	70117
Current Resident	1727 Painters St	New Orleans	LA	70117
Shelia S Ceaser	1729 Port St	New Orleans	LA	70117
Current Resident	1727 Port St	New Orleans	LA	70117
Antoine Sr Green	1728 Franklin Ave	New Orleans	LA	70117

Current Resident	1728 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1729 Painters St	New Orleans	LA	70117
Current Resident	1730 Franklin Ave	New Orleans	LA	70117
Current Resident	1730 Saint Ferdinand St	New Orleans	LA	70117
Trustee of The Alice M Wilson Revo	724 S Rue Marcel	Gretna	LA	70056
Current Resident	1731 Franklin Ave	New Orleans	LA	70117
Green William E Jr	2711 N Derbigny St	New Orleans	LA	70117
Current Resident	1731 Port St	New Orleans	LA	70117
Fredy Humberto Moran	1732 Port St	New Orleans	LA	70117
Janet J Tobias	1740 St Ferdinand St	New Orleans	LA	70117
Current Resident	1732 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1734 Port St	New Orleans	LA	70117
Current Resident	1734 Saint Ferdinand St	New Orleans	LA	70117
Shedrick Wallace	C/O Taneisha Nicholas PO	Kenner	LA	70063
Current Resident	1735 Franklin Ave	New Orleans	LA	70117
James V III Soileau	1736 Port St	New Orleans	LA	70117
Tyra L Bryant	2028 Portola Via	Harvey	LA	70058
Current Resident	1737 Franklin Ave	New Orleans	LA	70117
Current Resident	1738 Franklin Ave	New Orleans	LA	70117
Current Resident	1738 Port St	New Orleans	LA	70117
A J Tobias	1740 St Ferdinand St	New Orleans	LA	70117
Current Resident	1738 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1739 Franklin Ave	New Orleans	LA	70117
Megan Bruce	39285 Ironwood Ave	Prairieville	LA	70769
Current Resident	1739 Port St	New Orleans	LA	70117
Current Resident	1740 Franklin Ave	New Orleans	LA	70117
Current Resident	1740 Saint Ferdinand St	New Orleans	LA	70117
Dameion A Greenberry	1743-1/2 Franklin Ave	New Orleans	LA	70117
Current Resident	1741 Franklin Ave	New Orleans	LA	70117
Current Resident	1743 Franklin Ave	New Orleans	LA	70117
Bealafeld Family Trust	140 Meander Way	Sedona	AZ	86336
Current Resident	1744 Saint Ferdinand St	New Orleans	LA	70117
Elaine B Yost	6117 Spain St	New Orleans	LA	70122
Current Resident	1745 Port St	New Orleans	LA	70117
1800 Franklin LLC	2616 Joliet St	New Orleans	LA	70122
Current Resident	1800 Franklin Ave	New Orleans	LA	70117
Victoria Dixon	PO Box 850401	New Orleans	LA	70185
Current Resident	1800 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1802 Franklin Ave	New Orleans	LA	70117
Current Resident	1802 Saint Ferdinand St	New Orleans	LA	70117
Wayne Palmer	3012 Hyman Pl	New Orleans	LA	70131
Current Resident	1804 Saint Ferdinand St	New Orleans	LA	70117
Justin B Vial	1805 Port St	New Orleans	LA	70117
Current Resident	1806 Saint Ferdinand St	New Orleans	LA	70117
J L J Construction Inc	1808 Franklin Ave	New Orleans	LA	70117
James Jones	11259 Winrock Dr	New Orleans	LA	70128

Current Resident	1810 Franklin Ave	New Orleans	LA	70117
Krass Adrienne S	C/O Latonya C Simms 70!	Kenner	LA	70065
Current Resident	1810 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1812 Franklin Ave	New Orleans	LA	70117
1814-16 Franklin Ave LLC	8 W 108th St	New York	NY	10025
Current Resident	1814 Franklin Ave	New Orleans	LA	70117
Current Resident	1816 Franklin Ave	New Orleans	LA	70117
Nathaniel P Joseph	1210 Rosebay Rd	Baytown	TX	77521
Current Resident	1816 Saint Ferdinand St	New Orleans	LA	70117
Ignatius Investments LLC	932 Taft Pl	New Orleans	LA	70119
Current Resident	1818 Franklin Ave	New Orleans	LA	70117
Current Resident	1818 Saint Ferdinand St	New Orleans	LA	70117
Audrey J Brooks	1819 Port St	New Orleans	LA	70117
Current Resident	1820 Franklin Ave	New Orleans	LA	70117
Schehr Michael	C/O City of New Orleans 8	Metairie	LA	70003
Current Resident	1820 Saint Ferdinand St	New Orleans	LA	70117
Vernon J Jr Ponder	148 Normandy	Harahan	LA	70123
Current Resident	1821 Port St	New Orleans	LA	70117
Nathaniel Hawthorne	4627 Read Rd	New Orleans	LA	70127
Current Resident	1822 Franklin Ave	New Orleans	LA	70117
Current Resident	1822 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1823 Port St	New Orleans	LA	70117
Current Resident	1824 Franklin Ave	New Orleans	LA	70117
Eric Vicini	1123 Prytania St	New Orleans	LA	70130
Current Resident	1824 Saint Ferdinand St	New Orleans	LA	70117
Naw LLC	5500 Prytania St	New Orleans	LA	70115
Current Resident	1825 Port St	New Orleans	LA	70117
Cornell Pendleton	C/O Felicia El-Mensura P (	New Orleans	LA	70177
Current Resident	1826 Franklin Ave	New Orleans	LA	70117
Current Resident	1826 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1827 Port St	New Orleans	LA	70117
Deborah H Perry	1828 Franklin Ave 1/2	New Orleans	LA	70117
Current Resident	1828 Franklin Ave	New Orleans	LA	70117
Florida C Hargrove	8532 Belfast St	New Orleans	LA	70118
Current Resident	1828 Saint Ferdinand St	New Orleans	LA	70117
Albert Lee	1831 Port St	New Orleans	LA	70117
Current Resident	1829 Port St	New Orleans	LA	70117
Maria S Liuzza	1830 Franklin Ave 1/2	New Orleans	LA	70117
Current Resident	1830 Franklin Ave	New Orleans	LA	70117
Almonaster Investments LLC	2439 Manhattan Blvd Ste	Harvey	LA	70058
Current Resident	1841 Almonaster Ave	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave HM	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave Ste	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave Ste	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave Ste	New Orleans	LA	70117
Jazzers Properties LLC	1843 Franklin Ave	New Orleans	LA	70117

Current Resident	1843 Franklin Ave Apt A	New Orleans	LA	70117
Davis Claude O	C/O City of New Orleans !	Marrero	LA	70072
Current Resident	1900 Franklin Ave	New Orleans	LA	70117
Chi Duc Nguyen	4861 Travis St	New Orleans	LA	70129
Current Resident	1901 Almonaster Ave	New Orleans	LA	70117
Greater New Orleans Teen Challeng	1905 Franklin Ave	New Orleans	LA	70117
Current Resident	1901 Franklin Ave	New Orleans	LA	70117
Current Resident	1903 Almonaster Ave	New Orleans	LA	70117
Current Resident	1903 Franklin Ave	New Orleans	LA	70117
Current Resident	1907 Almonaster Ave	New Orleans	LA	70117
Current Resident	1907 Franklin Ave	New Orleans	LA	70117
Lovely Varnado	9912 E Wheaton Cir	New Orleans	LA	70127
Current Resident	1909 Almonaster Ave	New Orleans	LA	70117
Jose Nerval	1909 Port St	New Orleans	LA	70117
Lisa Black	1910 Port St	New Orleans	LA	70117
Current Resident	1911 Almonaster Ave	New Orleans	LA	70117
Current Resident	1911 Franklin Ave	New Orleans	LA	70117
Current Resident	1911 Port St	New Orleans	LA	70117
Current Resident	1912 Franklin Ave	New Orleans	LA	70117
Kiowa A Wells	1231 Gallier St	New Orleans	LA	70117
Current Resident	1912 Saint Ferdinand St	New Orleans	LA	70117
Christopher Sullivan	1915 Port St	New Orleans	LA	70117
Lonnie Sr Sanders	1917 Almonaster Ave	New Orleans	LA	70117
Current Resident	1917 Franklin Ave	New Orleans	LA	70117
XK8 LLC	913 Huey P Long Ave	Gretna	LA	70053
Current Resident	1919 Almonaster Ave	New Orleans	LA	70117
Current Resident	1919 Franklin Ave	New Orleans	LA	70117
Larson Bernard H Jr	816 Abington Way	Rockwall	TX	75032
Current Resident	1919 Port St	New Orleans	LA	70117
Orlando Sr Wilson	220 Emerson Dr	Kenner	LA	70065
Current Resident	1920 Port St	New Orleans	LA	70117
Current Resident	1921 Franklin Ave	New Orleans	LA	70117
Kenneth J Dretar	PO Box 6452	Metairie	LA	70009
Current Resident	1922 Port St	New Orleans	LA	70117
Pate Corey SR	807 Roger Rd	Scott		70483
Current Resident	1922 Saint Ferdinand St	New Orleans	LA	70117
Romonda P Walker	1923 Almonaster Ave	New Orleans	LA	70117
Current Resident	1923 Franklin Ave	New Orleans	LA	70117
Charlotte E Horne	ET Al 1923 Port St	New Orleans	LA	70117
Current Resident	1923 Port St	New Orleans	LA	70117
Current Resident	1924 Saint Ferdinand St	New Orleans	LA	70117
Elizabeth Earl Enterprises LLC	Etal PO Box 452574	Los Angeles	CA	90045
Current Resident	1925 Almonaster Ave	New Orleans	LA	70117
Current Resident	1925 Franklin Ave	New Orleans	LA	70117
Current Resident	1927 Almonaster Ave	New Orleans	LA	70117
Senoli LLC	105 Lomond Ave	Lafayette	LA	70508

Current Resident	1929 Almonaster Ave	New Orleans	LA	70117
Dynamic Real Estate Services Inc	1615 Poydras St Ste 940	New Orleans	LA	70112
Current Resident	1929 Franklin Ave	New Orleans	LA	70117
Packnett Family Revocable Trust	1934 Almonaster Ave	New Orleans	LA	70117
Current Resident	1930 Almonaster Ave	New Orleans	LA	70117
Tyree J Johnson	1930 Port St	New Orleans	LA	70117
Current Resident	1932 Almonaster Ave	New Orleans	LA	70117
Janet M Haynes-Watson	1935 Port St	New Orleans	LA	70117
Current Resident	1933 Port St	New Orleans	LA	70117
James E Nelson	1934 Port St	New Orleans	LA	70117
Family First Enterprise LLC	142 Eldridge Rd Suite C	Sugar Land	TX	77478
Current Resident	1935 Almonaster Ave	New Orleans	LA	70117
Current Resident	1936 Port St	New Orleans	LA	70117
Current Resident	1937 Almonaster Ave	New Orleans	LA	70117
Current Resident	2554 N Roman St	New Orleans	LA	70117
Current Resident	2556 N Roman St	New Orleans	LA	70117
Rudolph L Humphrey	2561 N Roman St	New Orleans	LA	70117
Current Resident	2559 N Roman St	New Orleans	LA	70117
Current Resident	2562 N Roman St	New Orleans	LA	70117
Clifford A Norman	2563 N Roman St	New Orleans	LA	70117
Lacoste Properties LLC	6810 Manchester St	New Orleans	LA	70126
Current Resident	2568 N Prieur St	New Orleans	LA	70117
Current Resident	2573 N Prieur St	New Orleans	LA	70117
Current Resident	2601 N Prieur St	New Orleans	LA	70117
Marlee Rentals LLC	43186 Sontheimer Rd	Hammond	LA	70403
Current Resident	2613 N Prieur St	New Orleans	LA	70117
Current Resident	2615 N Prieur St	New Orleans	LA	70117
Hill Yosuf	2617-2619 N Prieur St	New Orleans	LA	70117
Current Resident	2617 N Prieur St	New Orleans	LA	70117
Tarez Smith	2618 N Roman St	New Orleans	LA	70117
Current Resident	2619 N Prieur St	New Orleans	LA	70117
Timothy J Sacco	836 Homestead Ave	Metairie	LA	70005
Current Resident	2620 N Roman St	New Orleans	LA	70117
Shedrick J Holden	2621 N Prieur St	New Orleans	LA	70117
Current Resident	2622 N Roman St	New Orleans	LA	70117
Current Resident	2623 N Prieur St	New Orleans	LA	70117
Next Gen Properties LLC	1454 N Johnson St	New Orleans	LA	70116
Current Resident	2625 N Prieur St	New Orleans	LA	70117
Eugene M Sr Butler	2626 N Roman St	New Orleans	LA	70117
Angelina R Green	2705 N Derbigny St	New Orleans	LA	70117
Current Resident	2627 N Derbigny St	New Orleans	LA	70117
Current Resident	2627 N Prieur St	New Orleans	LA	70117
Eugene M Butler	2626 N Roman St	New Orleans	LA	70117
Current Resident	2628 N Roman St	New Orleans	LA	70117
Lee Jr Scott	2629 N Prieur St	New Orleans	LA	70117
Current Resident	2631 N Prieur St	New Orleans	LA	70117

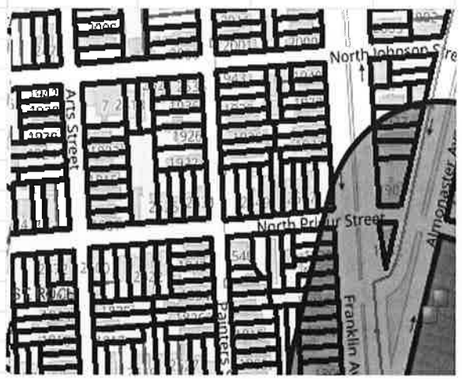
Seymour Price	P O Box 3481	New Orleans	LA	70177
Current Resident	2634 N Johnson St	New Orleans	LA	70117
Current Resident	2636 N Johnson St	New Orleans	LA	70117
Current Resident	2638 N Johnson St	New Orleans	LA	70117
Current Resident	2640 N Johnson St	New Orleans	LA	70117
Current Resident	2642 N Johnson St	New Orleans	LA	70117
Seymour Price	P O Box 3481	New Orleans	LA	70117
Current Resident	2644 N Johnson St	New Orleans	LA	70117
Current Resident	2646 N Johnson St	New Orleans	LA	70117
Bessie J Navarre	2700 N Prieur St	New Orleans	LA	70117
Bobby Magee	1009 S Telemachus St	New Orleans	LA	70125
Current Resident	2701 N Derbigny St	New Orleans	LA	70117
Current Resident	2701 N Roman St	New Orleans	LA	70117
Current Resident	2703 N Derbigny St	New Orleans	LA	70117
Jessica Crump	2703 N Prieur St	New Orleans	LA	70117
Current Resident	2704 N Roman St	New Orleans	LA	70117
Hollywood 504 Real Estate LLC	20331 Camden Ln	Hammond	LA	70403
Current Resident	2705 N Roman St	New Orleans	LA	70117
Catenacci Glen	22442 Treadway St	Mandeville	LA	70471
Current Resident	2706 N Prieur St	New Orleans	LA	70117
Current Resident	2706 N Roman St	New Orleans	LA	70117
Current Resident	2707 N Derbigny St	New Orleans	LA	70117
Current Resident	2707 N Roman St	New Orleans	LA	70117
Current Resident	2708 N Prieur St	New Orleans	LA	70117
Current Resident	2707 N Roman St	New Orleans	LA	70117
Current Resident	2708 N Prieur St	New Orleans	LA	70117
Register Holdings LLC	PO Box 3030	Mandeville	LA	70470
Current Resident	2709 N Roman St	New Orleans	LA	70117
Current Resident	2711 N Roman St	New Orleans	LA	70117
Corliss H Amador	2714 N Prieur St	New Orleans	LA	70117
Current Resident	2712 N Prieur St	New Orleans	LA	70117
BC Apartments of New Orleans LLC	PO Box 51361	New Orleans	LA	70151
Current Resident	2713 N Roman St	New Orleans	LA	70117
Slaby John Eric	2714 N Roman St	New Orleans	LA	70117
Current Resident	2715 N Roman St	New Orleans	LA	70117
Nola Funding LLC	C/O Homelanders Realty I	Harvey	LA	70058
Current Resident	2718 N Prieur St	New Orleans	LA	70117
Lagarde John	2719 N Roman St	New Orleans	LA	70117
Current Resident	2720 N Prieur St	New Orleans	LA	70117
Patrick Carter	2721 N Prieur St	New Orleans	LA	70117
Current Resident	2723 N Prieur St	New Orleans	LA	70117
2723 N Roman LLC	P O Box 57046	New Orleans	LA	70157
Current Resident	2723 N Roman St	New Orleans	LA	70117
Mlsjr LLC	201 St Charles Ave Ste 2!	New Orleans	LA	70170
Current Resident	2724 N Prieur St	New Orleans	LA	70117
Gary D Carpenter	Etals 45 Lang Dr	Picayune	MS	39466
Current Resident	2725 N Prieur St	New Orleans	LA	70117
Current Resident	2726 N Prieur St	New Orleans	LA	70117

Megan M Grusenmeyer	2730 N Prieur St	New Orleans	LA	70117
The First Taste of New Orleans LLC	2521 Port St	New Orleans	LA	70117
Current Resident	2731 N Prieur St	New Orleans	LA	70117
Current Resident	2733 N Prieur St	New Orleans	LA	70117
Vernell Briscoe	8705 25th St	Metairie	LA	70003
Current Resident	2735 N Prieur St	New Orleans	LA	70117
Current Resident	2737 N Prieur St	New Orleans	LA	70117

Organization Name: Bunny Friend Neighborhood Association Incorporated
Point of Contact: Katherine Prevost
Phone Number: 702-501-8275
Email: bunnyfriendassoc@gmail.com
Street Address: PO Box 770167
City: New Orleans
Zip: 70117

Organization Name: Upper Ninth Ward Community Association
Point of Contact: Rev. James R. Willis Jr.
Phone Number: 504-352-0012
Email: pastorjrw@aol.com
Street Address: 4222 Paris Avenue
City: New Orleans
Zip: 70122

Organization Name: Faubourg St. Roch Improvement Association
Point of Contact: Robert Conger
Email: robert@fsria.org
Street Address: 1738 St Roch Ave.
City: New Orleans
Zip: 70117



North Derbigny Street
Franklin Avenue

Megan M Grusenmeyer	2730 N Prieur St	New Orleans	LA	70117
The First Taste of New Orleans LLC	2521 Port St	New Orleans	LA	70117
Current Resident	2731 N Prieur St	New Orleans	LA	70117
Current Resident	2733 N Prieur St	New Orleans	LA	70117
Vernell Briscoe	8705 25th St	Metairie	LA	70003
Current Resident	2735 N Prieur St	New Orleans	LA	70117
Current Resident	2737 N Prieur St	New Orleans	LA	70117

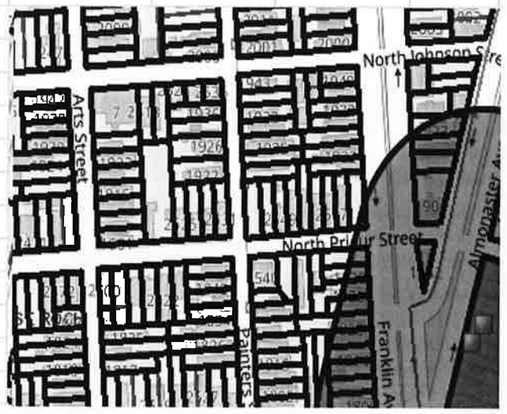
3

Organization Name: Bunny Friend Neighborhood Association Incorporated
Point of Contact: Katherine Prevost
Phone Number: 702-501-8275
Email: bunnyfriendassoc@gmail.com
Street Address: PO Box 770167
City: New Orleans
Zip: 70117

8

Organization Name: Upper Ninth Ward Community Association
Point of Contact: Rev. James R. Willis Jr.
Phone Number: 504-352-0012
Email: pastorjrw@aol.com
Street Address: 4222 Paris Avenue
City: New Orleans
Zip: 70122

Organization Name: Faubourg St. Roch Improvement Association
Point of Contact: Robert Conger
Email: robert@fsria.org
Street Address: 1738 St Roch Ave.
City: New Orleans
Zip: 70117



NPP DOCUMENTS
INVITATION LETTER

January 14, 2025

RE: Neighborhood Participation Program Meeting to build a Gas Station at 1841 Almonaster Ave.

Dear Neighbor,

We invite you to join us for an NPP (Neighborhood Participation Program) meeting regarding our proposal to open a small gas station at 1814 Almonaster Ave., New Orleans, LA, located in front of the proposed new grocery store.

Meeting Details:

Date: Tuesday, February 25, 2025

Time: 6:30 PM

Location: 1814 Almonaster Ave., in the former Family Dollar location

My name is Imad Hamdan, and I am the owner of the property located at 1841 Almonaster Ave. This site was previously occupied by Winn-Dixie and, in 2011, was subdivided into three businesses: Family Dollar, Citi Trends, and Save-A-Lot. Currently, the only remaining business is Citi Trends.

After speaking with members of the community, it is evident there is a strong need for a grocery store and a gas station in the area. Many residents have expressed how much they miss having a nearby grocery store after the closures of Winn-Dixie and Save-A-Lot. Currently, the closest grocery store is approximately 15 miles away on the 2200 block of St. Claude Avenue.

Our proposal includes reopening the grocery store and building a small gas station in front of the building, adjacent to the grocery store. This development will provide the community with convenient access to essential services. The nearest gas station is approximately 10 miles away.

A gas station requires a conditional use approval. The property at 1841 Almonaster Ave. is located in a C-1 General Commercial District, where a gas station is classified as a conditional use under Article 15.2.A (Table 15.1) of the Comprehensive Zoning Ordinance. This means we are required to apply for approval from the City Planning Commission and City Council. As part of the process, we are hosting this NPP meeting to share our plans and gather feedback before submitting our application to the City Planning Commission.

If our application is approved, we plan to begin construction within six months of receiving approval or as soon as permits are issued. The estimated construction timeline is six months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, we invite you to attend the NPP meeting to learn more about our proposal and share your questions or concerns. This letter has been delivered via U.S. Mail and hand delivery. We have enclosed a floor plan and a photo of the building for your review.

At the meeting, my representative, Lynnette Gordon, will provide a sign-in sheet to collect email addresses so we can keep you updated on our progress.

If you are unable to attend the meeting but would like to receive information, please contact Lynnette Gordon at:

Phone: (504) 366-0710
Email: admin@spectrumdesignsllc.com
Mailing Address: 2439 Manhattan Blvd., Suite 209, Harvey, LA 70058
We hope you can join us on February 3.

Thank you for your time and consideration.

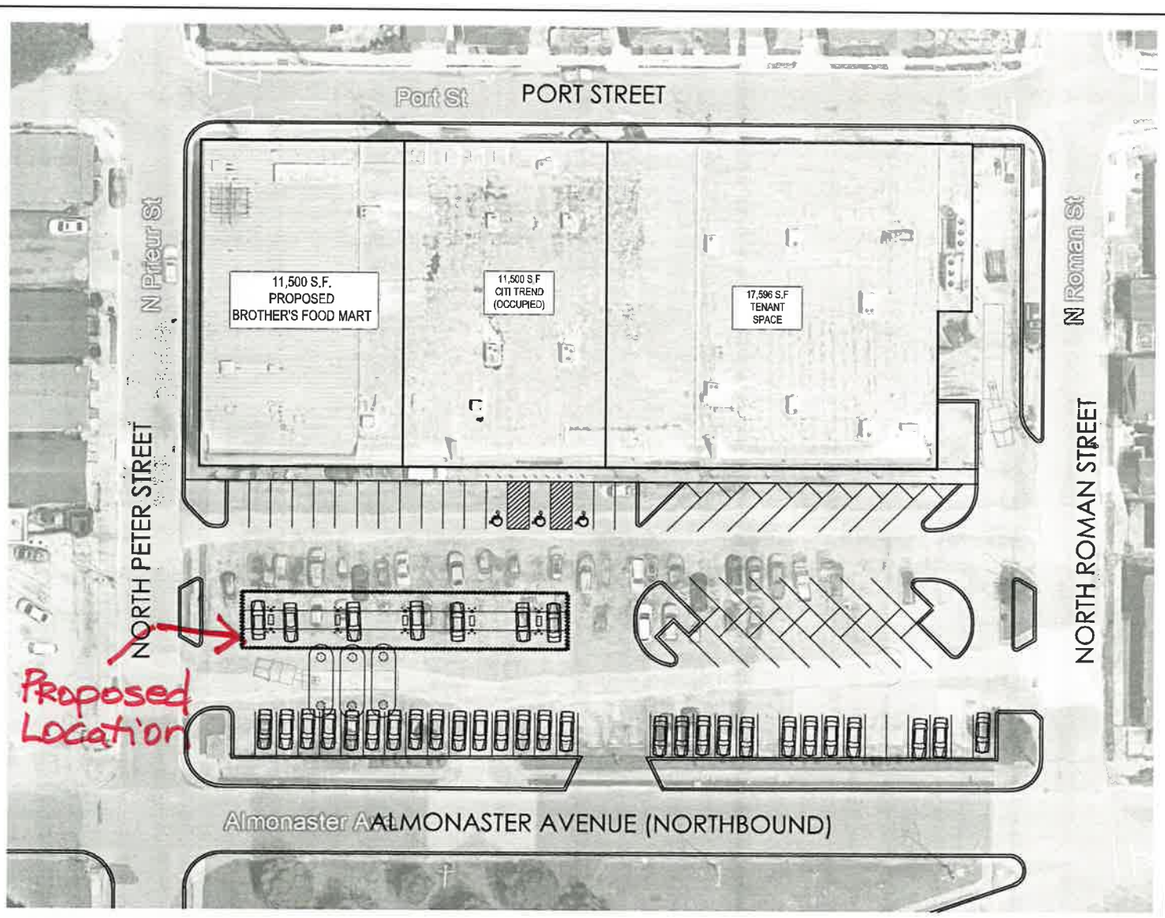
Sincerely

Lynnette Gordon, Agent

Contact Information:

Agent: Lynnette Gordon
Company: Spectrum Designs and Engineering, LLC
Phone: (504) 366-0710
Email: admin@spectrumdesignsllc.com

Owner: Imad Hamdan (C/O Lisa Washington)
Project Address: 2439 Manhattan Blvd., Suite 301, Harvey, LA 70058
Email: lisa@brothersfoodmart.com
Phone: (504) 366-2413



TENANT SPACE SQ. FT. 17,596 SQ. FT. (36 SPACES REQUIRED)

CITI TREND SQ. FT. 11,500 SQ. FT. (23 SPACES REQUIRED)

PROPOSED C-STORE SQ. FT. 11,500 SQ. FT. (23 SPACES REQUIRED)

GRAND FATHERED PARKING SPACES: +12 PARKING SPACES

TOTAL SPACES REQUIRED: 70 SPACES

STANDARD PARKING SPACES PROVIDED: 73
HANDICAP PARKING SPACES PROVIDED: 3
TOTAL SPACES PROVIDED: 76

1 PROPOSED SITEPLAN
SCALE: 1" = 0" 20' - 0"

ARCHITECTS PLUS

NOT FOR CONSTRUCTION

REMODEL FOR NEW CONVENIENCE STORE
BROTHER'S FOODMART
1941 ALMONASTER AVENUE
NEW ORLEANS, LOUISIANA 70117

REVISIONS

PROJECT NUMBER 24042.00

DATE 10 / 24 / 24

SHEET NUMBER A0.1

NPP DOCUMENTS
NPP MEETING INFO, SUMMARY, AND CORRESPONDENCE

Brother's Plaza 1814 Almonaster

Date of Report: 7/24/2025
Project Name: Brother's Plaza 1814 Almonaster
Contact: Lynnette Gordon, admin@spectrumdesignsllc.com, (504)366-0710, 1920 Jutland Drive, Harvey, LA, 70058

Overview
This report provides results of the implementation of the Neighborhood Participation Program for the property located at 1814 Almonaster on the southeast corner of Almonaster Avenue and N Prieur Streets. The applicant intends to renovate an existing gas station located within a C-1 General Commercial District. Under Article 15.2.A (Table 5.1) of the Comprehensive Zoning Ordinance, a gas station is classified as a conditional use in this zoning district. 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 Meetings
The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].

- February 25, 2025 – Former Family Dollar location, 1814 Almonaster Ave, 6:30pm, 4 people
- March 13, 2025 – St. Roch Community Church, 1738 St. Roch Ave, 6pm
- July 1, 2025 – Former Family Dollar location, 1814 Almonaster Ave, 6:30pm, 3 people

Corresponding and Telephone Calls

- February 26, 2025 – Malcom Hardiman emailed recommendations for businesses to go in the suits next to the proposed gas station
- February 27, 2025 – Mrs. Gordon emailed Mr. Hardiman back in response to thank him for his recommendations and share excitement for the promising future of that business and for the neighborhood
- March 7, 2025 – Mr. Hardiman emailed an invite for Mrs. Gordon to attend the Faubourg St. Roch Improvement Association meeting to share the proposal with the community group.
- March 12, 2025 – Mrs. Gordon Agrees to attend this meeting on behalf of Brother's Food Mart.
- June 19, 2025 – Mr. Hardiman request another meeting date to connect more and discuss the project on July 1st.
- June 24, 2025 – Mrs. Gordon confirms that that date works for her schedule.
- Jun 30, 2025 – Mrs. Gordon confirms the meeting place, time, and location with Mr. Hardiman. Mr. Hardiman replies thanking her for the update.

Results
286 persons/addresses were invited to the NPP meetings and 7 attended.
Concern, issues, and problems expressed by attendees:

- Preference for a full-service grocery store
- Increased security in the area
- Restrictions on alcohol sales
- More green space and landscaping
- Limit of no more than four gas pumps
- Liter abatement

How concerns, issues, and problems will be addressed:

- The development will include no more than four gas pumps.
- The property owner is committed to incorporating as much green space as zoning regulations allow.
- Litter abatement will be a proviso if approved.
- Alcohol sales will be restricted to behind-the-counter only.
- A full-service grocery store will not be part of the development unless a grocery tenant occupies one of the adjacent suites.
- Security personnel will be present during appropriate hours to ensure public safety.

Conclusion
The Neighborhood Participation Program for Brother's Plaza at 1814 Almonaster Avenue has been implemented in accordance with the City's requirements to engage community members and gather feedback on the proposed renovation of the existing gas station. Outreach efforts included mailed invitations to 286 addresses, two public meetings, and direct communication with neighborhood stakeholders.

Concerns raised by attendees, such as the number of gas pumps, desire for more green space, limited alcohol sales, security, and litter control, have been thoughtfully considered and addressed within the scope of the proposed development. Brother's Food Mart remains committed to working collaboratively with the community to ensure the project contributes positively to the neighborhood. All related materials, including sign-in sheets and correspondence, are attached to this report for reference.

Prepared By
Lynnette Gordon
Spectrum Designs & Engineering LLC.

admin@spectrumdesignsllc.com

NPP Meeting Brother Almonaster

Created by: Spectrum Designs and Engineering LLC

Time

6:30pm - 7:10pm (Central Time - Tell City, Indiana)

Date

Tue Feb 25, 2025

Where

1814 Almonaster Ave, New Orleans, LA 70117, USA

My Notes

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: 2/25/25

Meeting Location: 1814 Almonaster Ave

Project Name/Address:

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
N.V [illegible]					odse6236@gmail.com
Lisa Blek			70117		duncula@yahoo.com
MALCOLM HARDMAN	Faubourg St. Roch Improvement Assoc.	2266 N Villere	70117	702-408-7475	malcolm4972@gmail.com
Connie Galloway			70117		cgalloway52@yahoo.com

admin@spectrumdesignsllc.com

Faubourg St Rock Improvement Association Meeting

Created by: Spectrum Designs and Engineering LLC

Time

6pm - 6:40pm (Central Time - Tell City, Indiana)

Date

Thu Mar 13, 2025

Where

1738 St Roch Ave, New Orleans, LA 70117, USA

My Notes

Brother's Almonaster

FAUBOURG
ST. ROCH
IMPROVEMENT ASSOCIATION

https://www.FSRIA.org/

FSRIA Community Meeting
March 13th, 2025
6pm

St. Roch Community Church
1738 St. Roch Ave.

President, Malcolm Hardiman
Vice President, Julie Whiteman
Secretary, Michael Garver
Treasurer, Diana Breaux

I. Welcome – Malcolm Hardiman
II. Elena Martynova - Faubourg Marigny Improvement Association - Farmer's Market
III. Daniel Granero - St. Roch Artist
IV. Lynette Gordon - Spectrum Designs & Engineering - 1814 Almonaster Project
V. Matt Wisdom - Chat NOLA 311
VI. Emily Rhodes - St. Charles Center for Faith & Action - March 29th Ballot
VII. General Announcements
VIII. Adjourn

admin@spectrumdesignsllc.com

Meeting for Brother Almonaster

Created by: Spectrum Designs and Engineering LLC

Time

6pm - 6:40pm (Central Time - Tell City, Indiana)

Date

Tue Jul 1, 2025

Where

1814 Almonaster Ave, New Orleans, LA 70117, USA

Description

Meeting to Discuss Brother's Project

My Notes

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: July 1, 2025 6:00 pm

Meeting Location: 1814 Almonaster Ave.

Project Name/Address: Brothers Almonaster

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Lynnette Gordon	Spectrum	~~1329~~ Hartland.	Harvey La. 70~~058~~	(504)939-7329	Lynnette.spectrum@gmail
MICHAEL GARVEN	FSRIA	1323 St. Roch Ave	NOLA 70117	5047227252	MICHAEL@FSRIA.ORG
MALCOLM HARDIMAN	FSRIA St. Roch	2266 N. Villere	NOLA 70117	708-408-7475	malcolm4972@gmail.com

NPP MEETING COMMENT CARD

TE: 2/25/25
ME/ADDRESS OF PROJECT: 1814 Almonaster

MMENT/QUESTION:
Full grocery, coffee, Farmers market preferred.

NTACT (OPTIONAL)
ME: Lisa Black
AIL: duncul9@yahoo.com
DRESS: 1910 Port St 70117

NPP MEETING COMMENT CARD

DATE: 2/25/25
NAME/ADDRESS OF PROJECT: 1814 Almonaster 70117

COMMENT/QUESTION:
- Add more venues than Food mart and service station
- Have more Healthy Food choices
- Have Council members Input more.

CONTACT (OPTIONAL)
NAME: Connie Galloway
EMAIL: Cgalloway52@yahoo.com
ADDRESS:

NPP MEETING COMMENT CARD

DATE: 2/25/25
NAME/ADDRESS OF PROJECT: 1814 Almonaster

COMMENT/QUESTION: No sale of Liquor or hard alcohol. A commitment to heavy tree planting. Utilities in parking lot for food trucks and farmers market

CONTACT (OPTIONAL)
NAME:
EMAIL:
ADDRESS:

NPP MEETING COMMENT CARD

DATE: 03/5/2025
NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:
995 - Limited Liquor
Food, More grocery store

CONTACT (OPTIONAL)
NAME: N Joseph
EMAIL: ydisel23@gmail.com
ADDRESS:

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DESIGNS & ENGINEERING, LLC.

Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

1814 Almonaster Development meeting

1 message

Jonathan Rodick <jonathan@yumyumnola.com> Thu, Feb 13, 2025 at 3:22 PM
To: admin@spectrumdesignsllc.com

Hello!

My name is Jonathan and I just received this letter in the mail regarding redevelopment of the property at 1814 Almonaster Ave. I both live here and also keep a small indoor farm business at 1919 Almonaster which has been operating the last 5 years selling produce locally to restaurants. We are about due to move up and out into a larger space to accommodate a more industrial approach to growing and access to wider markets.

First of all, thank you for the letter. It is true that I have sorely missed having a grocery store nearby and am excited to learn about the prospects (can we get an Aldi?). I plan to attend the meeting to hear more and look forward to the progress.

Secondly, and more to the point of my writing today, an inquiry that I expect I may be way too late on: Instead of a gas station (we have the Quicky's 2 blocks away on Claiborne), can we put our farm in the Family Dollar location? This would provide better jobs for the neighborhood, 1000x less traffic, and would output high-quality produce for the community instead of pollutants. On your end, little to no redevelopment required- we really just need a white box. While I am obviously biased and recognize that gas stations are a public need, I feel strongly that we can do better with this specific location.

Again, I understand that I am late to the table on this, but thank you for taking a moment to think it over. We may not be able to afford it in the first place but I would love the opportunity to talk it over with you. Here for that anytime; otherwise I'll look forward to chatting at the meeting. Thank you!

--
Jonathan Rodick
Micro Manager, Yum Yum NOLA
(504) 308-0829

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DESIGNS & ENGINEERING, LLC

Spectrum D(igns and Engineering LL(
<admin@spectrumdesignsllc.com>

I814 Almonaster NPP Meeting Follow Up

' messages

Malcolm Hardiman <malcolm4972@gmail.com> Wed, Feb 26, 2025 a 3:10 PM

To: admin@spectrumdesignsllc.com

Hello Ms. Gordon,

Thank you for holding the meeting last night. I hope it was constructive, and productive for you and your client. I am sure you are, but I hope you are gaining a sense of the interest and appetite for this project.

I know you are aware, but figured I would recap some of the other business types to add in to the mix:

UPS Store, or FedEx Store
Coffee Shop: PJ's, CeCe's, or Baldwin Books
Drycleaner, wash and fold laundry service (Not a Laundromat)
Hope Credit Union (longshot)
Pharmacy (serious longshot)
Loretta Authentic Pralines (longshot) - or similar sandwich affordable food shop to compliment the grocery store, not compete
A Rich's Car Wash (compliments the gas station) MUST keep clean and secure

I would also have your client seriously consider utility hook ups in the expansive parking lot for Food Truck vendors, and Farmer's Markets tents. It would mean much less noise and exhaust from generators.

Please consider our request to not sell hard liquor at all, of any kind, but simply beer.

Please consider a meaningful investment in tree planting surrounding the lot as well as with the lot itself. An eventual canopy and green investment will soften the space and allow for neighborhood groups, school band practices, faith groups to utilize the area as well.

I would encourage you to explore the smallest number of pumps tha space can accommodate to subsidize the Grocery store as that is where the win is for the

shelf stable soups etc, and perhaps avoiding meat/meat altogether will also help make this sensible.

Should the store begin to thrive, adding additional departments could be very welcome.

I hope the investment from your client is sincere, lasting and made in earnest. The effects of continued disinvestment of our neighborhood has been difficult, and I am pleased to see interest in our community.

Please let me know if I may be of further assistance. I should mention that I am the President of the Faubourg St.Roch Improvement Association, and serve on the board of the 5ht District Police Community Advisory Board. Should you wish to hold an NPP meeting at one of our monthly meetings, we'd love to have you.

I could also encourage City Council representation for both Districts C and D as well.

Many thanks,
Malcolm Hardiman
President, FSRIA
https://www.faubourgsaintroch.org/

Spectrum Designs and Engineering LLC Thu, Feb 27
<admin@spectrumdesignsllc.com> 2025 at 4:05 PM
To: Malcolm Hardiman <malcolm4972@gmail.com>

Good Evening Mr. Hardiman,
Thank you for the update. I am thrilled to hear that the meeting was both productive and insightful. It's fantastic the Mr. Eddie, The owner, is excited about the community's input and is considering such great ideas like a bookstore and coffee shop and the remodeling plans for the building. I'm sure the addition of green space and the development of Brother's Gas Station will definitely have a positive impact on the area. It sounds like a promising future for the corner, and I can see it sparking more interest from businesses to invest in the neighborhood.

I'll be sure to spread the work as you've suggested. Thank you for offering your support. I will definitely reach out if anything comes up.

Looking forward to seeing the plans unfold.

Thank you again!
Lynnette Gordon
LG/MP

SPECTRUM
DESIGNS & ENGINEERING, LLC.
2439 Manhattan Blvd., Suite 209
Harvey, La 70058
P: 504.366.0710
www.spectrumdandellc.com

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[Quoted text hidden]

Malcolm Hardiman <malcolm4972@gmail.com> Fri, Mar 7, 2025 at 12:2 PM
To: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Good Afternoon Ms. Gordon,

I hope Mardi Gras was a festive affair for you and yours. The Faubourg St. Roch Improvement Association would like to invite you to our next member meeting this upcoming Thursday March 13th. We meet at 1738 St. Roch Avenue, The St. Roch Community Church at 6pm. If you were open to it, I think it would be a good idea to share the proposal with our community group, many of whom reside near the project.

Please let me know if you can attend, and we will get you on the agenda.

Many thanks,
Malcolm Hardiman

faubourgsaintroch.org
[Quoted text hidden]

Spectrum Designs and Engineering LLC Wed, Mar 12
<admin@spectrumdesignsllc.com> 2025 at 2:07 PM
To: Malcolm Hardiman <malcolm4972@gmail.com>

Thank you for the invitation. We would be happy to attend the Faubourg St. Roch Improvement Association meeting on Thursday, March 13th, at 6 pm.

Sincerely,
Spectrum Designs and Engineering LLC
Lynnette Gordon
LG/mst

SPECTRUM
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2439 Manhattan Blvd., Suite 209
Harvey, La 70058
P: 504.366.0710
www.spectrumdandellc.com

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[Quoted text hidden]

Spectrum Designs and Engineering LLC Wed, Mar 12
<admin@spectrumdesignsllc.com> 2025 at 2:08 PM
To: Lisa Washington <lisa@brothersfoodmart.com>

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DESIGNS & ENGINEERING, LLC.
2439 Manhattan Blvd., Suite 209
Harvey, La 70058
P: 504.366.0710
www.spectrumdandellc.com

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[Quoted text hidden]

[Quoted text hidden]

M1138 Atx <malcolm4972@gmail.com> Wed, Mar 12, 2025 at 8:05 PM
To: admin@spectrumdesignsllc.com

Wonderful! Thank you, see you then.

Malcolm

Sent from my iPhone

> On Mar 12, 2025, at 14:07, Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com> wrote:
>
> [Quoted text hidden]

Lisa Washington <lisa@brothersfoodmart.com> Thu, Mar 13, 2025 at 11:17 AM

Good afternoon,

We would like Lynette to attend on our behalf. Lynette can call Eddie to brief before the meeting.

Thanks

Lisa Washington
Brothers Food Mart – *Often Imitated Never Duplicated*
2439 Manhattan Blvd, Suite 302
Harvey, LA 70058
Phone: (504) 366-2413
Fax: (504) 366-5639
Email: lisa@brothersfoodmart.com

[Quoted text hidden]

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DESIGNS & ENGINEERING, LLC

Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

1814 Almonaster Development meeting

1 message

Jonathan Rodick <jonathan@yumyumnola.com> Thu, Feb 13, 2025 at 3:22 PM
To: admin@spectrumdesignsllc.com

Hello!

My name is Jonathan and I just received this letter in the mail regarding redevelopment of the property at 1814 Almonaster Ave. I both live here and also keep a small indoor farm business at 1919 Almonaster which has been operating the last 5 years selling produce locally to restaurants. We are about due to move up and out into a larger space to accommodate a more industrial approach to growing and access to wider markets.

First of all, thank you for the letter. It is true that I have sorely missed having a grocery store nearby and am excited to learn about the prospects (can we get an Aldi?). I plan to attend the meeting to hear more and look forward to the progress.

Secondly, and more to the point of my writing today, an inquiry that I expect I may be way too late on: Instead of a gas station (we have the Quicky's 2 blocks away on Claiborne), can we put our farm in the Family Dollar location? This would provide better jobs for the neighborhood, 1000x less traffic, and would output high-quality produce for the community instead of pollutants. On your end, little to no redevelopment required- we really just need a white box. While I am obviously biased and recognize that gas stations are a public need, I feel strongly that we can do better with this specific location.

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--
Jonathan Rodick
Micro Manager, Yum Yum NOLA
(504) 308-0829

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DESIGNS & ENGINEERING, LLC

Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Proposal

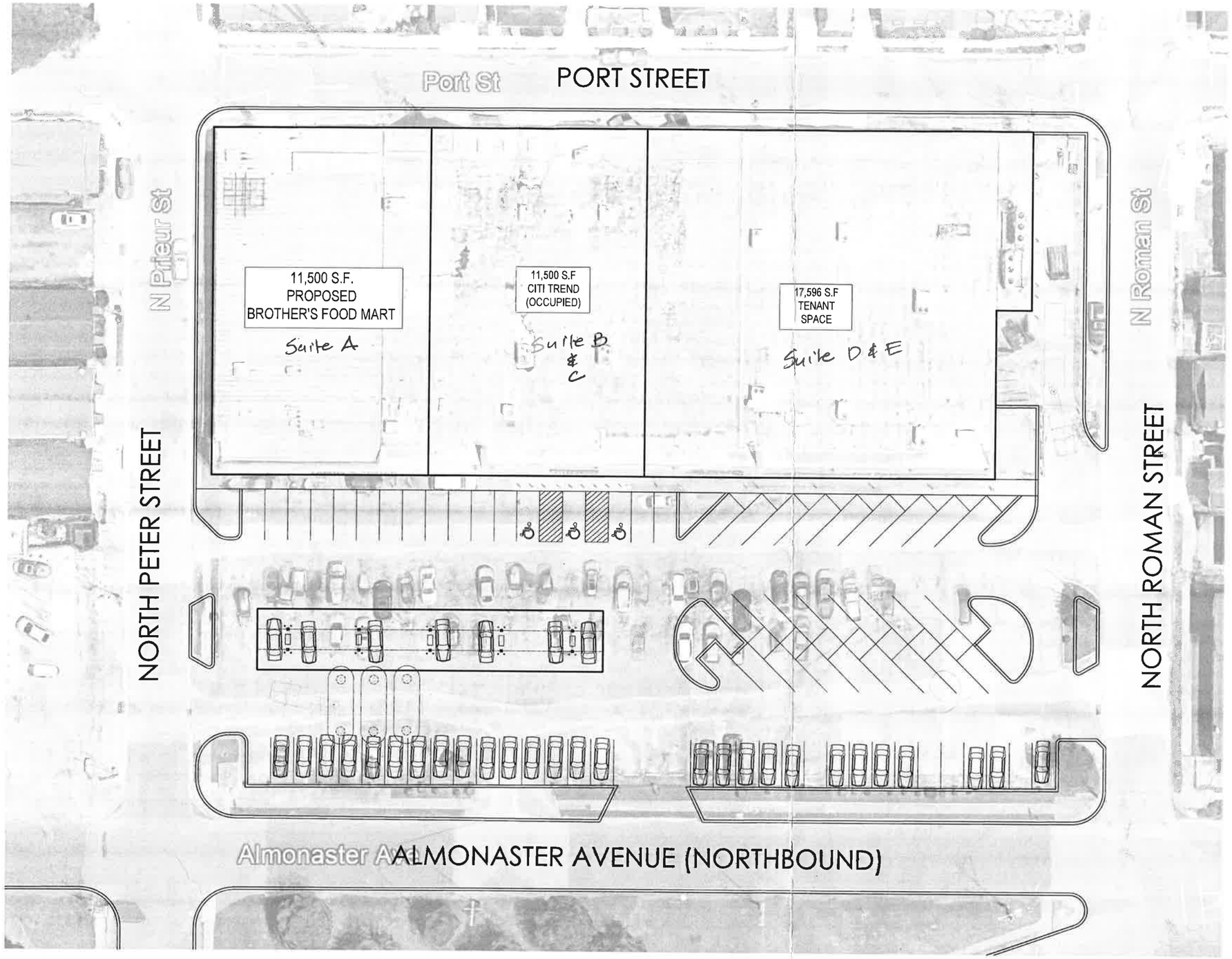
1 message

Marilyn Bealafeld <mbealafeld@yahoo.com> Thu, Feb 20, 2025 at 12:27 PM
To: admin@spectrumdesignsllc.com
Cc: lisa@brothersfoodmart.com

Hello,
We own the house at the corner of Saint Ferdinand and Roman. We are very much in favor of you opening a grocery store and gas station. We hope you will be successful in your endeavors.
We are not able to attend the meeting. Please include me on your email updates.
Thank you,
Marilyn and Mark Bealafeld

Sent from my iPad

SCHEMATIC DRAWINGS



TENANT SPACE SQ. FT. 17,596 SQ. FT:	(36 SPACES REQUIRED)
CITI TREND SQ. FT. 11,500 SQ. FT:	(23 SPACES REQUIRED)
PROPOSED C-STORE SQ. FT. 11,500 SQ. FT:	(23 SPACES REQUIRED)
GRAND FATHERED PARKING SPACES:	-12 PARKING SPACES
TOTAL SPACES REQUIRED:	70 SPACES
STANDARD PARKING SPACES PROVIDED:	73
HANDICAP PARKING SPACES PROVIDED:	3
TOTAL SPACES PROVIDED:	76

1 **PROPOSED SITEPLAN**
SCALE: 1" - 0" = 20' - 0"

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architectsplus.net

SEAL:

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BROTHER'S FOOD MART

REMODEL FOR NEW CONVENIENCE STORE
BROTHER'S FOODMART
1841 ALMONASTER AVENUE
NEW ORLEANS, LOUISIANA 70117

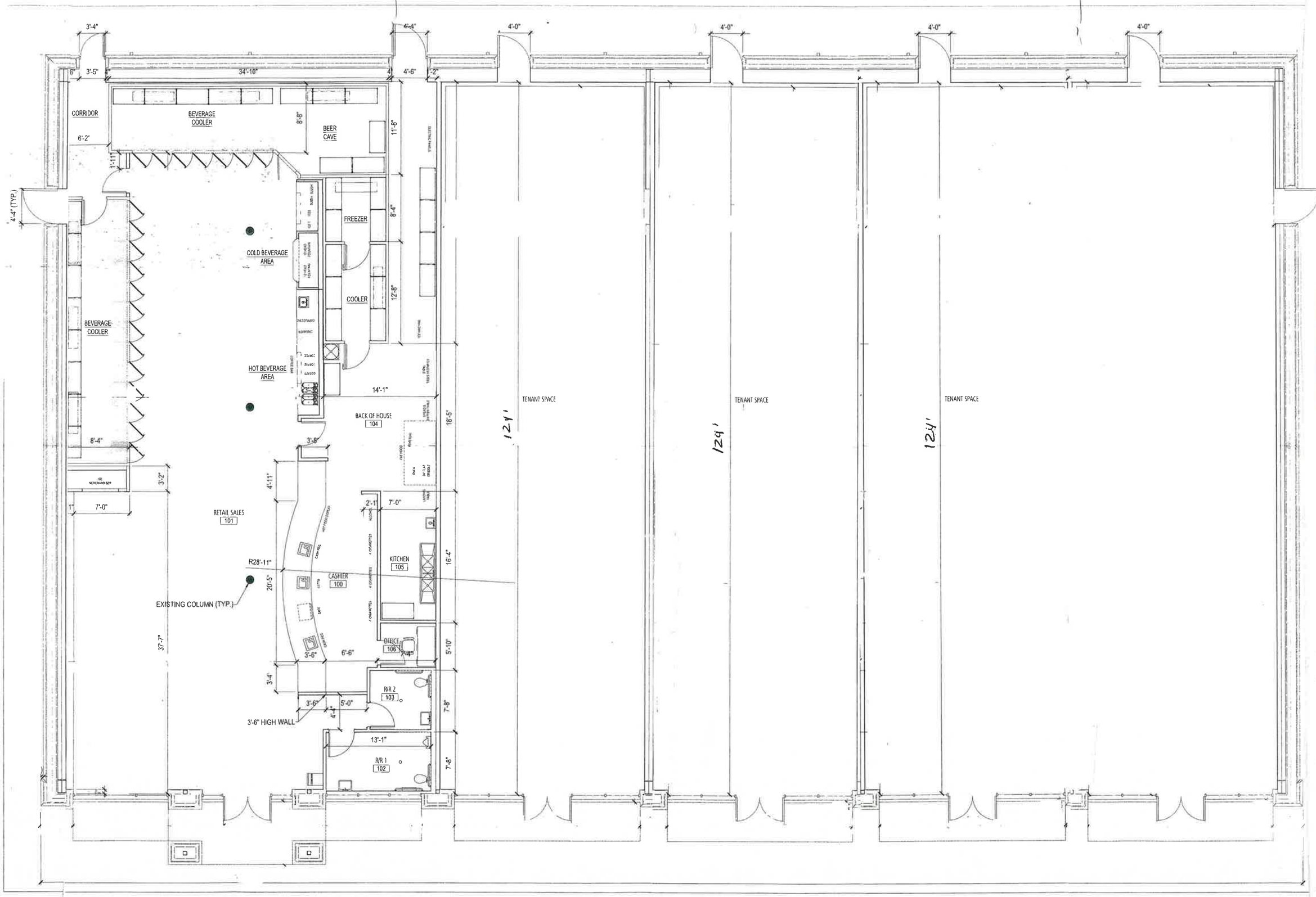
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 24042.00

DATE: 10 / 24 / 24

SHEET NUMBER:
A0.1



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SEAL

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FOOD MART

BROTHER'S

NEW C-STORE / RETAIL CENTER FOR BROTHER'S FOODMART

4525 OLD GENTILLY ROAD
NEW ORLEANS, LOUISIANA 70126

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 24056.00

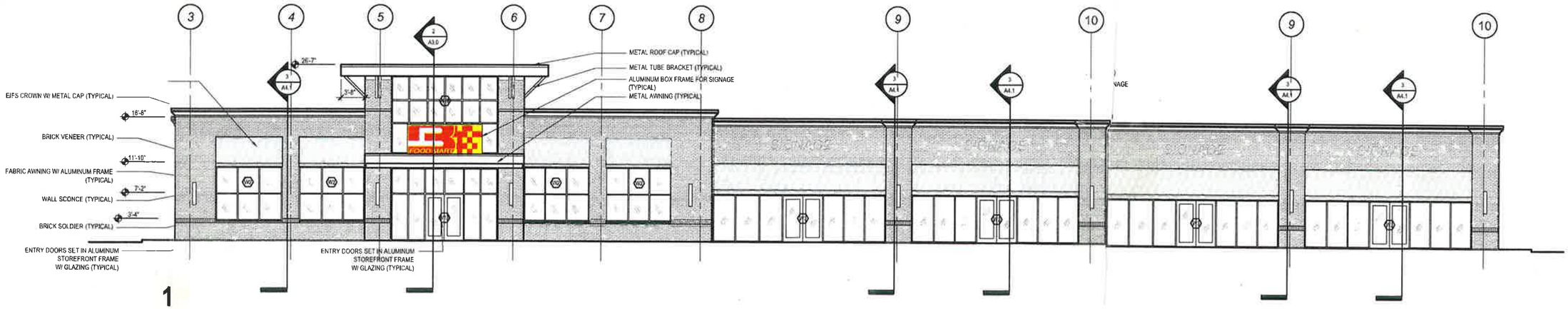
DATE: 06 / 24 / 2025

SHEET NUMBER:

A1.1

EXTERIOR FINISH SCHEDULE

METAL ROOF CAP	MANUF. BY MBCI OR EQUAL. COLOR: "BURNISHED SLATE".
PARAPET METAL COPING	MANUF. BY MBCI OR EQUAL. COLOR: "BURNISHED SLATE".
BRICK	MANUF. BY ACME BRICK. "ST. CHARLES". COLOR "BIRMINGHAM"
STOREFRONT	COLOR: DARK BRONZE
AWNINGS	COLOR: YELLOW
EFIS	GLIDDEN COLOR: "CAMEL TAN" (GLIDDEN A1624) PANTONE: PMS 7502 (CLOSET MATCH)
ROOF BRACKETS	MATCH MBCI COLOR: "BURNISHED SLATE".



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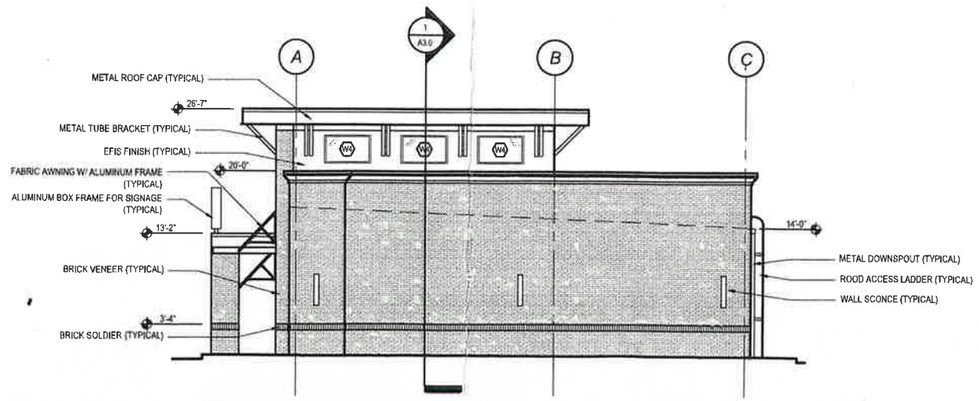

2 EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1 / 8 "= 1'- 0"

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SEAL:

JOSEPH RICHARD LANDRY
REG. No. 31,
STATE OF LOUISIANA
REGISTERED ARCHITECT

BROTHER'S FOOD MART

NEW C-STORE / RETAIL CENTER FOR
BROTHER'S FOODMART
1600 BARATARIA BOULEVARD
MARRERO, LOUISIANA 70072

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 21004.00

DATE: 11 / 02 / 22

SHEET NUMBER: A2.0

GENERAL FINISH NOTES

1. INTERIOR FINISHES SHALL COMPLY WITH FLAMES SPREAD REQUIREMENTS OF 2015 IBC, CHAPTER 8.
2. CONCRETE FLOORS TO BE MACHINE TROWELED, AND FLOOR SEALER TO BE INSTALLED THROUGHOUT BUILDING.
3. VINYL BASE TO BE FLAT STOCK OF 1/8" MIN. THICKNESS. FULLY ADHERE BASE TO WALLS, MINIMUM SPLICE JOINT SPACING SHALL BE 4'-0"
4. PAINT WALLS AND APPLY FLOOR SEALANT PRIOR TO INSTALLING VINYL BASE.

PAINT NOTES

GYPSUM BOARD:
PRIMER: GLIDDEN PROFESSIONAL PVA WALL INTERIOR PRIMER SEALER #1030-1200N.
FINISH: SW 6068 "BREVITY BROWN" LATEX EGGSHELL FOR WALK IN COOLER EXTERIOR WALLS AND WALL BEHIND SALES COUNTER.
FINISH: SW 9103 "FARRO" LATEX EGGSHELL FOR FRONT ENTRANCE WALL, RESTROOM HALLWAY WALLS, WALLS BEHIND FOOD SERVICE AREA, BACK ROOM, MANAGERS OFFICE.
TOILET ROOMS: SW 9103 "FARRO" SEMI-GLOSS FINISH ON BOTH INSIDE AND OUTSIDE WALLS.

INTERIOR DOOR / METAL FRAME:
PRIMER: 1 COAT GLIDDEN PROFESSIONAL GRIPPER INTERIOR/EXTERIOR PRIMER SEALER #3210-1200
METAL FRAME FINISH: 1 COAT SW 6062 "RUGGED BROWN" SEMI-GLOSS FINISH ON BOTH INSIDE AND OUTSIDE WALLS. DOOR FINISH : 1 COAT SW 6069 "FRENCH ROAST" SEMI-GLOSS FINISH ON BOTH INSIDE AND OUTSIDE WALLS

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN TO FACE OF FRAMING, CMU OR SLAB EDGE UNLESS NOTED OTHERWISE.
2. WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS.
3. ALL INSTALLED INTERIOR FINISHES SHALL COMPLY WITH THE FLAME SPREAD REQUIREMENTS OF 2015 IBC, CHAPTER 8.
4. PROVIDE ALL REQUIRED BLOCKING FOR EQUIPMENT, MILLWORK, FIXTURES, AND ACCESSORIES.
5. CIRCLE K TO PROVIDE MILLWORK; G.C. TO COORDINATE WITH OWNER FOR INSTALLATION.
6. REFER TO SHEET T2 FOR REQUIRED ADA CLEARANCES AND MOUNTING HEIGHTS AT FIXTURES & EQUIPMENT.
7. WATER CLOSETS SHALL BE INSTALLED A MINIMUM OF 18" FROM FINISHED SIDE WALL TO CENTERLINE OF FIXTURE.
8. SINKS / LAVATORIES SHALL BE INSTALLED 4" MIN. FROM FINISHED SIDE WALLS

WALL DESCRIPTIONS

1. PRE-FINISHED METAL WALL PANELS OVER PRE-ENGINEERED METAL BUILDING STRUCTURE; R-19 VINYL FACED FIBERGLASS INSULATION; MASTIC BEAD BETWEEN EACH WALL PANEL
2. EXTERIOR SIDE: 5/8" DENS-GLASS SHEATHING, WEATHER BARRIER/DRAINAGE PLANE,R-19 FIBERGLASS INSULATION; BRICK WAINSCOTE, AND BRICK VENEER; INTERIOR: 2X5 WD. STUD W/ ONE LAYER 5/8" GYP. BD. UNLESS NOTED OTHERWISE.
3. 3½" 20 GA. METAL STUDS AT 16" O.C. W/ ½" GYPSUM BOARD EACH SIDE (1/2" CEMENT BOARD AT TILE AREAS (RESTROOMS), FRP IN KITCHEN AREAS)
4. 3½" 20 GA. METAL STUDS AT 16" O.C. W/ ½" GYPSUM BOARD ONE SIDE (1/2" CEMENT BOARD AT TILE AREAS (RESTROOMS))
5. 2x6 WD. STUD AT 16" O.C. W/ 5/8" GYPSUM BOARD ON FINISH SIDE.
6. 4" PREFABRICATED COOLER PANELS (BY COOLER MANUF.) SET IN PLACE BY COOLER SUPPLIER.
7. EXTERIOR SIDE:CULTURED STONE ON MTL. LATH ON WEATHER BARRIER OVER 5/8" DENSGLASS SHEATHING ON 6" X 20 GA. MTL. STUDS @ 16" O.C., R-19 FIBERGLASS INSULATION; CULTURED STONE WAINSCOTE. OVER PRIMARY 6" FRAMING WHERE SHOWN.
8. 5/8" GYP. BD. OVER 2- 1/2" STUDS @ 16" O.C. W/ 5/ 8" GYPSUM BOARD ON FINISH SIDE.
9. STAINLESS STEEL SHEATHING OVER 5/8" GYPSUM BOARD ON 6", 18 GAUGE METAL STUDS @ 16" O.C. ON THE FINISH SIDE.

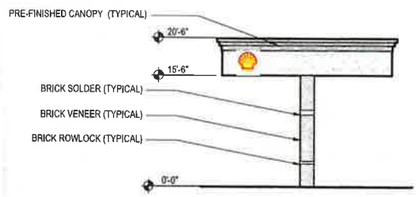
SYMBOL LEGEND

- (XXX) DOOR DESIGNATION, REFER SHEET A1.5
- (X) WINDOW TYPE DESIGNATION, REFER SHEET A1.5
- X WALL TYPE DESIGNATION, REFER THIS SHEET

METAL STUD NOTES

1. WALL STUDS SPACED 16" O.C. MAX. UNLESS NOTED OTHERWISE.
2. 3-5/8" INTERIOR NON-LOAD BEARING STUDS (10 FT. TALL): 25 GA.
3. 3-5/8" INTERIOR NON-LOAD BEARING STUDS (14 FT. TALL): 20 GA.
4. 6" EXTERIOR NON-LOAD BEARING STUDS: 16 GAUGE
5. 6" INTERIOR NON-LOAD BEARING STUDS (UP TO 23 FT. TALL; BETWEEN TENANTS), STUDS AT 16" O.C.: 18 GA.

1 FUEL CANOPY ELEVATION
SCALE: 3/32"= 1'-0"



2 FUEL SIDE CANOPY
SCALE: 3/32"= 1'-0"

EXTERIOR FINISH SCHEDULE

METAL ROOF CAP	MANUF. BY MBCI OR EQUAL. COLOR: "BURNISHED SLATE".
PARAPET METAL COPING	MANUF. BY MBCI OR EQUAL. COLOR: "BURNISHED SLATE".
BRICK	MANUF. BY ACME BRICK, "ST. CHARLES" , COLOR: "BIRMINGHAM"
STOREFRONT	COLOR: DARK BRONZE
AWNINGS	COLOR: YELLOW
EFIS	GLIDDEN COLOR: "CAMEL TAN" (GLIDDEN A1824) PANTONE: PMS 7502 (CLOSET MATCH)
ROOF BRACKETS	MATCH MBCI COLOR: "BURNISHED SLATE".

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PHONE: (225) 334-9823
FAX: (225) 334-9823
architectsplus.net

SEAL:

JOSEPH R. RICHARD No. 32610 REGISTERED STATE OF LOUISIANA ARCHITECT

FOOD MART BROTHER'S

NEW C-STORE / RETAIL CENTER FOR
BROTHER'S FOODMART
1600 BARATARIA BOULEVARD
MARRERO, LOUISIANA 70072

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 21004.00
DATE: 11 / 08 / 22
SHEET NUMBER: A2.2

Outlook

Zoning Docket 056/25

From Charles Mondavi <mondavicharles@gmail.com>
Date Mon 9/29/2025 11:56 AM
To CPCINFO <CPCINFO@nola.gov>

Re 1841 Almonaster Investments

Good Morning,

I am opposed to the conditional use permit at this location.
What was promised by the developers representatives at the NPP meetings is NOT what was ultimately submitted.

Neighbors demanded no more than 4 fuel pumps, 10 are proposed.
The developer indicated they would add "as much green space as the zoning department allowed"
There are nearly 10% more parking spaces than required by zoning, these additional parking spaces could be removed and converted to green space.

The developer and development entity has a checkered history strewn with violations ranging from municipal offences (signage, harboring criminal activity, illegal cutting of protected trees, excessive concrete) to federal and criminal offenses regarding labor laws and income taxes.

You simply cannot trust the developer's word, which is more than evident here.
There are ample gas stations nearby, we do not need another in the neighborhood.
Please maintain the current zoning and deny the application as presented.

Thank you

Charles Mondavi

From: Seymour Price
PO Box 3481
N.O. La 70177-3481
To: Executive Director
1300 Perdido St
7th Floor
New Orleans, La 70112

Statement Opposing Rezoning of 1841Almonaster Ave.

New Orleans, LA 70117, Square 873 Opposition to Rezoning Proposal

STOP!!

I am opposed to the rezoning of 1841 Almonaster Ave. New Orleans, LA 70117 square 873. Third Memorial District

STOP!!

Another gas station is NOT needed in this area. There is a gas station three to four blocks away.

STOP!!

Put something there that will help the neighborhood to thrive in a positive manner.
An establishment of this sort will Only bring about more crime such as drug trafficking, death, laundering, littering, carjacking, shoplifting, and shooting. For these very same reasons the former business closed their doors.

STOP!!

This proposal will only destroy an area that is already Unlawfully out of control.

Stop.!!!

I say NO, NO, NO, NO!!!!!!

Sincerely,

September 30, 2025

Seymour Price

Seymour Price
PO Box 3481
New Orleans, LA 70177

NEW ORLEANS LA 700
3 OCT 2025 AM 2 L

EXECUTIVE DIRECTOR
1300 PERDIDO STREET
7TH FLOOR
NEW ORLEANS, LA. 70112

70112-212593

1251

CAJUN SEAFOOD

PARKING

NORTH PRIEUR

GAS STATION

CITY TREND

HAIR KINGDOM

PARKING LOT

NORTH ROMAN

ALMONASTER

LAKE

ALMONASTER

RIVER

TEEN CHALLENGE

NORTH PRIEUR

CONVENIENCE STORE

STOP

STOP

FRANKLIN AVE

FRANKLIN AVE

FRANKLIN AVE

FRANKLIN AVE

CITITRENDS
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.

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.

Outlook

Fw: Amendment to the Comprehensive Zoning Ordinance- 1841 Almonaster Ave Docket 056/25

From Valerie A. McMillan <Valerie.McMillan@nola.gov>
Date Fri 10/3/2025 3:39 PM
To Valerie A. McMillan <Valerie.McMillan@nola.gov>

1 attachment (6 MB)
Tella e.pdf;

Valerie McMillan (*she/her*) MPH, MSUS
Community Engagement Planner | City Planning Commission
Office of Business and External Services
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov
"We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb
Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:
Application Forms
Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance
One Stop App
Frequently Asked Questions

ENGAGEMENT:
Subscribe to CPC Public Notice
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City Planning Commission - YouTube

From: Joseph Liuzza <texliuzza@hotmail.com>
Sent: Friday, October 3, 2025 2:39 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Amendment to the Comprehensive Zoning Ordinance- 1841 Almonaster Ave Docket 056/25

I will not be able to attend this hearing. I will be 80 years old and have COPD so it would be difficult. I'm guessing that you will not be getting many responses to the post card sent out regarding this gas station. Based on the trucks moving people in and out of this area, I think that most people around

here are renters who could care less. I, however, have lived here 56 years and from my second floor window on Franklin Avenue have an almost unobstructed view of the entire block of 1800 Almonaster.

I'm not opposed to another business there, but a gas station that may stay open 24 hrs worries me. There have been businesses there all 56 years. I'm asking that before this is approved you consider the two extremely dangerous intersections from the gas station to Franklin Ave and the increased volume of cars it will create. The two intersections are North Prieur to Franklin Ave and **especially** Almonaster to Franklin Ave. Franklin Ave (and Almonaster) are like the INDY 500 (especially late at night and early am) and many during these hours do not stop for the STOP signs. A couple of weeks ago there was two accidents in the same week. Over the years there have be many, many accidents. A lot of single car accidents when they lose control on the Almonaster curve to Franklin Ave. Watching the stop sign at Almonaster to Franklin for 10 minutes at 10 pm, 8 out of 10 cars did NOT stop.

If this is approved, please consider having a traffic engineer take a look to see if anything can be done to make it safer. By the way, when Brothers sent out a letter advising of their wanting to put a gas station here, they claimed there were no gas stations in the area but there's one 2 blocks away (Quicky's) at Franklin and North Claiborne and another (Shell) at Franklin and St Claude.

Please consider this when discussing this and share my thoughts anonymously. I've attached a diagram, not an artist, in case you all are not familiar with this area.

Thank you,
Maria Liuzza
1800 Franklin Avenue

Cameron Boissiere

From: Michael Firicano <michaelfiricano@gmail.com>
Sent: Sunday, October 5, 2025 7:38 PM
To: CPCINFO
Subject: Public Comment for Zoning Docket 056/25

Michael Firicano
1717 Painters Street
New Orleans, LA 70117
(978) 821-6313
michaelfiricano@gmail.com

October 5th, 2025

New Orleans City Planning Commission
Attn: Executive Director
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

Subject: Objection to the conditional use to permit a gas station in a C-1 General Commercial District at 1841 Almonaster Avenue, Applicant: Almonaster Investments, LLC, Zoning Docket 056/25

Dear City Planning Commission,

I am writing to formally express my strong opposition to the proposed construction of a new gas station at 1841 Almonaster Avenue, which is currently being brought before the commission October 14th,2025. This project is inconsistent with the goals of our community and presents several serious concerns regarding public health, safety, and property values that I believe the commission must consider.

My objections are based on the following specific issues:

Public health risks: Peer-reviewed scientific studies have documented health risks associated with living near gas stations, including elevated levels of benzene and other toxic emissions. The proposed site is located directly adjacent to a residential neighborhood, The placement of fuel tanks and vents in such proximity to homes poses an unacceptable health hazard to community members, particularly children.

Environmental impact: The risk of a gasoline spill or leakage from underground storage tanks poses a significant threat to local groundwater. Our community's environmental integrity is a priority, and this project could have lasting negative consequences on our soil and water resources.
Increased traffic and congestion: The addition of a high-volume business like a gas station will inevitably increase vehicle traffic in our neighborhood. The existing road infrastructure at 1841 Almonaster Avenue at the junction of Franklin Avenue is not designed to handle the additional flow, creating new traffic hazards and congestion for residents.

Negative impact on property values: The construction of a commercial gas station so close to residences

will likely cause a significant decrease in surrounding property values, impacting the financial well-being of existing homeowners.

We already have three gas stations in the area. Quicky's on Franklin Ave is .2 miles from the proposed site at 1841 Almonaster Avenue. There is a Shell Gas Station on Elysian Fields .7 miles from the proposed site at 1841 Almonaster Avenue. There is another Shell Gas Station on Franklin Avenue .7 miles from the proposed site at 1841 Almonaster Avenue. Our only grocery store is 1.2 miles from 1841 Almonaster Avenue. We are in a food desert, not a gas station desert. This commercial space could better serve the community to improve the quality of life in the upper ninth, 8th ward of New Orleans.

I urge you to deny the permits for this project and uphold the standards that preserve our community's character and ensure our residents' safety. For all the reasons outlined above, the risks to the public far outweigh any potential benefits.

Thank you for your attention.

Sincerely,

Michael Firicano

Outlook

RE: Assigned Planner ZD056-25 - ACTION NEEDED

From Sarah C King <Sarah.King@nola.gov>
Date Wed 10/15/2025 4:20 PM
To Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Good afternoon,

A few things to consider.

The deadline for the November 11th meeting would require submittal of all updated materials by Monday, October 20th.

If that's not adequate time, November 14th would be the deadline for a December 9th CPC meeting. Keep in mind, if you attend the meeting in December, it will not allow you to defer this item, meaning CPC would have to make a final decision that day.

Another option:

Your NPP meeting date on the application is for July 1st which will expire (6 months) on December 31st.

You may want to consider withdrawing all together and resubmitting. However, if you want to use the same NPP submission with the current application, November 25th is probably the more realistic deadline to consider. If resubmitted, you would have 60 days.

September 9 – September 22, 2025	Tuesday, November 11
September 23 – October 20, 2025	Tuesday, December 9
October 21, 2025 - November 24, 2025	Tuesday, January 13, 2026
November 25, 2025 - December 8, 2025	Tuesday, January 27, 2026

I hope I've explained your options clearly. Please let me know if I have any questions. If you do choose to withdraw you can "request this application be withdrawn" in an email.

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: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Tuesday, October 14, 2025 3:50 PM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

That deadline is pretty soon , would it be possible to be on the following agenda to extend our deadline?

SPECTRUM DESIGNS & ENGINEERING, LLC
"We make it happen!"
1929 Jutland Drive
Harvey, LA 70058
P: 504-366-0710
E: admin@spectrumdesignsllc.com
W: www.spectrumdandellc.com

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On Tue, Oct 14, 2025 at 3:39 PM Sarah C King <Sarah.King@nola.gov> wrote:

> Good afternoon,
>
> In response to today's CPC's action to defer this item until next meeting on the 28th. **Please send all revised documents no later than 5pm on Friday, October 17th to remain on the agenda.**
>
> 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
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Frequently Asked Questions
Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Tuesday, October 14, 2025 11:30 AM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

Thank you. We will be at the meeting.

SPECTRUM DESIGNS & ENGINEERING, LLC
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Harvey, LA 70058
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On Tue, Oct 14, 2025 at 11:27 AM Sarah C King <Sarah.King@nola.gov> wrote:

> Good morning,
>
> I've received a voicemail stating that you've received an email that this item is recommended for approval. That is incorrect. It is being recommended for deferral. There have been no revised

documents submitted to write a comprehensive report for this, therefore no approval can be made at this time.

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)
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One Stop App
Frequently Asked Questions
Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: Sarah C King
Sent: Tuesday, October 14, 2025 9:57 AM
To: 'Spectrum Designs and Engineering LLC' <admin@spectrumdesignsllc.com>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good morning,

This is your request as the applicant. It's always best to be present at the CPC meetings.

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)
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Frequently Asked Questions
Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Monday, October 13, 2025 11:41 AM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

Good Morning Sarah,
Do we need to have someone at the meeting?

Thank you
Michelle Powell

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1929 Jutland Drive
Harvey, LA 70058
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W: www.spectrumdandellc.com

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On Wed, Oct 8, 2025 at 2:55 PM Sarah C King <Sarah.King@nola.gov> wrote:

> Good afternoon,
>
> This item will be heard for *Deferral* at the 10/14 CPC meeting. Please see the agenda for more information: https://cityofno.granicus.com/GeneratedAgendaViewer.php?view_id=2&event_id=24745
>
> The meeting will take place in City Hall, 1:30 P.M. Homeland Security Conference Room, 8th Floor, Room 8E10
>
> 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: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Monday, October 6, 2025 10:13 AM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

Good Morning Sarah.
Can you verify what the next CPC meeting date we will be deferred to. Will it be November 28 or November 11 as stated in you email.

Thank you
Michelle Powell

SPECTRUM DESIGNS & ENGINEERING, LLC
"We make it happen!"
1929 Jutland Drive
Harvey, LA 70058
P: 504-366-0710
E: admin@spectrumdesignsllc.com
W: www.spectrumdandellc.com

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On Fri, Oct 3, 2025 at 10:41 AM Sarah C King <Sarah.King@nola.gov> wrote:

> Good morning,
>
> Photos of the zoning signs have been received. In my previous email it states that we'll need revised plans **by no later than October 4th , by 5:00PM.**
>
> **If we do not received plans by this date the item cannot be reviewed in time for the November 28th CPC meeting and will be deferred to the November 11th CPC meeting.**
>
> 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
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Comprehensive Zoning Ordinance
One Stop App
Frequently Asked Questions
Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Thursday, October 2, 2025 3:46 PM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

CITITRENDS
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.

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.

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On Tue, Sep 30, 2025 at 10:51 AM Sarah C King <Sarah.King@nola.gov> wrote:

> Good morning, Spectrum Design Staff,
>
> This is a friendly reminder that CPC has not received **photos of the site with posted zoning signs**, please see below. Additionally, in order for this item to be considered for the October 28th meeting, **please send the requested documentation by no later than October 4th , by 5:00PM.**
>
> Also, please be sure that you or a representative of the project is present in person at the 10/14 CPC meeting to answer any questions the commissioners may have.
>
> - ***Please send photos of (2) zoning signs on the property, one located on the Almonaster Avenue side, and one posted on the North Peter Street side of the property by October 1st, 2025.***
>
> **In order to move forward, please submit the following information**:
>
> 1. Please show a façade program that gives clear dimensions with what is currently existing at the site. The elevations will need to show what is currently there and what specifically is being renovated/changed.
> 2. Please submit a floor plan that shows interior dimensions of the proposed gas station. For instance, the floor plan does not match the elevation drawing that was sent. The drawings show two separate proposals that are not custom to the building's current footprint on the interior or exterior of the building.

3. If the building is a renovation, the proposal will need to reflect what the current conditions are and what will be changed. The details of these drawing are used to determine what steps will need to be taken in the form of regulations so the site must reflect accurate measurements of the current and proposed conditions.

4. The site plan showing the parking lot and gas pumps will need to show traffic circulation around the site and how that will operate. For instance, there is a driveway currently existing in front of the Family Dollar pedestrian entrance, however, the site plan shows parking spaces along that area. Therefore, that driveway ingress entry point would need to be restored to a curb cut with a sidewalk so that cars would not be entering from location and into parked cars on the site.

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: Sarah C King
Sent: Tuesday, September 16, 2025 9:44 AM
To: admin@spectrumdesignsllc.com
Cc: 'admin@spectrumdesigns.com' <admin@spectrumdesigns.com>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good morning, Spectrum Designs.

There has been no response from your office or submittal of required documents. Due to a lack of accurate information this item will be deferred.

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: Sarah C King
Sent: Tuesday, September 9, 2025 2:55 PM
To: Spectrum Designs <admin@spectrumdesignsllc.com>
Cc: Sabine E. Lebailleux <selebailleux@nola.gov>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good afternoon,

Please let me know if you're able to send updated plans by tomorrow. Also, if you have any questions about the materials, please let me know. I'm happy to provide some clarity.

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: Sarah C King
Sent: Friday, September 5, 2025 2:35 PM
To: Spectrum Designs <admin@spectrumdesignsllc.com>
Cc: Sabine E. Lebailleux <selebailleux@nola.gov>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good afternoon, Spectrum Designs Staff.

Upon initial review, please address the following comments:

- The request proposes the renovation of an existing Family Dollar to a Gas Station.
- However, the floor plan and elevations submitted below do not match the façade of the existing structure.
- The floor plan submitted does not show accurate dimensions of the floor space. For instance, where is the primary entrance located and on what street is the primary entrance facing? The floor plan reads as if the entrance is not the same dimension as what is currently existing.
- It is unclear how the existing building is a renovation if the elevations below show a new brick façade, with additional windows, and a completely separate roof form. Is this correct? The elevation submitted looks to be a stand-alone gas station that is not what is currently existing at the site.

In order to move forward, please submit the following information:

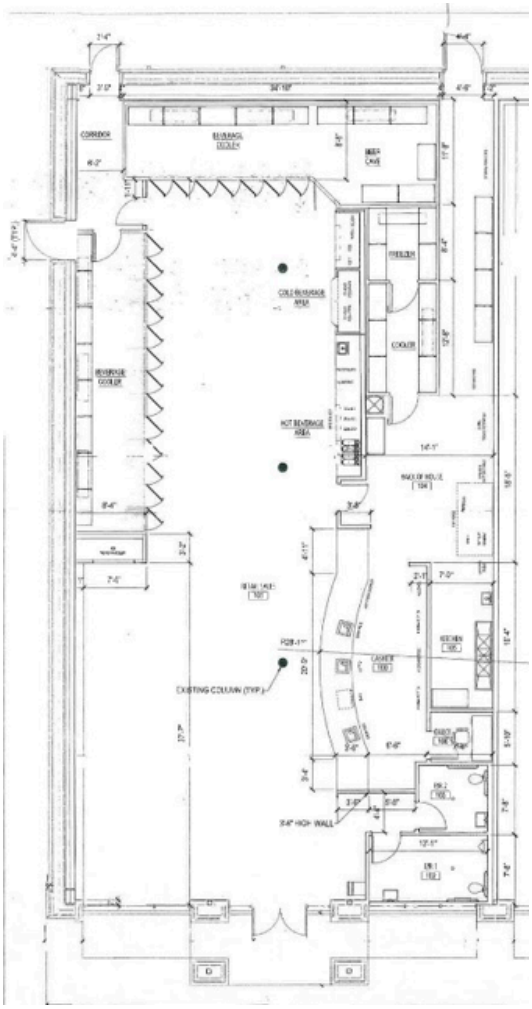
1. Please show a façade program that gives clear dimensions with what is currently existing at the site. The elevations will need to show what is currently there and what specifically is being renovated/changed.

2. Please submit a floor plan that shows interior dimensions of the proposed gas station. For instance, the floor plan does not match the elevation drawing that was sent. The drawings show two separate proposals that are not custom to the building's current footprint on the interior or exterior of the building.

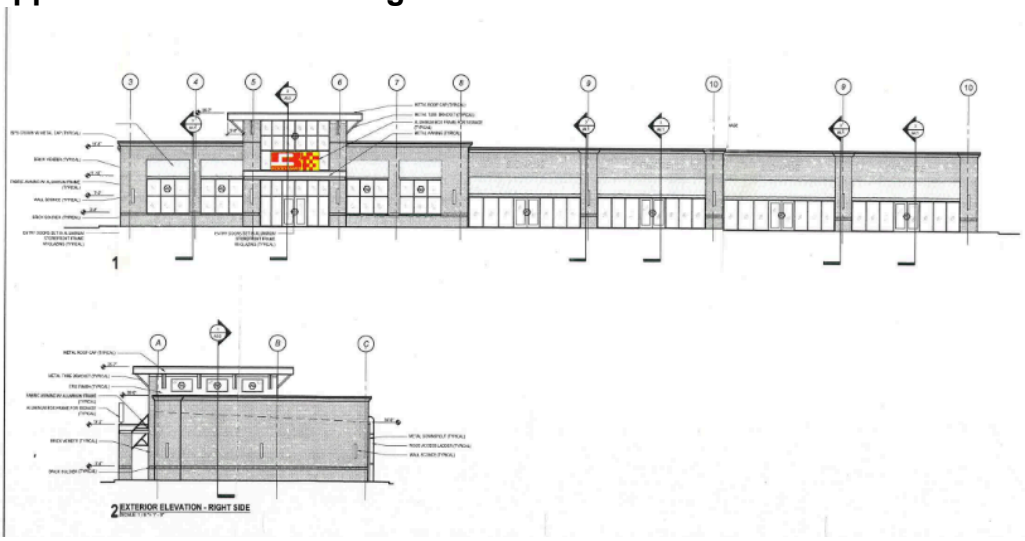
3. If the building is a renovation, the proposal will need to reflect what the current conditions are and what will be changed. The details of these drawing are used to determine what steps will need to be taken in the form of regulations so the site must reflect accurate measurements of the current and proposed conditions.

4. The site plan showing the parking lot and gas pumps will need to show traffic circulation around the site and how that will operate. For instance, there is a driveway currently existing in front of the Family Dollar pedestrian entrance, however, the site plan shows parking spaces along that area. Therefore, that driveway ingress entry point would need to be restored to a curb cut with a sidewalk so that cars would not be entering from location and into parked cars on the site.

Floor Plan does not show dimensions that match the proposed elevation.



Elevation does not match floor plan or existing façade of the structure and appears as a stand-alone gas station.



Conditions of the Proposed Gas Station Fronting Almonaster Avenue do not match the existing materials, floor plan, or elevation.

Please let me know if you are able to provide updated site plan, floor plan, and elevations by Wednesday, September 10th of next week so that we can move forward with the staff report.

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: Sarah C King
Sent: Friday, September 5, 2025 9:50 AM
To: Spectrum Designs <admin@spectrumdesignsllc.com>
Subject: Assigned Planner ZD056-25 - ACTION NEEDED
Importance: High

Good morning,

I'll be reviewing submitted materials for the staff report analysis. This item has been docketed for the October 14th CPC meeting. Please be aware that I'll be reaching out if additional information is necessary to conduct the report.

Also, please be sure that you or a representative of the project is present in person at the 10/14 CPC meeting to answer any questions the commissioners may have.

- ***Please send photos of (2) zoning signs on the property, one located on the Almonaster Avenue side, and one posted on the North Peter Street side of the property by October 1st, 2025.***

Administrative deadlines are listed below for easy reference:

- **Public Comment Deadline**: Monday, October 6 at 5 pm
- **Reports Released to Public**: Tuesday, October 7 at TBD pm
- **CPC Meeting**: Tuesday, October 14 at 1:30 pm

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

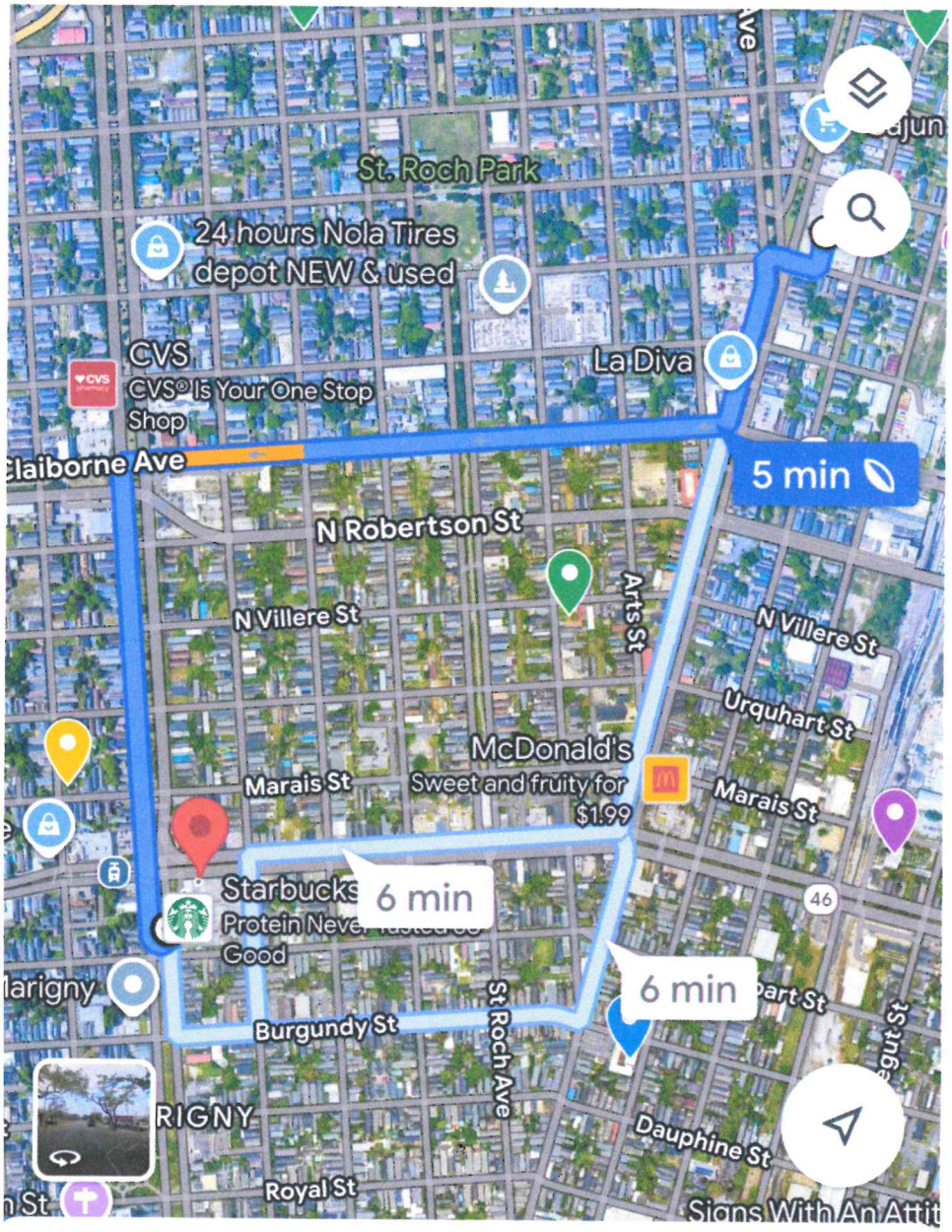
RESOURCES:
Application Forms
Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance
One Stop App
Frequently Asked Questions
Short Term Rental Administration - Home - City of New Orleans (nola.gov)

3:11 5G

1841 Almonaster Ave Ste C

Robért Fresh Market Marigny

6 min | 13 min | 23 min | 6 min | 10 n



5 min (1.2 mi)

Saves 15% gas

Preview | Steps | Pin

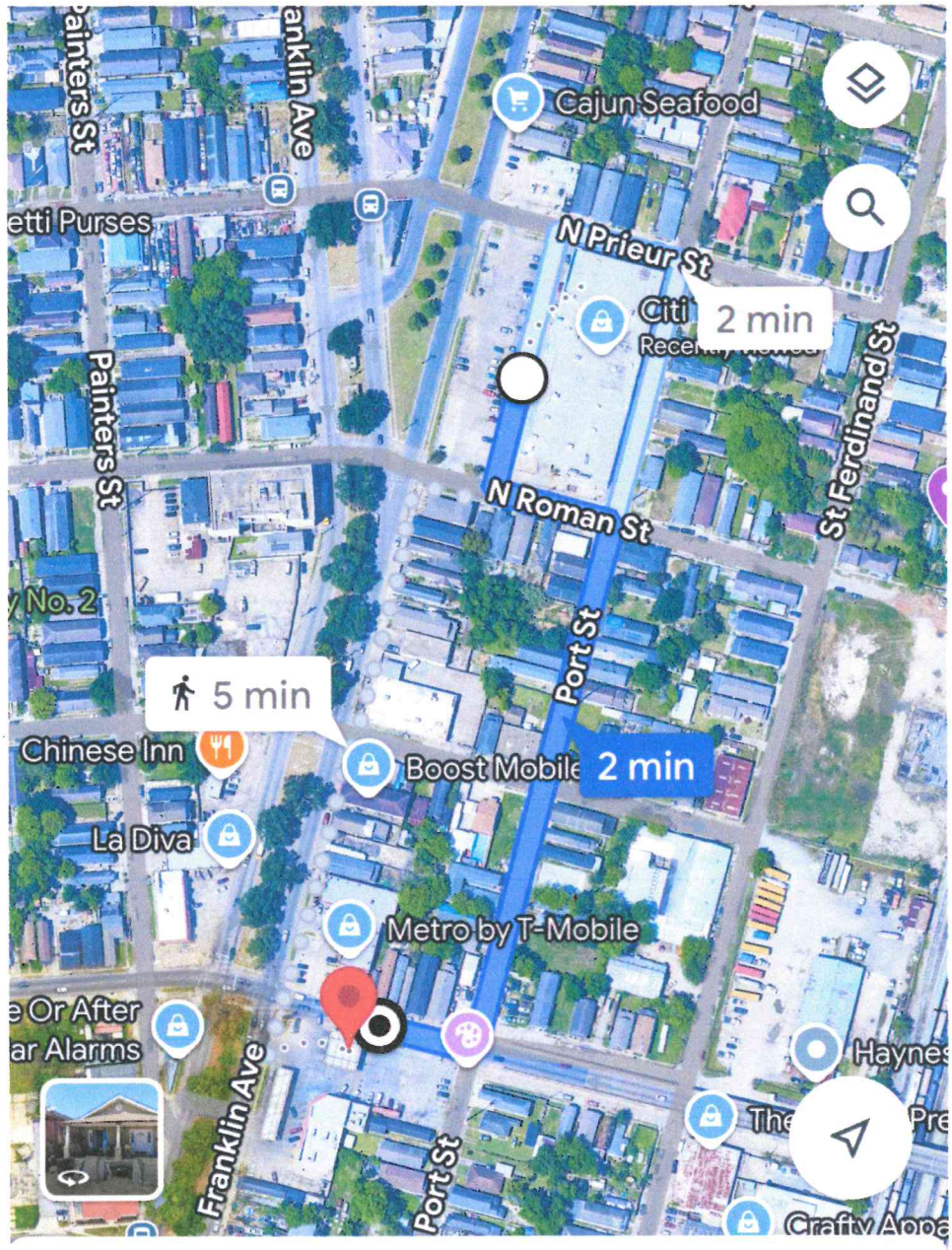
*Zoning Docket 056/25

3:10 5G

1841 Almonaster Ave Ste C

Quicky's

2 min — 5 min — 2 min -



2 min (0.2 mi)

Fastest route

Preview Steps Pin

*Zoning Docket
05625

City Planning Commission Speaker Card

ate : 10/14/25

would like to speak regarding CPC Docket : 6 ZD056-25

IN OPPOSITION

ame: Byshion Stewart

ddress: 1843 Franklin Ave.

) I am the applicant for this docket

) I'd like to cede my time to:

ereby affirm that the written or oral statements I give before the City Planning Commission will true and correct. By ascribing my signature below, I acknowledge all information presented is 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.

gnature of Speaker: B Stewart

City Planning Commission Speaker Card

1276

Date : 10/14/2025

I would like to speak regarding CPC Docket : 056/25 #6

IN OPPOSITION

Name: MICHAEL GARVER

Address: 1323 St. Roch Ave, New Orleans LA 70117

○ 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 Speaker Card

#6

Date : 10:14

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: ELISABETH STEWART

Address: 2237 ARTS ST NOLA 70117

☑ 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 Speaker Card

Date : _____

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: Kim Dunnaway

Address: 3318 N. Robertson

○ 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: Kim Dunnaway

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: El-Lenor Barbre

Address: 1512 Spain St.

○ 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: El Lenor R. Barbre

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: MICHAEL GARVER

Address: 1323 St. Roch Avenue NEW ORLEANS LA 70117

○ 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 Speaker Card

Date : 10-28-25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: Byshon Stewart

Address: 1843 Franklin 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: _____

1278

6

City Planning Commission Speaker Card

Date : 10/28/2025

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: Lissie Stewart

Address: 2239 Art St

○ 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]

6

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: Lisa Black

Address: 1910 Port St NO 70117

○ 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]

MOTION

NO. M-25-606

CITY HALL: December 4, 2025

BY: COUNCILMEMBER GREEN

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **denial** related to **ZONING DOCKET 056/25**, initiated by **ALMONASTER INVESTMENTS, LLC**, requesting a conditional use to permit a gas station in a C-1 General Commercial District on the entirety of Square 873 in the Third Municipal District, bounded by Almonaster Avenue, Port Street, North Prieur Street, and North Roman Street (**Municipal Address: 1841 Almonaster Avenue**), is received and the request 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

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY MASSEY JR.
DEPUTY DIRECTOR

City Planning Commission

Staff Report

Friday, October 31, 2025

Zoning Docket 058/25

Prepared by: Jenna Burke
Date: October 21, 2025
Deadline for CPC Action: 11/10/2025
CC Deadline: 60 days from receipt
City Council District: C - King

Applicant: Dauphine Restaurant, LLC (dba Capulet)

Request: Amendment to the text of the Comprehensive Zoning Ordinance to add "reception facility" as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in **Section 20.3.WW** and as defined in **Article 26**.

Location: The proposed text amendment would affect properties located in HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts citywide.

Description

Zoning Docket 058-25 considers a text amendment to the Comprehensive Zoning Ordinance (CZO) to classify "reception facility" as a conditional use in HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. **Article 10, Section 10.2.A (Table 10-1)** does not currently list reception facility as a permitted use nor a conditional use, so it is therefore prohibited in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. The applicant is simultaneously applying for the conditional use for the reception facility under ZD 059-25, pending approval of this request.

If approved, this text amendment would allow reception facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. "Reception facility" would be classified as a conditional use per **Article 10, Section 10.2.A (Table 10-1)** of the CZO.

Reason for Commission Review

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 the City Planning Commission** of the Comprehensive Zoning Ordinance. In making their recommendation and decision, the City Planning Commission and the City Council consider the standards in **Article 4, Section 4.2.E (Table 4-1) – Approval Standards** of the CZO, which are addressed in this report.

Analysis

Reason for text amendment

The purpose of the text amendment is to allow "reception facility" as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts. Per **Article 26** of the CZO, a reception facility is defined as follows:

> **Reception Facility**. An establishment that functions as a hosting and rental facility or banquet hall for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on site or by a caterer to invited guests during intermittent dates and hours of operation. A reception facility is not operated as any kind of restaurant or bar with regular hours of operation. Live entertainment, excluding adult uses, may be included as an ancillary use of the private event and is not subject to a separate approval. Any business operating as a designated reception facility is not considered casual, temporary, or illegal due to the nature of the business operating intermittently for scheduled events with food and beverage service at the request of clients. Events scheduled by non-owners and/or operators shall be held a minimum of fifteen (15) times per year to uphold a legal operating status as a reception facility.

Currently, reception facility is not a permitted nor conditional use in HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts. The HM-MU Historic Marigny/Treme/Bywater Mixed-Use District is intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood. Compatibility of such uses and structures with one another and with the area is encouraged through the development review process. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

Pursuant to **Article 20, Section 20.3.WW,** a Reception Facility is governed under the following use standards:

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.

2. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.

3. Outdoor lighting shall be directed away from adjacent residentially zoned property.

4. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

These use standards were updated in 2022 as a result of the recommendations made in the Outdoor Live Entertainment Study (ZD030-22) and adopted by City Council as Ordinance 29157 MCS.

Affected area

The proposed text amendment would only apply within HM-MU Historic Marigny/Treme/Bywater Mixed-Use Districts. The HM-MU Districts are the most intense zoning within the Historic Core Neighborhoods Non-Residential Districts, as they are intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood. HM-MU Districts are generally located between Elysian Fields Avenue and the Industrial Canal, between the Mississippi River and St. Claude Avenue. Staff research found fewer than 160 parcels designated as HM-MU in this area. In addition to the limited extent of this zoning district (only covering three neighborhoods), the relatively low number of HM-MU parcels may also be due to the larger size of many former industrial sites along the river.

Figure 1. HM-MU Districts in Orleans Parish

Existing Regulations and Changes Proposed by Applicant

Pursuant to **Article 10, Section 10.2.A (Table 10-1)** of the Comprehensive Zoning Ordinance, "reception facility" is neither a permitted nor a conditional use in HM-MU Districts. Bars are a conditional use, while standard restaurants, cultural facilities, and breweries are permitted. Among the other Historic Core Neighborhoods Non-Residential Districts, reception facilities are a conditional use in only the HMC-2 Historic Marigny/Tremé/Bywater Commercial Districts.

In comparing the range of uses within the Historic Core Neighborhoods Non-Residential Districts, HM-MU Districts currently allow for 68 permitted uses and 21 conditional uses. HMC-2 Historic

Marigny/Tremé/Bywater Commercial Districts include 65 permitted and 21 conditional uses, while HMC-1 Historic Marigny/Tremé/Bywater Commercial Districts have 51 permitted and 14 conditional uses.

Proposed deletions are shown below in ~~strikethrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text.

Table 10-1: Permitted and Conditional Uses		
USE[1]	**HM-MU**	**Use Standards**
[…]		
COMMERCIAL USE		
[…]		
Reception Facility	**C**	**Section 20.3.WW**
[…]		

Evaluation of 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 **Article 4, Section 4.2.E (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 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 in the **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. There are two future land use designations for the Historic Marigny/Tremé/Bywater Mixed-Use District. The goal, range of uses, and development character for these designations are as follows:

MIXED-USE HISTORIC CORE
Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value-added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. 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.

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 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 depending on surrounding neighborhood character. 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 two Future Land Use categories listed above reference the Future Land Use Consistency Table for HM-MU Districts within the Historic Core Neighborhoods Non-Residential Districts. The proposed new use of reception facility is consistent with the range of uses envisioned within the FLUM categories. These two FLUM designations allow for a mix of commercial and residential uses to exist adjacent to each other, with one designation leaning slightly more residential. Reception facilities are usually buildings developed with large open space, which is compatible with similar structures in the HM-MU District. A reception facility is compatible with the range of uses in the Mixed-Use Historic Core description because it allows for urban mixed-used developments. With respect to abutting residential neighborhoods, reception facilities are governed by specific standards including restrictive hours of operation. Further, increasing the range of uses—but not the intensity—ensures that this use remains consistent with the Master Plan. Therefore, staff finds that the request is consistent with the Master Plan.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The text amendment would not alter the place designations of any zoning district.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The proposed amendment is not expected to negatively impact the public health, safety and welfare of the City. Reception facilities are not more intense than bars, hotels, or live performance venues, which are already conditional uses in HM-MU. The applicants are proposing that

this be a conditional use as well, requiring further consideration by the City Planning Commission and City Council. This also provides the opportunity to add specific provisos to sites on a case-by-case basis. Any negative impacts on the public health, safety, and welfare would likely arise due to poor management, which is not intrinsically linked to the use.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. The proposed text amendment is compatible with the intent of the Comprehensive Zoning Ordinance, which calls for the redevelopment of sites like those concentrated in this zoning district, wherein almost one-third of the parcels are 10,000 square feet or larger. This use is compatible with the height, bulk, and density regulations in the district as well. Many of these properties were zoned Light Industrial prior to the 2015 CZO update. This use is already a conditional use in a less intense zoning district (HMC-2), and it would follow that it be a conditional use in HM-MU as well.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. Adding "reception facility" as a conditional use reflects a slight change in policy. While similar uses such as bars, hotels, and live performance venues are already conditional uses in this district, reception facilities currently are not. Reception facilities are also already conditional uses in a less intense zoning district within the same neighborhood category. This creates consistency and clarity within the CZO.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. Although the proposed text amendment would only affect a relatively small portion of the City, it would provide additional consistency in the CZO. It would also benefit citizens as a whole by expanding opportunities for adaptive reuse of vacant industrial (or otherwise large) sites, allowing for a broader range of suitable non-residential land uses.

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. Reception facilities can be expected to have similar or less intense land use impacts than similar uses that are permitted or conditional within the HM-MU Districts. Adding reception facilities as a conditional use is an appropriate way to achieve the intent and purposes of the CZO and Master Plan. This creates opportunities for adaptive reuse within the intended height, bulk, and density limits of the CZO.

The proposed amendment does not create a significant number of nonconformities.

This standard is met. The proposed amendment does not create any nonconformities.

Staff Recommendation

Staff recommends **APPROVAL** of Zoning Docket 058/25 with the following zoning text changes. The proposed text additions are indicated by **bold, underlined text**.

Table 10-1: Permitted and Conditional Uses		
USE[1]	**HM-MU**	**Use Standards**
[…]		
COMMERCIAL USE		
[…]		
Reception Facility	**C**	**Section 20.3.WW**
[…]		

CITY PLANNING COMMISSION MEETING (October 28, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant, speaking in support of the request. The board president of the Green Project also spoke in support, stating that the text amendment and project are good for redevelopment in the neighborhood.

There was general discussion among the Commission, including questions as to how the applicant would operate their planned reception facility. Commissioners also asked what type of properties were included in the HM-MU Districts. Commissioner Poche made a motion to approve the application as recommended by the staff. Commissioner Kepper seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 058/25 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: Poche, Kepper, Stewart, Joshi-Gupta, Steeg, Witry

NAYS:

ABSENT: Flick, Jordan

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. 3014 Dauphine St, STE 1

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Dauphine Restaurant, LLC (dba Capulet)

Applicant Address 3014 Dauphine St

City New Orleans State LA Zip 70117

Applicant Contact Number 206-851-1185 Email steve@capuletbywater.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name 3014 Dauphine LLC

Property Owner Address 3014 Dauphine St

City New Orleans State LA Zip 70117

Property Owner Contact Number 504-481-6765 Email

SPECIFIC ZONING REQUEST

Request to include the use of Reception Facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed Use District, and further, to grant Dauphine Restaurant, LLC (dba Capulet) a Conditional Use to operate as a Reception Facility at 3014 Dauphine St.

PROPERTY LOCATION

Square Number(s) 170 Lot Number(s) 27

Bounding Streets ~~Montegut, Clouet~~ ~~Dauphine, Royal~~

Zoning HM-MU Municipal District HM-MU

Tax Bill Number 39W107520 Planning District HM-MU

DESCRIPTION OF PROJECT (Attachments are acceptable)

Capulet currently operates at 3014 Dauphine St, STE 1 as a Standard Restaurant. In accordance with the attached 2017 Zoning Verification, Capulet rents its restaurant in its entirety to host private events. This request is for Capulet to obtain authorization to operate as a Reception Facility. Reception Facility was an approved use at this location prior to the adoption of the CZO in 2015. The nature / scope of Capulet's events would not increase, it would continue hosting events and would cease operating as a restaurant.

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 For 3014 Dauphine LLC Date 09/08/2025

Agent Signature Stephen Nutting for Dauphine Restaurant LLC Date 09/08/2025

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 8th day of September, 2025

My Commission expires No Expiration

Angel D. Dabon, Notary Public

Notarized online using audio-video communication

Angel D. Dabon
Electronic Notary Public
State of Louisiana
Commission #: 188906
Commission Expires: No Expiration

Stephen Nutting
Owner / Manager
Dauphine Restaurant LLC (dba Capulet)
3014 Dauphine St
New Orleans, LA 70117

September 4, 2025

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

Re: Request for Text Amendment and Conditional Use – 3014 Dauphine St

Dear City Planning Commission,

This request is for a text amendment to include the use of Reception Facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed Use District, and further, to grant Dauphine Restaurant, LLC ("Dauphine") a Conditional Use Permit to operate as a Reception Facility at 3014 Dauphine Street.

1. Background

Dauphine operates Capulet Restaurant ("Capulet"), which is located at 3014 Dauphine Street (the "Property") in the Bywater neighborhood. As part of the initial planning for Capulet, I reached out to the Zoning Administrator at that time, Mr. Edward Horan, for a Zoning Verification for the Property to confirm the zoning of the property, including the ability to operate as a Standard Restaurant that serves alcoholic beverages and holds private events.

Mr. Horan issued a Zoning Verification, attached hereto as "Exhibit A" (the "2017 Zoning Verification"), for the Property stating that (1) a standard restaurant is a permitted use in the HM-MU Zoning District; (2) alcohol could be served on premises for consumption on premises with meal; and (3) the restaurant may be rented in its entirety for private events. The Zoning Verification was crucial to my decision to move forward with Capulet, specifically the ability to rent the space in its entirety for private events, and I relied on the Zoning Verification in moving forward with leasing the Property, completing a build-out, hiring staff, and opening for business as a standard restaurant that can be rented in its entirety for private events.

Capulet opened for business in August 2018, and since that time, has been operating as a Standard Restaurant that is available to be rented for private parties. However, on at least two occasions, I have received pushback from Safety and Permits regarding our use of the space. The pushback has been in connection with the renewal of Capulet's ABO license and puts the ability of Capulet to continue operations in danger.

Since the business opened in 2018, Capulet has been operating in full compliance with our zoning and the 2017 Zoning Verification. However, criteria that Safety & Permits has applied to Capulet has been inconsistent over the years. During that time period, nothing has changed about the way our business operates. Over the past seven years, since Capulet opened, we—along with probably every small business in New Orleans—have faced numerous challenges, from economic ups & downs and increasing expenses, to public utility interruptions and even a global pandemic. These are real world challenges, and I understand that facing them comes with the territory as a small business owner in this city. However, the additional challenges brought about by Safety & Permits' inconsistent application of the rules—which include over

$25,000 in attorney fees and 100's of hours of my personal time—are probably unsustainable and have made me realize we need a change in course to continue operating a sustainable business into the future.

I recently became aware that the Comprehensive Zoning Ordinance's includes a pathway for my small business to become a Reception Facility, and I decided that pursuing this pathway was the best way forward for Capulet. First and foremost, this change would remove our reliance on a previous Zoning Administrator's assessment, so changes in opinion from future Safety & Permits regimes would not again threaten our business. Second, this would allow our business to focus exclusively on one mission (hosting private events), which would help us compete and continue to survive--hopefully for decades--in what is becoming a increasingly challenging hospitality market.

I am proud of the business we have built and run for the past seven years, but in order to make sure it is sustainable, I must have certainty that we will be able to continue to operate it without further challenges to our zoning. Therefore, I am officially requesting that a Reception Facility be allowed as a Conditional Use in our zoning district (HM-MU), and am also requesting that Capulet be granted Conditional Use to operate as a Reception Facility. This change would mean the closure of our day-to-day restaurant. We would continue to host events at Capulet in the same manner that we've hosted them since 2018. Since we have already been hosting private events for the past seven years (without any complaint from neighbors, to my knowledge), this change would bring no adverse impact to the neighborhood.

2. Text Amendment

a. Requested Text Amendment

I am requesting a Text Amendment to Table 10-1 to make a Reception Facility a Conditional Use in the HM-MU zoning district.

b. Standards for Text Amendments

The request for a Text Amendment meets all of the standards for zoning amendments set forth in **Table 4-1: Standards for Zoning Amendments** in the Comprehensive Zoning Ordinance (the "CZO"):

i. The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. A Reception Facility is a complimentary, and in some cases, less intense, use providing significant benefits to the properties in the Historic Core Mixed-Use Future Land Use Designation and the HM-MU district.

ii. The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The HM-MU district permits more intensive uses than the proposed Reception Facility (to include Light Manufacturing as a permitted use and Live Performance Venue as a Conditional Use, which will be subject to the Conditional Use approval process. Because Reception Facilities are comparable in intensity to other permitted uses in the HM-MU district and less intense than several other permitted uses (i.e. Grocery Store, Office, various types of Educational Facilities, and various types of Manufacturing), the proposed amendment is clearly compatible with the place designations for the proposed districts.

iii. The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The proposed amendment will not negatively impact the public health, safety and welfare of the City especially considering any proposed Reception Facility must go through the Conditional Use approval process.

iv. *The proposed amendment is compatible with the intent and general regulations of this Ordinance.*

This standard is met. The proposed amendment is in conformance with the provisions of Sections 1.2 and 1.3 of the CZO and consistent with the intent of the Master Plan and other uses allowed in the HM-MU district.

v. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. A Reception Facility is consistent with the other uses allowed in the HM-MU district and is already a Conditional Use in the similarly situated HMC-2 district.

vi. The proposed amendment benefits the citizens of the City as a whole.

This standard is met. The proposed amendment allows for an additional use in the HM-MU district that is consistent with, and often less intense than, uses already allowed, which is likely to lead to economic development and job creation in these areas. Requiring a Reception Facility to undergo the Conditional Use approval process ensures that each Reception Facility in the HM-MU district is reviewed on a case-by-case basis.

vii. 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 amendment is in conformance with the provisions of Sections 1.2 and 1.3 of the CZO and consistent with the Master Plan. The proposed amendment simply adds a Reception Facility, a use consistent with other uses in the HM-MU district.

viii. The proposed amendment does not create a significant number of nonconformities.

This standard is met. The proposed amendment creates no non-conformities and anyone requesting a Reception Facility will have to meet the Use Standards of Section 20.3.WW and undergo the Conditional Use approval process.

3. Conditional Use

a. Requested Conditional Use

I am requesting a Conditional Use for Capulet to operate a Reception Facility.

b. Standards for Conditional Use

The request for a conditional use meets all of the approval standards for conditional uses set forth in **Section 4.3.F: Approval Standards** in the CZO:

i. The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. Once the requested Text Amendment is approved, this Conditional Use for a Reception Facility will be consistent with the Master Plan. The use is consistent with the HM-MU district, will not require any variances, and will not change the character

of the building or neighborhood because there will be noticeable changes to the operation of Capulet.

ii. *The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.*

This standard is met. The proposed Conditional Use is no more intense than the current use of the property and is being requested to remove the uncertainty of continued operations at the property.

iii. 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. Capulet has been operating under the use standards for a Standard Restaurant in Section 20.3.ZZ and all environmental standards of Section 21.3 since opening and will meet all use standards in Section 20.3.WW applicable to Reception Facilities one the Conditional Use is approved.

iv. 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 use is consistent with the HM-MU district (and already allowed as a Conditional Use in the HMC-2 district), will not require any variances, and will not change the character of the building or neighborhood because there will be noticeable changes to the operation of Capulet or the Property.

v. Any variance of zoning standards meets the approval standards of Section 4.6.F.

This standard is met. There are no variances needed for this Conditional Use.

vi. 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.

The proposed amendment will not negatively impact the public health, safety and welfare or result in material damage or prejudice to other property in the City. The Conditional Use will ensure that this locally-owned business can remain open, continue to be a good neighbor, and serve the community. It will not prejudice any other property in the vicinity because to my knowledge, there are no other reception facilities in the immediate area.

Please feel free to contact with any questions regarding the proposed amendment, conditional use request, or for more information about Capulet's operations.

With Respect,

Stephen Nutting
Owner / Manager
Dauphine Restaurant LLC (dba Capulet)
3014 Dauphine St

Neighborhood Participation Program (NPP) Summary Report

NPP Meeting Details:

- Date: Thursday, August 21, 2025
- Time: 6:30pm-7:30pm
- Location: Capulet (3014 Dauphine St)
- Meeting Attendees: 7 (sign-in sheet is attached)
- Neighbors who contacted Capulet as part of the process but did not attend the meeting: 2 (emails are attached).

Concerns:

- During the meeting, no negative or hesitant comments were made about our proposal. Additionally, no opposing commends were sent to Capulet in response to the invitations that we sent out to neighbors and neighborhood associations.
- Several attendees at the NPP meeting voiced support for our request for the text amendment and conditional use as a Reception Facility. We received one email from a neighbor which expressed support; it's attached to this package.
- No "comment cards" were completed or submitted during the meeting.
- Christopher Costello of the Farbourg Marigny Improvement Association (FMIA) emailed us to request clarification on the nature of our text amendment, and I responded in detail (emails attached). FMIA also asked whether Capulet would follow the use standards outlined in CZO section 20.3.WW and we confirmed that we would fully comply with all requirements in that section (emails attached).
- One neighbor, Mr. Jerry Moran, was unable to attend the meeting and requested that Capulet send him follow-up information from the meeting. After a back & forth (emails attached) with Capulet, Mr. Moran expressed support for our request.

Next Steps:

- At the end of the NPP meeting, Capulet notified all attendees that we intended to submit our application for the text amendment & conditional use to the City Planning Commission Staff on 9/4/25. We told attendees they were welcome to send us any feedback or input prior to that date, and that we would include any received input in our submission package.

- At present, no changes to the project / scope of our initial request have been made. If any changes to the scope are made we will notify all neighborhood associations, NPP meeting attendees, and neighbors who requested additional information / updates.

Enclosures:

1. NPP Meeting Noticed email to neighborhood associations, cpcinfo@nola.gov, and councilmember on 8/7/25.
2. NPP Meeting Notice mailed to neighbors on 8/7/25.

3. NPP Agenda (8/21/25), which was handed to all attendees.
4. NPP Meeting Sign-In Sheet (8/21/25)
5. NPP Contact List (polished sign-in list, which includes folks who did not attend the NPP but reached out via email).
6. Capulet email exchange with Chris Costello of FMIA.
7. Capulet email exchange with neighbor Jerry Moran (725 Montegut).
8. Supportive email from neighbor (Katie Leese, 3139 Burgundy St) to Capulet.
9. List of Self-Reported Neighborhood Organizations from CPC Staff
10. NPP Contact List - Conditional Use - from CPC Staff

NPP Meeting Notice - 8/21/25 (Thursday)

Stephen Nutting <steve@capuletbywater.com> Thu, Aug 7, 2025 at 6:22 PM
To: cpcinfo@nola.gov
Bcc: 77thwardassoc@gmail.com, EnolaCivic@gmail.com, L.DUPONT@pssnola.com, Madison@nbhdco.com, Nfsnick4@yahoo.com, Paulneworleans@gmail.com, Peggyb504@yahoo.com, abbyoking@hotmail.com, abwfaithinthefuture@yahoo.com, adamfdna@gmail.com, adunn@entergy.com, albee32a@yahoo.com, andre@asanihf.org, asdunnsr@gmail.com, associationmeliasubdivision@gmail.com, awhaspel@gmail.com, benfdigginssr@yahoo.com, bjackson@suno.edu, board@audubonriverside.org, bouben@yahoo.com, boulignyimprovementassociation@gmail.com, brittany@fqba.org, support@fqba.org, bunnyfriendassoc@gmail.com, bushmane9@cox.net, Bywater President <bywaterpresident@gmail.com>, capano@hotmail.com, carling.dinkler@gmail.com, ccanola70118@gmail.com, ccharles12@cox.net, celfam2@yahoo.com, centralcityflna@gmail.com, christinajleblanc27@hotmail.com, chuck@thrivenola.org, claibornereborn@gmail.com, climanaassociation@gmail.com, rozpey@bellsouth.net, cmguillemet@yahoo.com, cobbsuzi@yahoo.com, communications@broadmoorimprovement.com, contact@faubourgmarigny.org, contact@lgdanola.com, cpna1852@yahoo.com, cwiggins@ghrmc.org, dalton3@wagnertruax.com, ddd@downtownnola.com, debjoecatering@att.net, dherbert28@cox.net, diemnguyen@mqvncdc.org, Betty Dimarco <dimarco_bl@bellsouth.net>, dj@broadcommunityconnections.org, dmercer5@cox.net, dnaneworleans@gmail.com, donwentworth@usa.com, duplantier@bellsouth.net, eblouin2@cox.net, edgewoodheights@gmail.com, edgewoodpark@yahoo.com, marvalmitchell@bellsouth.net, eleyda.crna@gmail.com, emobley@coxmail.com, epoa@yahoo.com, erinholmes@vcpora.org, ertca.nola@gmail.com, ester.wensink@gmail.com, eydie_acosta@hotmail.com, fau.avart.na@gmail.com, filmore.gardens@yahoo.com, flta2200@gmail.com, fqfemme@gmail.com, ftnaboard@hotmail.com, gardendistrictno@bellsouth.net, gbdiggs11133@aol.com, gcrowden@bellsouth.net, gentwoods1951@outlook.com, gerardrouchon55@gmail.com, germainecarey@yahoo.com, gfarmant@yahoo.com, ghena2b@yahoo.com, glennshomeoffice@gmail.com, guide@magazinestreet.com, gwynethvance@hotmail.com, h.nagendra@att.net, hq@pnola.org, ian@nanollc.net, ibscience@yahoo.com, info@audubonarea.org, info@frenchquartercitizens.org, info@hollygrovedixon.org, info@lafittegreenway.org, info@mcno.org, info@oldalgiersmainstreet.org, info@togethergerttown.com, info@upperhurstville.com, VCPORA <info@vcpora.org>, info@walnutbendno.org, jeanne@landrylawnola.net, jedmason@bellsouth.net, jennie_mcintosh@yahoo.com, jleepva@cox.net, joan.heisser@att.net, jofriend@bellsouth.net, josephpeychaud@gmail.com, jrogersnola@gmail.com, lowermidcityNO@gmail.com, juliannapadgett@gmail.com, juliebob@bellsouth.net, julienola@gmail.com, kenilworthNOLA@gmail.com, kerryc@capitald.org, kfoster@algierseconomic.com, kingswood.homeowners@yahoo.com, kroux@deutschkerrigan.com, kyle.franklin@gmail.com, lakebullardpresident@gmail.com, lakecarmelnola@gmail.com, lakecatherineassociation@yahoo.com, lakeforestestatesnola@gmail.com, lakewillowhomeownerassociation@gmail.com, laquita.bradley@urbanstrategiesinc.org, lee.bressler@raymondjames.com, legauxann@gmail.com, leonidashouse@gmail.com, tilman@coreusa.org, lesaellison@aol.com, letrky3@yahoo.com, libertyterracehomeowners@yahoo.com, lincolnbeachneighborhoodassoci@gmail.com, Daniel Zimmerman <lj4adotcomdan@gmail.com>, ljackson_9w@hotmail.com, lowerninestakeholders@gmail.com, lsjr07@gmail.com, madegrasse@att.net, madj8768@gmail.com, maplearearesidentsinc@gmail.com, rbienvenu@aol.com, mariegalatas@yahoo.com, markreneehome@cox.net, mcpc@att.net, mfcraig@bellsouth.net, michael.casey06@gmail.com, michaelrobinson@jerichohousing.org, mirabeaugradens@outlook.com, mollyvigour@gmail.com, mshlenker@gmail.com, musser@msn.com, neighborsunited.listserve@gmail.com, newmarignyneighbors@gmail.com, neworleansburbankgardens@gmail.com, nwcarrollton@mindspring.com, oakparkcivicassociation@gmail.com, ochaleymainst@bellsouth.net, ofaurelwhna@yahoo.com, pastorjrw@aol.com, paul.baricos@gmail.com, pbcpastordavis@bellsouth.net, pcornist@gmail.com, ppna.nola@gmail.com, president@faubourgmarigny.org, president@fia-nola.org, president@fsjna.org, president@hfta.org, president@irishchannelnola.org, president@lakeviewcivic.org, president@lgdanola.com, president@mcno.org, president@nfbywater.org, president@uptowntriangle.com, presidentgentillyterracegarden@gmail.com, professoramadler@gmail.com, rberger@thebergerco.com, rcortizas@joneswalker.com, robert@fsria.org, robz@abbeyprinting.com, ronicka.briscoe@gmail.com, rotasha.redmonddubuclet@urbanstrategiesinc.org, ruthemma24@yahoo.com, safety@lakeviewcivic.org, sandrewell504@gmail.com, sbrady@entergy.com, scineaux@bellsouth.net, seabrookassociation@yahoo.com, dwatson@nola.gov, seaspinwall@gmail.com, secretary@enonac.org, shawnantee@yahoo.com, shoes@claudialynch.com, slippert3@aol.com, sonyaduhe@gmail.com, southlaketax@gmail.com, springlakeneighbors@yahoo.com, ssakla@lawmedic.com, stoshkozl@yahoo.com, sylviamckenzie79@gmail.com, telephoneman19@yahoo.com, tguillentp@att.net, thee5moe@gmail.com, thurley@mcglinchey.com, timg@marlyville.me, tlevy@pelhughes.com, togethergerttown0017@gmail.com, tomasneworleans@gmail.com, tourobna@gmail.com, "Tyrone Colin Sr." <tyrone.220.f15@gmail.com>, utopiantemple@gmail.com, veronicabro@msn.com, vgreen@afsc.org, victor.landry.lpoa@gmail.com, virginia@baldwins.tv, vistaparkboard@gmail.com, voscovillenwa@gmail.com, gwenhawk59@yahoo.com, vp@uptowntriangle.com, walterine5@aol.com, wapsupplies@msn.com,

warehousedna@gmail.com, wayneben06@yahoo.com, wmbick@yahoo.com, Yvonne Mitchell-Grubb <yvonnemg@aol.com>, Freddie.King@nola.gov

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings. If the conditional use is granted, Capulet will not need any variances to operate as a reception facility.

Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, 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 US Mail, through hand delivery, and via email. At the meeting, I'll provide a sign-in 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 if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

--
CAPULET

Stephen Nutting
Owner / Manager
p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

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CAPULET

August 7, 2025

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

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Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, 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 US Mail, through hand delivery, and via email. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you rare unable to attend and would like to receive information from the meeting, or if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

Neighborhood Participation Program Agenda

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Welcome:

- Introductions
- Offer to Tour Spaces

Description of the Project:

- Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance (CZO).
- As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance.

Current Zoning Policies:

- Purpose of CZO's Historic Marigny/Treme/Bywater (HM-MU) Overlay
- CZO Table 10-1 Review
- CZO Map Review: HM-MU
- Reception Facility Details
    - Article 26 - Definitions
    - 20.3.WW - Use Standards

Capulet's Request for Conditional Use:

- Have operated 7 years as a "Standard Restaurant, and in alignment with our 2017 Zoning Verification
- After being initially refused our ABO license despite operating in accordance with Standard Restaurant zoning and the 2017 Zoning Verification, we need firmer footing with respect to our zoning to proceed.
- This zoning change would allow us to focus on one element of our business which will financially / ideally help ensure that Capulet will be here 5, 10, 20+ years into the future.

Additional Notes:

- Nothing in the scope or impact of our operation will change with respect to intensity or the character of our business. We have been hosting private events for 7 years within the scope of CZO section 20.3.WW (with respect to security, closed windows, lighting, noise, etc).
- HM-MU authorizes more intense uses that Reception Facility (Light Manufacturing, Live Performance Venue)
- Reception Facility was authorized at our location prior to the 2015 adoption of the CZO and was slated to open as a reception facility; however during the space's build-out a tenant (prior to

Capulet) went bankrupt and their permit expired before Capulet moved to sign a lease on the space.

- Reception Facility is permitted in HMC-2, a separate zoning overlay in Marigny/Bywater, and has been for 10+ years with no apparent negative impacts on the neighborhood.

Next Step: Capulet will incorporate all feedback and intends to submit our application to the City Planning Commission's staff on 9/4/25.

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: 8/21/25 (THURSDAY) – 6:30PM

Meeting Location: CAPULET (3014 DAUPHINE ST)

Project Name/Address: CAPULET (3014 DAUPHINE ST) – TEXT AMENDMENT + CONDITIONAL USE APPLICATION

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Dana Smiles		1735 Louisa	70117	203 856 5271	
Katie Arya Leese	very little	Virginia Beach	majestik, VA	907-617-7001	katieleen@gmail.com
MARK HECK	BNA	835 Poland	NOLA 70117	504-430-0076	MARKGHECK@GMAIL.COM
JOHN GUARISCO JR.	BNA	10 DBARTHOLOMEW	NOLA 70117	504.220.6481	Bywaterpresident@gmail.com
Amy Chen		3060 Dauphine	70117		mailto.amychen@gmail.com
Rachula Pine	BNA	710 Roland Ave	NOLA	504-214-5777	dirksarma
Kelly Rayner	The Lookout	833 Poland	NOLA 70117	504 388 0157	Kelly@lookoutnewsletter.com

Name	Organization	Address	City/State/ZIP	Phone No.	Email Address
Dana Smiles		1735 Louisa	70117	203-856-5671	
Katie Leese		3139 Burgundy	70117	907-617-7001	katieleese@gmail.com
Mark Heck	BNA	833 Poland Ave	70117	504-430-0076	markbheck@gmail.com
John Guarnieri	BNA	1019 Bartholomew	70117	504-220-6481	bywaterpresident@gmail.com
Amy Chen		3060 Dauphine	70117		mailto.amychen@gmail.com
Kelly Rayner	The Lookout	833 Poland	70117	504-388-0157	kelly@lookoutneworleans.com
Jerry Moran	Neighbor	725 Montegut	70117	504-201-2202	jerrymoran@icloud.com
Chris Costello	Faubourg Marigny Improvement Association			504-710-8789	chris@faubourgmarigny.org

NPP Meeting Notice - 8/21/25 (Thursday)

Stephen Nutting <steve@capuletbywater.com> Thu, Aug 21, 2025 at 12:39 PM
To: Chris Costello <chris@faubourgmarigny.org>
Cc: FMIA Vice-President <vicepresident@faubourgmarigny.org>

Hi Chris,

Yes, you are fully correct. All of those use standards (CZO section 20.3.WW) would apply and Capulet would operate in full alignment with those policies.

Thanks for checking in, happy to answer any other questions.

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 12:35 PM Chris Costello <chris@faubourgmarigny.org> wrote:

> Thanks for the information.
>
> It looks like the underlying use standards are as follows:
>
> 20.3.WW RECEPTION FACILITY
>
> 1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
>
> 2. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
>
> 3. Outdoor lighting shall be directed away from adjacent residentially zoned property.
>
> 4. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
>
> *Adopted by Ord 29157 MCS, 9-12-22, ZD030/22*
>
> Since no additions or edits have been suggested to the use standards besides changing the designation on the table, we will presume that the business operation will conform to these use standards. If this is, however, not the case, please advise what changes are being requested as this information will be provided to interested parties.
>
> If you have any questions, please feel free to reach out.
>
> Thanks,

Chris

Christopher Costello
(504) 710-8789

On Wed, Aug 20, 2025 at 5:36 PM Stephen Nutting <steve@capuletbywater.com> wrote:

Hi Chris,

Sure thing. The text amendment would apply to the CZO, Table 10-1 (Section 10.2.A - Permitted And Conditional Uses). Under the HM-MU column, the "Reception Facility" cell would be changed from blank to "C" as in "Conditional."

I hope I answered your question & am happy to answer any others that you may have.

Steve

On Wed, Aug 20, 2025 at 12:25 PM Chris Costello <chris@faubourgmarigny.org> wrote:

Hello Stephen.

Thank you for letting us know.

Do you happen to have a copy of the requested text amendment for review?

Thanks,

Chris

Christopher Costello
(504) 710-8789

---------- Forwarded message ---------
From: **Stephen Nutting** <steve@capuletbywater.com>
Date: Thu, Aug 7, 2025, 6:22 PM
Subject: NPP Meeting Notice - 8/21/25 (Thursday)
To: <cpcinfo@nola.gov>

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings. If the conditional use is granted, Capulet will not need any variances to operate as a reception facility.

Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, 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 US Mail, through hand delivery, and via email. At the meeting, I'll provide a sign-in 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 if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

--

CAPULET

Stephen Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

--

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

Meeting on 82125

Stephen Nutting <steve@capuletbywater.com> Sat, Aug 23, 2025 at 8:22 PM
To: jerrymoran@icloud.com

Sounds good, Jerry! :-)

On Fri, Aug 22, 2025 at 10:27 AM <jerrymoran@icloud.com> wrote:
> No worries,
> I'll stop by and introduce myself one day.
>
> On Aug 22, 2025, at 9:10 AM, Stephen Nutting <steve@capuletbywater.com> wrote:
>
> Jerry,
>
> Thanks so much for your reply! Yes, what you articulated is exactly what we're looking to do...simply get some firm footing zoning-wise for what we've been doing for years.
>
> Yes, we will for sure keep folks from wandering off of the Roof Deck and on to the roof, near y'alls properties! I don't have any plans to enlarge the footprint of the Roof Deck and if I ever did we would respect that buffer zone and ensure that the plan did not impact the privacy / tranquility of the neighbors' backyards.
>
> Thanks so much for your support. Feel free to reach back out to me at any time.
>
> Steve
>
> On Thu, Aug 21, 2025 at 8:54 PM <jerrymoran@icloud.com> wrote:
> > Thanks Steve,
> > Quite honestly, it looks like you just want some firm footing on what you've been doing already for years, which I really don't have a problem with at all, most of the people on Montegut, at least on this block, are OK with what's been going on. My only concern along with the neighbors that have properties backing up to the building, is that we don't ever have to see people hanging out looking down into our backyard from the roof. So as long as the footprint on the roof isn't enlarged and the 6 foot buffer zone is respected, I'm behind whatever you do 100 %.
> >
> > On Aug 21, 2025, at 8:28 PM, Stephen Nutting <steve@capuletbywater.com> wrote:
> >
> > Jerry,
> >
> > Good evening. Here (attached) is the agenda from the meeting. We had 7 attendees.
> >
> > I included hyplerilnks to the source documents on this version of the agenda.
> >
> > Happy to answer any questions you may have.
> >
> > Steve
> >
> > On Thu, Aug 21, 2025 at 6:28 PM Jerry Moran <jerrymoran@icloud.com> wrote:
> > > Thnx
> > > Sent from my iPhone
> > >
> > > On Aug 21, 2025, at 6:14 PM, Stephen Nutting <steve@capuletbywater.com> wrote:
> > >
> > > Jerry,
> > >
> > > Sure thing, we'll send you our notes from the meeting. Thanks & if I don't see you this evening, have a good night.
> > >
> > > Steve

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 5:45 PM <jerrymoran@icloud.com> wrote:

> I may not be able to attend the meeting this evening and would like you to send me any information from the meeting as per your meeting notice. Jerry Moran Owner 723/5 Montegut St. Thank You
>
> Jerry Moran/Native Orleanian
> Native Orleanian Fine Photography
> Website www.NativeOrleanian.org
> 725 Montegut St
> New Orleans, La. 70117
> 504-201-2202
>
> The information contained in this email message is protected under the Electronic Communications Privacy Act, 18 U.S.C. 2310-2321. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by email. If the person actually receiving this email or any other reader of the email is not the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone at 504-201-2202 and return the original message to me at jerry@nativeorleanian.com

--

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

<250821 - NPP Agenda - Capulet.pdf>

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CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

CAPULET

Steve Nutting

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p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

Meeting on 82125

Stephen Nutting <steve@capuletbywater.com> Thu, Aug 21, 2025 at 8:28 PM
To: Jerry Moran <jerrymoran@icloud.com>

Jerry,

Good evening. Here (attached) is the agenda from the meeting. We had 7 attendees.

I included hyplerilnks to the source documents on this version of the agenda.

Happy to answer any questions you may have.

Steve
[Quoted text hidden]
--
[Quoted text hidden]

250821 - NPP Agenda - Capulet.pdf
93K

Support !

1 message

Katie Leese <katie.leese@gmail.com> Fri, Aug 22, 2025 at 6:50 PM
To: steve@capuletbywater.com

Hi Stephen…

Just a quick note to say I really appreciate that you had that info session last night about Capulet re-zoning… having been a close neighbor for years I have truly appreciate the care and communication y'all have consistently shown. I support you 100% and please let me know if there is anything I can do to help make this a more seamless change!

Best,

Katie Leese
3139 Burgundy

Sent from my iPhone

SELF REPORTED NEIGHBORHOOD ORGANIZATIONS

Name	Contact	Email
Algiers Economic Development Foundation	Kelsey Foster	kfoster@algierseconomic.com
Algiers Neighborhood Improvement Association	Alex Selico Dunn	adunn@entergy.com
Algiers Point Association	Sue Aspinwall	seaspinwall@gmail.com
Algiers Riverview Association	Alex S. Dunn, Sr.	asdunnsr@gmail.com
Aurora Civic Association	Daniel Zimmerman	lj4adotcomdan@gmail.com
Aurora Gardens Neighborhood Associations	Rob Zrabkowski	robz@abbeyprinting.com
Aurora West Civic Association	Ronicka Briscoe	ronicka.briscoe@gmail.com
English Turn Property Owners Association	Glenn Orgeron	glennshomeoffice@gmail.com
Heritage-Carriage Lanes Association	Kyle Franklin	kyle.franklin@gmail.com
Huntlee Village Aurora Oaks Neighborhood Association	Ester Wensink	ester.wensink@gmail.com
Lakewood Estates Homeowners Association	Renee Keiser	markreneehome@cox.net
Lennox Blvd. Homeowners Association	Sue Lippert	slippert3@aol.com
Lower Algiers Neighborhood Civic Association	Cubie Charles	ccharles12@cox.net
Lower Coast Algiers	Lee Dupont	L.DUPONT@PSSNOLA.COM
Mardi Gras Neighborhood Association	Carl Alexis	capano@hotmail.com
Old Algiers Main Street Corporation	Karri Maggio	info@oldalgiersmainstreet.org
Pakenham Oaks Homeowner's Association	Jennie McIntosh	jennie_mcintosh@yahoo.com
Park Place Subdivision	Alex Selico Dunn	adunn@entergy.com
Park Timbers Homeowners Association	Donna Mercer	dmercer5@cox.net
Real Timbers Property Owners' Association, Inc.	Pastor Julius Lee	jleepva@cox.net
St. Claire Gardens Subdivision	Nick Melson	Nfsnick4@yahoo.com
Steeple Chase / DeBattista Civic Association	Eydie Acosta	eydie_acosta@hotmail.com
Tall Timbers Extension Civic Association	Jermaine Lewis	jedmason@bellsouth.net
Tall Timbers Homeowner's Association	Gilbert Crowden	gcrowden@bellsouth.net
Tunisburg Square Homeowners Civic Association	Leslie Ellison	lesaellison@aol.com
Walnut Bend Association	Yvonne Mitchell-Grubb	info@walnutbendno.org
Walnut Bend Association	Yvonne Mitchell Grubb	yvonnemg@aol.com
A.P. Tureaud Ave. Improvement Association	Lionel Scott	lsjr07@gmail.com
A'sani Heartbeat Foundation	Andre Apparicio	andre@asanihf.org
Bancroft Park Civic Association	Pam Larter	wapsupplies@msn.com
Briarwood	Melanie Craig	mfcraig@bellsouth.net
Broad Community Connections - Broad Street Main Street	Jeff Schwartz	dj@broadcommunityconnections.org
Bunny Friend Neighborhood Association	Katherine Prevost	bunnyfriendassoc@gmail.com
Burbank Gardens Neighborhood Association	Marisol Canedo	neworleansburbankgardens@gmail.com
Bywater Neighborhood Association	John Guarnieri	bywaterpresident@gmail.com
City Park Neighborhood Association	Suzi Cobb	cobbsuzi@yahoo.com
City Park-Parkview Neighborhood Association	Suzi Cobb	cpna1852@yahoo.com
Claiborne Reborn	Margaret Thomas; Tamah Yisrael	claibornereborn@gmail.com
De Saix Area Neighborhood Association	Wayne Benjamin	wayneben06@yahoo.com

Donna Villa	William Bickham	wmbick@yahoo.com
Donna Villa Neighborhood Association	Tyrone M. Colin Sr	tyrone.220.f15@gmail.com
East New Orleans Neighborhood Advisory Commission (ENONAC)	Dawn Herbert	secretary@enonac.org
Eastern New Orleans Civic Association	Calvin Lopes	EnolaCivic@gMail.com
Eastover Residents Association	Sheralyn Lambert	epoa@yahoo.com
Edgewood Heights Neighborhood Association	Priscilla Llopis	edgewoodheights@gmail.com
Edgewood Park Neighborhood Association	Marva Mitchell	edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net
Edgewood Park Neighborhood Association	Shawn Antee	shawnantee@yahoo.com
Esplanade Ridge / Treme Civic Association	Gregory Douglas	ertca.nola@gmail.com
Fairgrounds Triangle Neighborhood Association	Morgan Clevenger	ftnaboard@hotmail.com
Faubourg Homeowners Neighborhood Association	Claudia Celestand	celfam2@yahoo.com
Faubourg Lafitte Tenants Association	Jacqueline Gibson	flta2200@gmail.com
Faubourg Marigny Improvement Association	Kip Hollar	contact@faubourgmarigny.org
Faubourg Marigny Improvement Association	FMIA President	president@faubourgmarigny.org
Faubourg St. John Neighborhood Association	Andrew Ryan	president@fsjna.org
Faubourg St. Roch Improvement Association	Robert Conger	robert@fsria.org
Filmore Gardens Neighborhood Association	Gloria M. DeCuir	filmore.gardens@yahoo.com
French Quarter Business Association	Brittany Mulla McGovern	brittany@fqba.org; support@fqba.org
French Quarter Citizens, Inc.	Jodi Poretto	info@frenchquartercitizens.org
Friends of Laffite Greenway	Sophie Vorhoff	info@lafittegreenway.org
Gentilly Heights / Voscoville Neighborhood Watch	Colette Delacroix	voscovillenwa@gmail.com; gwenhawk59@yahoo.com
Gentilly Heights East Neighborhood Association	Daniel Kiper	ghena2b@yahoo.com
Gentilly Sugar Hill Neighborhood Association	Debra Joseph	debjoecatering@att.net
Gentilly Terrace & Gardens	Jeannie Tidy	presidentgentillyterracegarden@gmail.com
Gentilly Woods Subdivision Association	Elyria Zuniga	gentwoods1951@outlook.com
Greater Mid-City Business Association	Tim Levy	tlevy@pelhughes.com
Havana Place Neighborhood Association	Stosh Kozlowski	stoshkozl@yahoo.com
Historic Faubourg Treme Association	Jarrett Cohen	president@hfta.org
Historic Lower Ninth Neighborhood Association	Linda Jackson	ljackson_9w@hotmail.com
Holy Cross Neighborhood Association	Calvin Alexander	telephoneman19@yahoo.com
Kenilworth Civic & Improvement Association	K. Michele Sanders	kenilworthNOLA@gmail.com
Kingswood Homeowner Association	Melanie C. Thompson	tguillentp@att.net
Kingswood Improvement District Association	Melanie Thompson	kingswood.homeowners@yahoo.com
Lake Bullard Homeowner & Neighborhood Improvement Association	Bryan Jourdain	lakebullardpresident@gmail.com
Lake Carmel Subdivision Improvement District	Dr. Brenda Jackson	lakecarmelnola@gmail.com
Lake Carmel Subdivision Improvement District/Homeowner Association	Dr. Brenda Jackson	bjackson@suno.edu
Lake Catherine Neighborhood Association	Carol Giardina	lakecatherineassociation@yahoo.com
Lake Catherine Neighborhood Association	Carol Giardina	lakecatherineassociation@yahoo.com
Lake Forest Estate Home Owner's Association	Joan Heisser	joan.heisser@att.net
Lake Forest Estates Improvement Association	Carl Haydel	lakeforestestatesnola@gmail.com
Lake Forest Estates Improvement Association	Sylvia Scineaux	scineaux@bellsouth.net

Lake Oak Civic Association	Phalon Cornist	pcornist@gmail.com
Lake Terrace Property Owners Association	Ashley Haspel	awhaspel@gmail.com
Lake Vista Property Owners Association	Paul Caboche	Paulneworleans@gmail.com
Lake Willow Homeowner's Association	Dawn Hebert	dherbert28@cox.net
Lake Willow Homeowner's Association	Nakia Hooks	lakewillowhomeownerassociation@gmail.com
Lakewood East Security and Neighborhood Improvement District	Elisha Mobley	emobley@coxmail.com
Liberty Terrace Homeowners Association	Renee Cooper Cambrice	libertyterracehomeowners@yahoo.com
Lincoln Beach Neighborhood Association	Claudia Smith	lincolnbeachneighborhoodassoci@gmail.com
Little Wood Homeowner's / Neighborhood Assocication	Oliver Faure	ofaurelwhna@yahoo.com
Lower 9 Neighborhood Association	Willie Calhoun	lowerninestakeholders@gmail.com
Lower Ninth Ward Neighborhood Association	Mrs. Cynthia M. Guillemet	cmguillemet@yahoo.com
Mary Queen of Vietnam	Diem Nguyen	diemnguyen@mqvncdc.org
Melia Neighborhood Association	Benjamin Diggins	benfdigginssr@yahoo.com
Melia Subdivision Association	Lavon Jackson	associationmeliasubdivision@gmail.com
Milneburg Neighborhood Association	Mari Adler	professoramadler@gmail.com
Milneburg Neighborhood Association	Sandra Ewell	sandrewell504@gmail.com
Mirabeau Gardens Neighborhood Association	Landry Young	mirabeaugradens@outlook.com
Neighbors First for Bywater	Julie Jones	julienola@gmail.com
Neighbors First for Bywater	Dr. Julie Jones	president@nfbywater.org
New Marigny Neighborhood Association	Steven Belflower	newmarignyneighbors@gmail.com
New St. Claude Association of Neighbors	Susan Brady	sbrady@entergy.com
North Kenilworth Homeowners Association	Marcia McWilliams	mcpc@att.net
North Rampart Main Street	Susan "Sue" Klein	fqfemme@gmail.com
Oak Park Civic Association	Tricia Zimmer	oakparkcivicassociation@gmail.com
Paris Oaks / Bayou Vista Neighborhood Association	Walterine Griffin	walterine5@aol.com
Parkview Neighborhood Association	Ian Dreyer	ian@nanollc.net
Pilotland Neighborhood Association	Rev. Lionel Davis	pbcpastordavis@bellsouth.net
Pine Village Neighborhood Homeowner's Association	Roland Barthe	southlaketax@gmail.com
Pontchartrain Park Neighborhood Association	Michael Carey	ppna.nola@gmail.com
Pontilly Neighborhood Association Incorporated	Audry Woods	abwfaithinthefuture@yahoo.com
Pressburg East Homeowners Association	Christina LeBlanc	christinajleblanc27@hotmail.com
Rosedale Homeowners Association	Linda Williams	letrky3@yahoo.com
Rosedale Neighborhood Association	Sylvia McKenzie	sylviamckenzie79@gmail.com
Seabrook Neighborhood Association	Germaine Carey-Palmer	germainecarey@yahoo.com
Seabrook Neighborhood Association	Johnnis Guillory	seabrookassociation@yahoo.com; dwatson@nola.gov
Seventh Ward Neighborhood Association	Dr. Mona Lisa Saloy	77thwardassoc@gmail.com
Sherwood Forest Improvement Association of New Orleans	Veronica Brown	veronicabro@msn.com
Spring Lake Neigborhood Association	Gail Armant / Aaron Daste	gfarmant@yahoo.com
Spring Lake Neigborhood Association	Dr. Gail Armant and Karen Comeaux, Es	springlakeneighbors@yahoo.com
St. Bernard-N. Rampart Business and Residential Alliance, Inc.	Abby O. King	abbyoking@hotmail.com
Upper 9th Ward Florida Association, Incorporated	Margurerite Doyle-Johnson	madj8768@gmail.com

Upper Ninth Ward Community Association	Rev. James R. Willis Jr.	pastorjrw@aol.com
Vascoville Neighborhood Association	Colette Delacroix	voscovillenwa@gmail.com
Venetian Isles Civic & Improvement Association	Bonnie Benischek	bouben@yahoo.com
Versailles Protective Association	Lee Bressler	lee.bressler@raymondjames.com
Vieux Carre Property Owners, Residents & Associates	Erin Holmes	info@vcpora.org
Vieux Carre Property Owners, Residents & Associates INC	Erin Holmes	erinholmes@vcpora.org
Villa Sites/South Shores Subdivision	Ann N. Legeaux	legauxann@gmail.com
Village De L'Est Improvement Association	Edward Blouin	eblouin2@cox.net
Virgil Park Neighborhood Association	Peggy Braud	Peggyb504@yahoo.com
Vista Park Civic and Improvement Neighborhood Association	Sam Wickline	vistaparkboard@gmail.com
Warwick East Neighborhood Organization	Marilyn Degrasse	madegrasse@att.net
Willowbrook Neighborhood Association	Angelo Kingvalsky	bushmane9@cox.net
Faubourg Tulane Gravier Neighborhood Alliance	Don Wentworth	donwentworth@usa.com
Lakeshore Property Owner's Association	Sonya Forte Duhe	sonyaduhe@gmail.com
Lakeshore Property Owner's Association	Victor Landry	victor.landry.lpoa@gmail.com
Lakeview Civic Improvement Association	Valerie Barrilleaux	president@lakeviewcivic.org
Lakeview Civic Improvement Association	Val Cupit	safety@lakeviewcivic.org
Lower Mid-City Neighborhood Association	Jonathan Rogers	jrogersnola@gmail.com; lowermidcityNO@gmail.com
Mid City Neighborhood Organization	Thomas Ecker	info@mcno.org
Mid City Neighborhood Organization	Emily Leitzinger	president@mcno.org
Phoenix of New Orleans	Paul Ikemire	hq@pnola.org
123 Walnut Street Association	Stephanie Musser	musser@msn.com
Audubon Area Zoning Association	Brian Keuhne	info@audubonarea.org
Audubon Boulevard Neighborhood Association	Al Bienvenu	albee32a@yahoo.com
Audubon Riverside Neighborhood Association	Tom Rey	board@audubonriverside.org
Audubon Riverside Neighborhood Association	Tom Rey	tomasneworleans@gmail.com
Baronne Street Neighborhood Association	Joe Friend	jofriend@bellsouth.net
Bouligny Improvement Association	Molly K. Vigour	boulignyimprovementassociation@gmail.com
Bouligny Improvement Association	Molly K. Vigour	mollyvigour@gmail.com
Broadmoor Improvement Association	Justin Boone	communications@broadmoorimprovement.com
Carrollton Area Network	H.V. Nagendra	h.nagendra@att.net
Carrollton Riverbend Neighborhood Association & Carrollton United	Betty DiMarco and Julianna Padgett	juliannapadgett@gmail.com
Carrollton United	Betty DiMarco	dimarco_bl@bellsouth.net
Carrollton/Riverbend Neighborhood Association	Elaine Leyda	eleyda.crna@gmail.com
Central Carrollton Association	Rich Arnold	ccanola70118@gmail.com
Central Carrollton Association	Paul Baricos	paul.baricos@gmail.com
Central City Faubourg Livaudais Neighborhood Association	Talva Burnette-Carlisle	centralcityflna@gmail.com
Climana Neighborhood Association	Joseph Peychaud	climanaassociation@gmail.com; rozpey@bellsouth.net
Climana Neighborhood Association	Joseph E. Peychaud, Jr	josephpeychaud@gmail.com
Country Club Gardens Association Inc.	Timothy P Hurley	thurley@mcglinchey.com
Delachaise Neighborhood Association	Donna Robertson	dnaneworleans@gmail.com

Downtown Development District	ddd@downtownnola.com
Faubourg Avart Neighborhood Association (FANA)	fau.avart.na@gmail.com
Faubourg Avart Neighborhood Association (FANA)	gwynethvance@hotmail.com
Faubourg Delachaise Neighborhood Association	adamfdna@gmail.com
Faubourg Delassize Neighborhood Association	michaelrobinson@jerichohousing.org
Faubourg Lafayette Community Association	utopiantemple@gmail.com
Faubourg Marengo Neighborhood Association	juliebob@bellsouth.net
Fontainebleau Improvement Association	carling.dinkler@gmail.com
Fontainebleau Improvement Association	president@fia-nola.org
Freret - Milan Neighbors United	neighborsunited.listserve@gmail.com
Freret Business and Property Owner Association- New Freret	michael.casey06@gmail.com
Garden District Association	gardendistrictno@bellsouth.net
Guste Homes Resident Management Corporation	cwiggins@ghrmc.org
Harmony Oaks Neighborhood Association	rotasha.redmonddubuclet@urbanstrategiesinc.org
Hoffman Triangle Neighborhood Association	chuck@thrivenola.org
Hollygrove Neighbors	ruthemma24@yahoo.com
Hollygrove Neighbors	vgreen@afsc.org
Hollygrove-Dixon Neighborhood Association	info@hollygrovedixon.org
Hurstville Neighborhood Association	gardendistrictno@bellsouth.net
Irish Channel Neighborhood Association	president@irishchannelnola.org
Lafayette Square Association	duplantier@bellsouth.net
Lake Marina Towers Condominium Association	dalton3@wagnertruax.com
Lakewood Crime Prevention and Improvement District	rcortizas@joneswalker.com
Lakewood Property Owners Association	mshlenker@gmail.com
Lakewood Property Owners Association	mshlenker@gmail.com
Louisiana Avenue Neighborhood Association	shoes@claudialynch.com
Lower Garden District Association	contact@lgdanola.com
Lower Garden District Association	president@lgdanola.com
Magazine St. Merchants Association	guide@magazinestreet.com
Maple Area Residents Association	maplearearesidentsinc@gmail.com; rbienvenu@aol.com
Maple Street Business Association	ssakla@lawmedic.com
Marlyville Neighborhood	timg@marlyville.me
Marrero Commons	laquita.bradley@urbanstrategiesinc.org
Milan Neighborhood Association	virginia@baldwins.tv
Neighborhood Coalition	Madison@nbhdco.com
New Zion City Preservation Association	gerardrouchon55@gmail.com
NorthWest Carrollton Civic Association	nwcarrollton@mindspring.com
Oretha Castle Haley Blvd. Merchants & Business Association	ochaleymainst@bellsouth.net
Palm Air Improvement Association	gbdiggs11133@aol.com
Pensiontown of Carrollton Neighborhood Association	leonidashouse@gmail.com; tilman@coreusa.org
Riverside Ortiz Neighborhood Association	mariegalatas@yahoo.com

Davon Barbour	
Gwyneth Vance Austin	
Gwyneth Austin	
P. Adam Kelly	
Michael Robinson	
Keely Lewis	
Julie Graybill	
Carling Dinkler	
Carling Dinkler	
Stan Norwood	
Michael Casey	
Shelley Landrieu	
Cynthia Wiggins	
Rotasha Roberta Redmond	
Chuck Morse	
Ruth Kennedy	
Dee Dee Green	
Kyle Walker	
Shelley Landrieu	
LaMont Hayes	
Michael A. Duplantier	
Dalton Truax	
Richard Cortizas	
Michael Shlenker	
Michael S Shlenker	
Claudia Lynch	
null	
Arthur Soroken	
Alan Watts	
Richard Bienvenu	
Sherif Sakla	
Tim Garrett	
Laquita Bradley	
Virginia Baldwin	
Madison Sencial	
Gerald Rouchon	
Jenel Hazlett	
Linda Pompa	
Gwen Diggs	
Tilman Hardy	
Marie Galatas	

The Corridor Neighborhood Association	Terry Clay	ibscience@yahoo.com
Together Gert Town Neighborhood Association	Candes Carter	info@togethergerttown.com
Together Gert Town Neighborhood Association	Candes Carter	togethergerttown0017@gmail.com
Touro-Bouligny Neighborhood Association	Rella Zapletal	tourobna@gmail.com
Twinbrook Neighborhood Association	Jeanne Landry	jeanne@landrylawnola.net
University Neighborhood Association	Ryan Berger	rberger@thebergerco.com
Upper Audubon Association	Tre Roux	kroux@deutschkerrigan.com
Upper Hurstville Residents Association	Patrick Talley	info@upperhurstville.com
Uptown Triangle Association	Maria Julianna Auzenne	president@uptowntriangle.com
Uptown Triangle Association	N/A	vp@uptowntriangle.com
Voices of Experience, Inc.	Theophilus Moore	thee5moe@gmail.com
Warehouse District Neighborhood Association	Troy Dupuis	warehousedna@gmail.com
West End Boathouse Owner's Association	Kerry Cuccia	kerryc@capitald.org

Council District C, Freddie King III
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Email: Freddie.King@nola.gov

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
Phone: (504) 658-7033
Email: CPCINFO@nola.gov

OWNERS AND RESIDENTS OF ALL PROPERTIES WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Via Latrobe LLC	220 Camp St Suite 500	New Orleans	LA	70130
Current Resident	2900 Dauphine St	New Orleans	LA	70117
Current Resident	2910 Royal St	New Orleans	LA	70117
The Alabama Great Southern R R Co	C/O Norfolk Southern Tax Dept 3 Co	Norfolk	VA	23510
Current Resident	2932 Burgundy St	New Orleans	LA	70117
Eternal Seeds Inc	56 Yellowstone Dr	New Orleans	LA	70131
Current Resident	2941 Royal St	New Orleans	LA	70117
Current Resident	2980 Royal St	New Orleans	LA	70117
Union Brew Pub LLC	2223 Fern St	New Orleans	LA	70118
Current Resident	3000 Royal St	New Orleans	LA	70117
Current Resident	3000 Royal St Ste 101	New Orleans	LA	70117
Current Resident	3000 Royal St Ste 201	New Orleans	LA	70117
David J Peltier	817 Montegut St	New Orleans	LA	70117
Current Resident	3001 Dauphine St	New Orleans	LA	70117
Debbi R Creed	3003 Royal St	New Orleans	LA	70117
Current Resident	3001 Royal St	New Orleans	LA	70117
Leo J Schwab	40 Gray Ave	Saint Louis	MO	63119
Current Resident	3003 Royal St	New Orleans	LA	70117
Current Resident	3005 Dauphine St	New Orleans	LA	70117
Angela Michelle Drury	3009 Dauphine St	New Orleans	LA	70117
Current Resident	3007 Dauphine St	New Orleans	LA	70117
Smith Andrea M	Smith Consuela Greenlee 3007 Roya	New Orleans	LA	70117
Current Resident	3007 Royal St	New Orleans	LA	70117
Current Resident	3009 Royal St	New Orleans	LA	70117
3014 Dauphine LLC	3014 Dauphine St Ste BB	New Orleans	LA	70117
Current Resident	3010 Dauphine St	New Orleans	LA	70117
Clifton Apperson	3011 Dauphine St	New Orleans	LA	70117
Alan T Lougee	3011 Royal St	New Orleans	LA	70117
Current Resident	3011 Royal St Apt A	New Orleans	LA	70117
Malcolm Welbourne	3012 Burgundy St	New Orleans	LA	70117
Current Resident	3013 Dauphine St	New Orleans	LA	70117
Current Resident	3014 Dauphine St	New Orleans	LA	70117
Showalter A Knight	3015 Royal St	New Orleans	LA	70117
Rene' F III Rocha	221 Chartres St Apt 202	New Orleans	LA	70130
Current Resident	3016 Burgundy St	New Orleans	LA	70117
Raymond J Brown	Etal 3017 Dauphine St	New Orleans	LA	70117
Current Resident	3017 Dauphine St	New Orleans	LA	70117
Dennis Sheen Transfer Inc	4500 Laudun St P O Box 3037	Metairie	LA	70006
Current Resident	3019 Chartres St	New Orleans	LA	70117
3020 Royal LLC	2413 Pine St	New Orleans	LA	70125
Current Resident	3020 Royal St	New Orleans	LA	70117
Current Resident	3021 Chartres St	New Orleans	LA	70117
Current Resident	3023 Chartres St	New Orleans	LA	70117
Cong St Vincent De Paul Catholic Church	3053 Dauphine St	New Orleans	LA	70117
Current Resident	3024 Burgundy St	New Orleans	LA	70117
Sign Sign Everywhere A Sign LLC	25 Walnut St	New Orleans	LA	70118
Current Resident	3028 Dauphine St	New Orleans	LA	70117
Ciezki Shawn Christopher	3029 Royal St	New Orleans	LA	70117
Roger L Martin	ET Al 3038 Royal St	New Orleans	LA	70117
Current Resident	3030 Royal St	New Orleans	LA	70117

Current Resident	3032 Royal St	New Orleans	LA	70117
Current Resident	3034 Dauphine St	New Orleans	LA	70117
George H Buck Jr Jazz Foundation Inc	1206 Decatur St	New Orleans	LA	70116
Current Resident	3037 Royal St	New Orleans	LA	70117
Roger L Martin	3038 Royal St	New Orleans	LA	70117
Current Resident	3040 Royal St	New Orleans	LA	70117
Beverly M House	3041 Royal St	New Orleans	LA	70117
Britta C Smith	3042 Burgundy St	New Orleans	LA	70117
Current Resident	3043 Royal St	New Orleans	LA	70117
John S Gray	3044 Royal St	New Orleans	LA	70117
Mia Noerenberg Miller	3045 Royal St	New Orleans	LA	70117
Stephen Wade Rathke	3810 Burgundy St	New Orleans	LA	70117
Current Resident	3046 Burgundy St	New Orleans	LA	70117
Current Resident	3047 Royal St	New Orleans	LA	70117
Current Resident	3048 Burgundy St	New Orleans	LA	70117
Le Maisonnette LLC	634 Carondelet St	New Orleans	LA	70130
Current Resident	3050 Burgundy St	New Orleans	LA	70117
Kathleen M Klein	3050 Royal St	New Orleans	LA	70117
Current Resident	3051 Dauphine St	New Orleans	LA	70117
Mary Frances Hocking	Etal 4235 Burgundy St	New Orleans	LA	70117
Current Resident	3051 Royal St	New Orleans	LA	70117
Current Resident	3052 Burgundy St	New Orleans	LA	70117
Current Resident	3052 Royal St	New Orleans	LA	70117
Current Resident	3053 Royal St	New Orleans	LA	70117
Mario Shaunette	5802 Kenwood Pl N	Seattle	WA	98103
Current Resident	3054 Royal St	New Orleans	LA	70117
John R Blackwood	3055 Royal St	New Orleans	LA	70117
Current Resident	3056 Royal St	New Orleans	LA	70117
Thomas R Johnson	3059 Royal St	New Orleans	LA	70117
3060 Partners LLC	400 Poydras St Suite 2620	New Orleans	LA	70130
Current Resident	3060 Dauphine St	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 103	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 104	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 105	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 106	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 107	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 108	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 113	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 114	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 115	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 116	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 117	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 118	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 201	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 202	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 203	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 204	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 210	New Orleans	LA	70117

Current Resident	3060 Dauphine St Apt 211	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 213	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 214	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 302	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 303	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 304	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 305	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 306	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 307	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 308	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 312	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 313	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 314	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 315	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 316	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 317	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 318	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 319	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 320	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 321	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 401	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 402	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 403	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 404	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 405	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 406	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 407	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 408	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 410	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 411	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 412	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 414	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 415	New Orleans	LA	70117
Current Resident	3060 Dauphine St FIRE PUMP	New Orleans	LA	70117
Current Resident	3060 Dauphine St HM	New Orleans	LA	70117
Melissa D King	3061 Royal St	New Orleans	LA	70117
Thomas Joseph Daher	Etals PO Box 644	El Dorado	CA	95623
Current Resident	3063 Dauphine St	New Orleans	LA	70117
Current Resident	3063 Royal St	New Orleans	LA	70117
Cuthbert Francis R	41 Minerly Ln	Athens	NY	12015
Current Resident	3067 Dauphine St	New Orleans	LA	70117
Current Resident	3069 Dauphine St	New Orleans	LA	70117
3069 Royal St LLC	8301 W Judge Perez Dr Ste 303	Chalmette	LA	70043
Current Resident	3069 Royal St	New Orleans	LA	70117
Current Resident	3070 Dauphine St	New Orleans	LA	70117
James Gallgher	3071 Dauphine St	New Orleans	LA	70117
Current Resident	3073 Dauphine St	New Orleans	LA	70117
Poncentral Investments LLC	928 Pontalba St	New Orleans	LA	70124
Current Resident	631 Montegut St	New Orleans	LA	70117
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA	70122

Current Resident	710 Clouet St	New Orleans	LA	70117
David C Morales	814 Giuffrias Ave	Metairie	LA	70001
Current Resident	711 Montegut St	New Orleans	LA	70117
Current Resident	713 Montegut St	New Orleans	LA	70117
Patrick M Hogan	719 Montegut St	New Orleans	LA	70118
Current Resident	721 Montegut St	New Orleans	LA	70117
Gerard L III Moran	723 Montegut St	New Orleans	LA	70117
Current Resident	725 Montegut St	New Orleans	LA	70117
Mary L Gould	727 Montegut St	New Orleans	LA	70117
Current Resident	729 Montegut St	New Orleans	LA	70117
Current Resident	730 Clouet St	New Orleans	LA	70117
Christopher M Bentivegna	733 Montegut St Unit A	New Orleans	LA	70117
Antonio J Dias-Laranjeira	731 Montegut St Unit B	New Orleans	LA	70117
Current Resident	731 Montegut St	New Orleans	LA	70117
Current Resident	733 Montegut St	New Orleans	LA	70117
Fredric A King	737 Montegut St	New Orleans	LA	70117
Current Resident	735 Montegut St	New Orleans	LA	70117
MGB Nola 1 LLC	7801 Jeannette St	New Orleans	LA	70118
Current Resident	739 Montegut St	New Orleans	LA	70117
Current Resident	741 Montegut St	New Orleans	LA	70117
Sisters of Immaculate Conception	7887 Walmsley Ave	New Orleans	LA	70125
Industrial Development Board of The City of Nev	1340 Poydras St Suite 1106	New Orleans	LA	70112
Current Resident	800 Montegut St	New Orleans	LA	70117
Current Resident	800 Montegut St HM	New Orleans	LA	70117
Current Resident	800 Montegut St Ste 100	New Orleans	LA	70117
Current Resident	800 Montegut St Ste 200	New Orleans	LA	70117
Current Resident	811 Montegut St	New Orleans	LA	70117
Current Resident	812 Clouet St	New Orleans	LA	70117
Steven R Beil	815 Montegut St	New Orleans	LA	70117
Romanelli Michael Rocco	816 Clouet St	New Orleans	LA	70117
Current Resident	818 Clouet St	New Orleans	LA	70117
Current Resident	821 Montegut St	New Orleans	LA	70117
Monika Korsnes	708 N Arnoult Rd	Metairie	LA	70001
Current Resident	822 Clouet St	New Orleans	LA	70117
Current Resident	823 Montegut St	New Orleans	LA	70117
Current Resident	825 Montegut St	New Orleans	LA	70117
David I Brooks	833 Montegut St	New Orleans	LA	70117
Current Resident	829 Montegut St	New Orleans	LA	70117
Clinton III Montz	835 Montegut St	New Orleans	LA	70117
Current Resident	837 Montegut St	New Orleans	LA	70117
Current Resident	882 Montegut St	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 101	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 102	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 103	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 105	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 112	New Orleans	LA	70117

Current Resident	882 Montegut St Apt 113	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 114	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 201	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 203	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 314	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 401	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 413	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 414	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 501	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 502	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 503	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 505	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 506	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 507	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 508	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 509	New Orleans	LA	70117

Current Resident	882 Montegut St Apt 510	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 511	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 512	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 513	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 514	New Orleans	LA	70117
Current Resident	882 Montegut St FIRE PUMP	New Orleans	LA	70117
Current Resident	882 Montegut St HM	New Orleans	LA	70117
Current Resident	882 Montegut St Ste 100	New Orleans	LA	70117

Organization Name: Bywater Neighborhood Association
Point of Contact: John Guarnieri
Email: bywaterpresident@gmail.com
Street Address: P.O. Box 3191
City: New Orleans
Zip: 70177

Organization Name: Neighbors First for Bywater
Point of Contact: Julie Jones
Phone Number: 504-944-5422
Email: julienola@gmail.com
Street Address: 827 Louisa Street
City: New Orleans
Zip: 70117

Council District C, Freddie King III
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Email: Freddie.King@nola.gov

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
Phone: (504) 658-7033
Email: CPCINFO@nola.gov

Blessed
Francis
Seelos
Catholic
Church
BYWATER
Montegut Street
Clouet
Gardens
Royal Street
Clouet Street
2940
739
737
727
723
719
711
707
625

Capulet Façade, 3014 Dauphine St

Capulet Dining Room, Photo 1

Capulet Dining Room, Photo 2

Capulet Roof Deck

PROJECT DATA

PROJECT LOCATION 3014 Dauphine St.
New Orleans, Louisiana 70117

ZONING
ZONING CLASSIFICATION: C-1 - General Commercial District
OCCUPANCY TYPE: A-2
CONSTRUCTION TYPE: IBC Type VB / NFPA Type V 000
SITE AREA: 16,151 sf

BUILDING INFORMATION
BUILDING STORIES: 1 Story + Roof Deck
TENANT STORIES: 1 Story + Roof Deck
BUILDING FOOTPRINT: 16,151 sf
TOTAL BUILDING AREA (Existing): 16,151 sf
TOTAL BUILDING AREA (Proposed): 16,300 sf
TOTAL BUILDING AREA (Roof Deck) 2,229 sf
TENANT AREA 5,745 sf interior; 2,229 sf roof deck

DISTANCES FROM PROPERTY LINE
DAUPHINE STREET: 0 ft. from exterior wall to property line
SIDE (Clouet St side): 0 ft. from exterior wall to property line
SIDE (Chartres St side): 0 ft. from exterior wall to property line
REAR (Royal St side): 0 ft. from exterior wall to property line

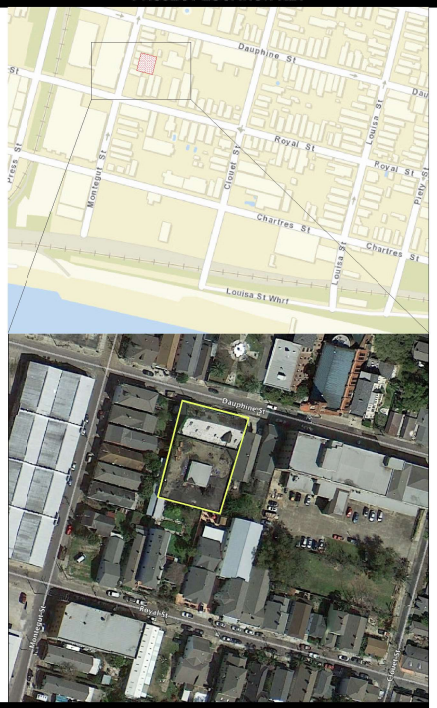
CODES
International Building Code - 2012 Edition
NFPA 101 Life Safety Code - 2009 Edition
United States Access Board - Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines - July 2004
ICC/ANSI A117 - 2003 Edition
UL Fire Resistance Directory

BUILDING PREVIOUSLY PERMITTED

AS SHELL ONLY/WHITE BOX:
State Fire Marshal Permit No.: P0454658; P0463945
City of New Orleans Safety and Permits Permit No.: 14-22183-RNVS

AS WALKABOUT RESTAURANT:
State Fire Marshal Permit No.: P0466298
City of New Orleans Safety and Permits Permit No.: 15-09995-RNVN

PROJECT LOCATION KEY



DESCRIPTION OF THE WORK

The existing building has a front and back section. This submission is a proposal for a restaurant in the front section of the building.

The restaurant build out will include a commercial kitchen with two hoods and associated equipment, a dining area, a mezzanine office and a mechanical attic. The restaurant will utilize the roof deck (previously permitted under the white box submission) on the flat roof of the back building, and the restaurant and the back tenant will share the common building facilities located in the rear building: bathrooms, janitor's closet, electrical room, trash room, stairs to roof deck; and exit passageways from the rear to the front located at both sides of the front building (all of which were part of the previous permited project #).

AMENDMENT - REVISIONS TO SCOPE:

1. Eliminate 1 of 2 hoods; reduce size of remaining hood
2. Revise kitchen equipment as shown on schedule and plans

1

GRAPHIC SYMBOLS

North Indicator

Center Line

Window Designation (X)

Door Designation (Numerical Reference) (100)

Reference Note

Elevation Marker
0'-0" AFF or TOS — Top of Slab
Above Finish Floor

Enlarged Detail
Drawing reference number.
Detail page reference

Drawing Designation
Detail
Drawing reference.
Scale
Scale: 1 1/2" = 1'- 0"
Sheet reference

Section
Drawing reference.
Sheet reference

Elevations
Drawing Reference
Sheet reference
Elevation reference number

Wall Type
Wall reference number

GENERAL NOTES

1. All standards for construction, materials, and execution of the work shall conform to the City of New Orleans, Department of Safety and Permits requirements for new residential construction. Unless otherwise stated, all requirements of the International Building Code, 2009 edition, shall apply.
2. Contractor and major subcontractors are to familiarize themselves with the construction site and verify existing conditions, site grades, and locations of all utilities prior to commencing construction. Verify all conditions and dimensions at job site prior to commencing work so as to avoid any extra costs during construction. All deviation or changes necessary to achieve the Installations shown shall be called to the attention of the Architect or owner prior to submitting final price.
3. Any request for consideration by the Architect of substitutions of specified materials or products called for or shown on the drawings or in the specifications, shall be submitted to the Architect in writing for a written approval by the Architect, shall be recieved at the Architect's office ten (10) business days prior to the specified bid date. Any bid based upon or containing an unapproved product or material substitution may be disallowed.
4. Where the phrase "or equal" or "as approved by the Architect" occurs in the Contract Documents, do not assume that materials, products or equipment will be approved as equal unless the item has been specifically approved in writing for this work by the Architect. The decision of the Architect shall be final in relation to substitutions.
5. Contractor shall at all times keep premises free from accumulation of demolition debris, waste materials or rubbish caused by his operation and shall remove no less than weekly all debris from and about the project. All waste shall be separated by type of material for recycling.
6. Contractor shall install and provide all safety barriers during construction as necessary to protect the public from injury and access to the building or adjacent floors.
7. When any part of this structure is open to the exterior, protect interior from wind, storm, rain, and vandalism. Provide temporary security or otherwise close off remainder of construction while demolition is proceeding until permanent new construction is in place.
8. Contractor to provide temporary shoring until all framing is secured.
9. Recesses for electrical panels, fire extinguisher cabinets, annunciator boxes, etc., located in rated partitions shall be faced with drywall to create a five sided enclosure as required to retain rating of wall.
10. All walls and floor openings shall be firestopped with an approved non-combustible material mechanically fastened in place to provide an effective and approved fire stop. Opening in slabs and partitions for conduit, piping and other items shall be filled with an approved non-combustible material to provide an approved seal to prohibit the passage of fire or smoke.
11. No work shall be concealed until approved by local inspectors
12. Provide semi-recessed hand operated fire extinguishers in accordaance with NFPA 10. Contractor to provide layout.
13. Contractor to provide mock ups of the following systems for coordiantion and approval prior to installation:
    a. cabinets and counters
    b. guardrails and handrails
    c. tile and stone installation
    d. custom casework
14. The Contractor and subcontractors are to familiarize themselves with the following abbreviations and the standard abbreviations which are used in this set of drawings:
    F.O.F. - Face of Finish
    F.O.S.H. - Face of Sheathing
    F.O.S. - Face of Stud
    F.O.E. - Face of Existing
    F.O.C. - Face of Concrete (Masonry)
    A.F.F. - Above Finished Floor
    N.T.S. - Not to Scale
    R.O. - Rough Opening
    M.O. - Masonry Opening
    U.O.N. - Unless Otherwise Noted
    T.O.S. - Top of Steel
    T.O.F.F. - Top of Finish Floor
15. Contractor shall be responsible for coordinating of all mechanical equipment and appliances with recommended electrical connections, wiring, and circuiting.
16. Contractor to verify all Owners telephone, data, cable connections and wireless connections and requirements prior to closing in the walls.
17. Provide blocking for all surface mounted, semi-recessed or recessed items such as accessories, grab-bars, closet rods and shelves, drapery rod, shower curtain rods, countertops, etc.
18. Unless otherwise noted or detailed all pipe chase walls are to be constructed of 6" studs. Provide cross braces as required. Hold chase walls to minimum dimensions. Vertical piping located within the stud space of partitions shall be completely enclosed with full thickness of drywall on each side of stud.
19. Perimeter dimensions are to be from face of stud or grid line to face of studs, face of brick unless otherwise noted.
20. Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect prior to continuing construction of area in question.
21. Dimensions, alignments, details and floor plan dimensions shown on these documents are based upon an assumed manufacture's standard details. If a manufacturer is substituted and/or "approved as equal" by the Architect as specified in the "bidding requirements"; then it will be the responsibility of the General Contractor to reocordinate the dimensional and detail requirements of the substituted manufactuer to the requirments of this project and/or to engage the Architect to revise and reocordinate the contract documents as may be required.
22. Construction of all vertical openings (shafts) shall be in accordance with all code requirements. Shafts that do not extend to the top or bottom of the building shall be enclosed at the highest and / or lowest level of the shaft with two hour fire resistant construction.
23. All subcontractors to seal all penetrations, seams, openings through rated walls and/or floor-ceiling assemblies with fire rated sealant and/or intumescent pipe wraps. Intumescent pipe wraps to be used at all pvc piping that penetrate rated assemblies.

Statement

These plans and specifications have been prepared under my close personal supervision and to the best of my knowledge and belief they comply with all local and state requirements.

I will be observing the work.

Wayne Troyer, A.I.A.
LA # 3915

DRAWING INDEX

Permitting Documents

Sheet	Description
G-0.01	Project information
LS-1.01	Life Safety Plans + Code
STRUCTURAL	
S-1.01	Mezzanine Framing and Details
ARCHITECTURAL	
A-0.00	Partition Type, Window Detail
A-1.01	First Floor Plan
A-1.02	Enlarged Plans
A-1.03	Roof Deck Plans
A-3.01	Sections
A-4.01	Stair Details
A-4.02	Stair and Mezzanine Elevations
A-4.03	Mezzanine 3D
A-7.01	Power Plans
A-7.02	Reflected Ceiling Plans
A-8.01	Bar Elevations
PLUMBING	
P-1.01	Plumbing First Floor Plans
P-2.01	Plumbing Schedules and Details
MECHANICAL	
M-1.01	Mechanical Kitchen Detail Plan
M-1.02	Mechanical Roof Plan
ELECTRICAL	
E-1.01	Lighting First Floor Plan
E-1.02	Lighting Attic Plan
E-2.02	Electrical Attic Plan

PROJECT DIRECTORY

BUILDING OWNER 3014 Dauphine Street, L.L.C.
Albert Walsh
3500 Laurel Street
New Orleans, LA 70115
Office: 504.208.7605

Contact: Albert Walsh
Email: albertwalsh@yahoo.com

TENANT Capulet
Stephen Nutting
7007 Prytania Street
New Orleans, LA 70118
Office: 206.851.1185

Contact: Stephen Nutting
Email: stephennutting@gmail.com

ARCHITECT studioWTA - Wayne Troyer Architects
1119 Tchoupitoulas Street
New Orleans, LA 70130
Office: 504.593.9074
Fax: 504.593.9073

Contact: Wayne Troyer A.I.A., Principal
Email: wayne@studiowta.com

Contact: Tracie Ashe, Project Manager
Email: tracie@studiowta.com

MECHANICAL ADG NEW ORLEANS, L.L.C.
1010 Common St. Suite 2405
New Orleans, Louisiana 70112
Office: 504.561.6333
Fax: 504.561-6338

Contact: Lance Bonadona
Email: lbonadona@adginc.org

ELECTRICAL ADG NEW ORLEANS, L.L.C.
1010 Common St. Suite 2405
New Orleans, Louisiana 70112
Office: 504.561.6333
Fax: 504.561-6338

Contact: Mike Hawkins
Email: mhawkins@adginc.org

architecture + planning + interiors
1119 Tchoupitoulas Street
New Orleans LA 70130
504/593/9074 ph
studiowta.com

FINAL PERMIT RELEASE

DESCRIPTION — PLANS SEALED — SIGNED — ADD. PERMITS
PLANS SEALED FOR PERMIT ONLY
REVIEWED FOR CODE COMPLIANCE
CITY OF NEW ORLEANS
DEPARTMENT OF SAFETY AND PERMITS
ONE STOP PERMIT CENTER

aaitkdir 12/18/2017

CAPULET RESTAURANT
(Tenant Space #1 - Previously "Walkabout Restaurant")
3014 Dauphine Street, New Orleans, LA 70117

Sheet Size: 24" x 36"

AMENDMENT TO:
CNO; 15-09995-RNVN
OSFM; A8-17-009987
Associated Review Numbers
White Box ("Shell Only")
CNO; 14-22183-RNVS
OSFM; P0454658

Revision	Amendment	Issue Purpose	Revisions	Date
1				8 Sept 2017

Permitting

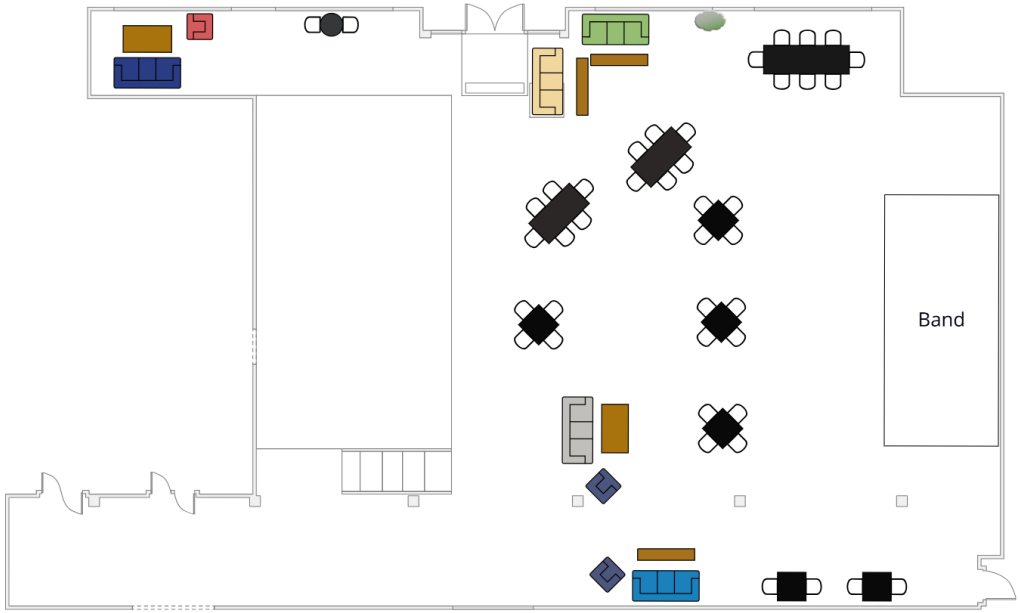
GENERAL INFORMATION

scale: as noted

2 April 2015

G0.01

© 2015 studioWTA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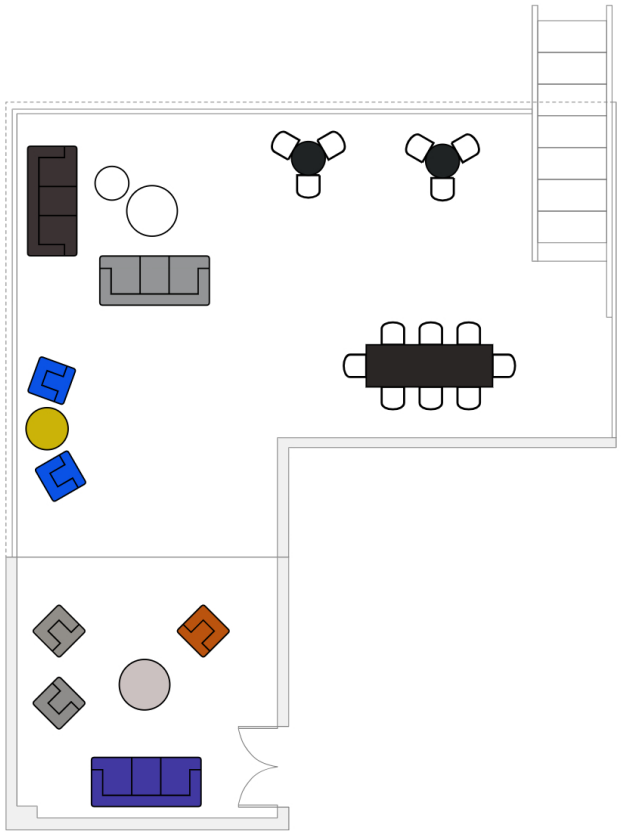

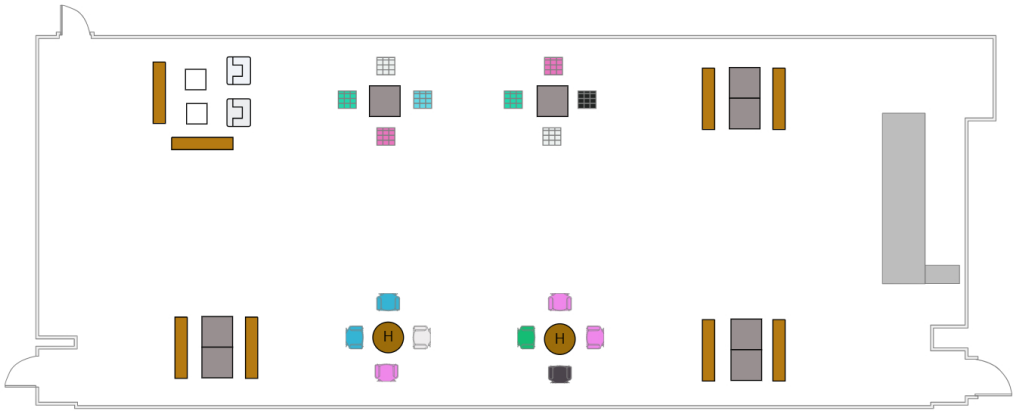
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Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))

1. The name of this limited liability company is : 3014 Dauphine LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:
3500 Laurel Street, New Orleans, La 70115

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:

Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

4. The names and municipal addresses, not a post office box only, of the first managers, or the members:

The Laurel Group, LLC, 3500 Laurel St., New Orleans, La 70115
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

To be signed by each person who signed the articles of organization:

The Laurel Group LLC by Albert V. Walsh

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 limited liability company.

Registered agent(s) signature(s):

Albert V. Walsh

Sworn to and subscribed before me, the undersigned Notary Public, on this date: December 13, 2012

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

SS973 Rev. 09/11

JAMES A. MOUNGER (see instructions on back)
BAR # 9783 STATE ID # 24220

Tom Schedler Secretary of State	ARTICLES OF ORGANIZATION (R.S. 12:1301)	
	Domestic Limited Liability Company Enclose $75.00 filing fee Make remittance payable to Secretary of State *Do not send cash*	Return to: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704 Web Site: www.sos.la.gov

STATE OF Louisiana

PARISH/COUNTY OF Orleans

1. The name of this limited liability company is : 3014 Dauphine LLC

2. This company is formed for the purpose of: (check one)

(XX) Engaging in any lawful activity for which limited liability companies may be formed.

( ) _____
(use for limiting activity)

3. The duration of this limited liability company is : (may be perpetual) perpetual

4. Other provisions: _____

Signatures:

X _____
The Laurel Group LLC by Albert V. Walsh

On this 13 day of November, 2012, before me, personally appeared

The Laurel Group LLC, By Albert V. walsh, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

_____
Notary Signature

JAMES A. MOUNGER (See instructions on
BAR # 9789 STATE ID # 24220

SS365 Rev. 09/11

Tom Schedler
SECRETARY OF STATE

11/14/2012

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

JAMES A. MOUNGER
1539 JACKSON AVENUE
#600
NEW ORLEANS, LA 70130

DEAR SIR:

3014 DAUPHINE 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.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

HL

Louisiana Secretary of State

Receipt

For Control Set ID 10826476

Control Set	Date	Status	Receive Method	Entered By
10826476	11/13/2012	Pending	MAIL	H L

	Amount	Date	Payment Type	Routing / Card No.	Account / Exp. Date	Check No.	Status
	$80.00	11/14/2012	AMEX	...3001	12/15		AUTH
TOTAL	$80.00						

Cost	Date	Status	Charter #	Description / Requestor	Entity	Work Type
		Pending	40994186K	3014 DAUPHINE LLC	LIMITED LIABILITY COMPANY	Original Filing Documentation Original Filing Documentation. $75.00, Credit Card State Fee $5.00

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

a copy of the Articles of Organization and Initial Report of

3014 DAUPHINE LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 14, 2012,

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 14, 2012

Secretary of State

HL 40994186K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10324669#N83

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation,** then follow the instructions displayed.
www.sos.louisiana.gov

Page 1 of 1 on 11/14/2012 3:32:44 PM

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

November 14, 2012

The attached document of 3014 DAUPHINE LLC was received and filed on November 14, 2012.

HL 40994186K

Tom Schedler
Secretary of State

ARTICLES OF ORGANIZATION

(R.S. 12:1301)

Domestic Limited Liability Company
Enclose $75.00 filing fee
Make remittance payable to
Secretary of State
Do not send cash

Return to: Commercial Division
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704
Web Site: www.sos.la.gov

STATE OF Louisiana

PARISH/COUNTY OF Orleans

1. The name of this limited liability company is : 3014 Dauphine LLC

2. This company is formed for the purpose of: (check one)

(X) Engaging in any lawful activity for which limited liability companies may be formed.

( ) _____
(use for limiting activity)

3. The duration of this limited liability company is : (may be perpetual) perpetual

4. Other provisions: _____

Signatures:

The Laurel Group LLC By Albert V. Walsh

On this 13 day of November, 2012, before me, personally appeared

The Laural Group LLC, By Albert V. walsh, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

JAMES A. MOUNGER
BAR # 9780 STATE ID # 24220

23313 Rev. 08/11

Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1306 (E))

1. The name of this limited liability company is: 3014 Dauphine LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:
3500 Laurel Street, New Orleans, La 70115

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:

Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

4. The names and municipal addresses, not a post office box only, of the first managers, or the members:
The Laurel Group, LLC, 3500 Laurel St., New Orleans, La 70115
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

To be signed by each person who signed the articles of organization:

The Laurel Group LLC by Albert V. Walsh

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 limited liability company.

Registered agent(s) signature(s):

Albert V. Walsh

Sworn to and subscribed before me, the undersigned Notary Public, on this date: December 13 2017
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

JAMES A. MOUNGER on back
BAR # 9783 , STATE ID # 24220

Parcel Data for Properties Zoned HM-MU

Address Label	Zone	Square Feet
3431 Chartres	HM-MU	802
3431 Chartres	HM-MU	829
3003 Chartres	HM-MU	891
500 Mandeville	HM-MU	906
2815 Chartres	HM-MU	1040
3431 Chartres	HM-MU	1102
3431 Chartres	HM-MU	1104
500 Mandeville	HM-MU	1118
500 Mandeville	HM-MU	1194
3013 Chartres	HM-MU	1213
500 Mandeville	HM-MU	1343
500 Mandeville	HM-MU	1387
500 Mandeville	HM-MU	1407
500 Mandeville	HM-MU	1430
500 Mandeville	HM-MU	1447
500 Mandeville	HM-MU	1523
500 Mandeville	HM-MU	1602
500 Mandeville	HM-MU	1635
500 Mandeville	HM-MU	1856
500 Mandeville	HM-MU	1923
500 Mandeville	HM-MU	1925
909 Bartholomew	HM-MU	1980
831 Alvar	HM-MU	2095
834 Bartholomew	HM-MU	2095
837 Alvar	HM-MU	2095
840 Bartholomew	HM-MU	2095
843 Alvar	HM-MU	2095
846 Bartholomew	HM-MU	2095
849 Alvar	HM-MU	2095
852 Bartholomew	HM-MU	2095
424 PRT	HM-MU	2178
4224 Royal	HM-MU	2185
3001 Chartres	HM-MU	2288
3930 Burgundy	HM-MU	2304
3936 Burgundy	HM-MU	2304
3942 Burgundy	HM-MU	2304
3948 Burgundy	HM-MU	2304
3200 Chartres	HM-MU	2366
3572701 Peters	HM-MU	2552
514 Marigny	HM-MU	2688

Address Label	Zone	Square Feet
516 Marigny	HM-MU	2688
823 Bartholomew	HM-MU	2813
825 Bartholomew	HM-MU	2813
827 Bartholomew	HM-MU	2813
3145 Chartres	HM-MU	2856
3149 Chartres	HM-MU	2856
420 Franklin	HM-MU	2892
3801 Chartres	HM-MU	2900
3805 Chartres	HM-MU	2900
3811 Chartres	HM-MU	2900
611 Montegut	HM-MU	2916
613 Montegut	HM-MU	2916
700 Homer Plessy	HM-MU	3000
3015 Chartres	HM-MU	3240
536 Louisa	HM-MU	3321
4011 Dauphine	HM-MU	3357
4015 Dauphine	HM-MU	3357
831 Bartholomew	HM-MU	3410
837 Bartholomew	HM-MU	3410
841 Bartholomew	HM-MU	3410
811 Bartholomew	HM-MU	3455
3065 Chartres	HM-MU	3565
2709 Chartres	HM-MU	3588
2713 Chartres	HM-MU	3588
601 Gallier	HM-MU	3600
605 Alvar	HM-MU	3689
815 Bartholomew	HM-MU	3772
4018 Burgundy	HM-MU	3975
3071 Chartres	HM-MU	4025
2300 Chartres	HM-MU	4096
609 St Ferdinand	HM-MU	4680
618 Piety	HM-MU	4720
3028 Dauphine	HM-MU	4929
915 Bartholomew	HM-MU	4950
2801 Chartres	HM-MU	5200
530 Louisa	HM-MU	5288
3137 Chartres	HM-MU	5510
3034 Dauphine	HM-MU	5550
3827 Chartres	HM-MU	5800
3816 Dauphine	HM-MU	6017

Parcel Data for Properties Zoned HM-MU

Address Label	Zone	Square Feet
4001 Dauphine	HM-MU	6175
3139 Chartres	HM-MU	6235
609 Alvar	HM-MU	6545
2714 Decatur	HM-MU	6673
500 Louisa	HM-MU	6800
2819 Chartres	HM-MU	7268
28312 Chartres	HM-MU	7279
626 Piety	HM-MU	7552
600 Piety	HM-MU	7588
2829 Chartres	HM-MU	7595
2911 Rampart	HM-MU	7801
2721 Chartres	HM-MU	7974
3301 Chartres	HM-MU	8206
3000 Royal	HM-MU	8694
3817 Chartres	HM-MU	8700
3517 Chartres	HM-MU	8835
634 Lesseps	HM-MU	9929
3210 Chartres	HM-MU	9954
3220 Chartres	HM-MU	9984
3802 Dauphine	HM-MU	10384
640 Desire	HM-MU	10653
617 Piety	HM-MU	11936
2715 Chartres	HM-MU	13808
4517 Rampart	HM-MU	14757
901 Bartholomew	HM-MU	14820
901 Homer Plessy	HM-MU	15967
3014 Dauphine	HM-MU	16059
3060 Dauphine	HM-MU	16356
7 Press	HM-MU	16945
701 Press	HM-MU	16945
750 Homer Plessy	HM-MU	18420
2401 Peters	HM-MU	18445
11 Press	HM-MU	20381
4227 Royal	HM-MU	20511
800 Homer Plessy	HM-MU	21422
900 Homer Plessy	HM-MU	22381
3027 Chartres	HM-MU	23142
3300 Royal	HM-MU	25525
632 Alvar	HM-MU	27144
521 Clouet	HM-MU	27466

Address Label	Zone	Square Feet
3023 Chartres	HM-MU	27832
3162 Chartres	HM-MU	28864
730 Clouet	HM-MU	30090
2240 Decatur	HM-MU	30952
400 Marigny	HM-MU	30952
2700 Decatur	HM-MU	33407
457 Spain	HM-MU	34344
501 Elysian Flds	HM-MU	36142
522 Montegut	HM-MU	36414
3726 Dauphine	HM-MU	37526
3122 Chartres	HM-MU	37940
3113 Chartres	HM-MU	39748
4535 Rampart	HM-MU	41904
2834 St Claude	HM-MU	42629
3317 Chartres	HM-MU	43379
29000 Chartres	HM-MU	44018
511 Marigny	HM-MU	44189
2930 Burgundy	HM-MU	44343
2601 Decatur	HM-MU	46812
3725 Dauphine	HM-MU	49066
444 PRT	HM-MU	62762
450 Mandeville	HM-MU	70990
2941 Royal	HM-MU	73870
4557 Rampart	HM-MU	78487
2940 Royal	HM-MU	78862
2936 St Claude	HM-MU	85118
3036 Chartres	HM-MU	130568
2800 Chartres	HM-MU	150259

1339

City Planning Commission Speaker Card

ceding time

Date : 10.28.25

I would like to speak regarding CPC Docket : 58/25 9

IN SUPPORT

Name: [illegible]

Address: 1019 BARTLETT ST

○ I am the applicant for this docket

⊗ I'd like to cede my time to: STEPHEN NUTTING

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

9

Date : 10/23/25

I would like to speak regarding CPC Docket : 058/25

IN SUPPORT

Name: STEPHEN NUTTING

Address: 3/35 DAUPHINE ST.

◉ 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 : 10/28/25

I would like to speak regarding CPC Docket : 058/25

IN SUPPORT

Name: Rebecca Miller

Address: 801 Pontalba St. NOLA 70124

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Stephen Nutting

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: Rebecca D. Miller

City Planning Commission Speaker Card

1340

Date : _____

I would like to speak regarding CPC Docket : ZD 058/25

IN SUPPORT

Name: John Guarnieri

Address: 1019 Bartholomew

☐ 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 Speaker Card

#9

Date : 10/28/2025

I would like to speak regarding CPC Docket : 058/25

IN SUPPORT

Name: DESIREE MCSWAIN

Address: 710 MILAN ST, 70115

☐ 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: _____

MOTION

NO. M-25-602

CITY HALL: December 4, 2025

BY: COUNCILMEMBERS KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation for **APPROVAL** by the City Planning Commission (CPC) on **ZONING DOCKET NO. 58/25** initiated by **DAUPHINE RESTAURANT, LLC**, requesting an amendment to the text of the Comprehensive Zoning Ordinance to add "reception facility" as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed-Use District subject to the use standards in Section 20.3.WW and as defined in Article 26, is received and the request is approved as recommended by the CPC and as outlined in the CPC staff report.

BE IT FURTHER MOVED, That a copy of the report of the City Planning Commission and of this motion be forwarded to the Council Land Use Officer for the preparation of an ordinance to effectuate the request.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

CITY PLANNING COMMISSION

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission Staff Report

Executive Summary

Zoning Docket 059-25

Applicant: 3014 Dauphine, LLC

Request: This is a request for a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Location: 3010-3014 Dauphine Street

Summary: The subject property is developed with a commercial building into which the applicant proposes to develop a reception facility with on-premise alcohol sales.

The site is located on Dauphine Street in the Bywater neighborhood. The small HM-MU zoning district it occupies is surrounded in all directions by an HMR-3 Historic Marigny/Tremé/Bywater Residential district. Some properties located on the same square as the petitioned site are all developed with residential uses which could be impacted by the operation of a reception facility. However, considering the use standards imposed on reception facilities, and the fact that the site already occasionally operates as a reception facility on occasion, the proposed operation should not negatively affect surrounding development.

The proposed use is consistent with the purpose of the HM-MU District, which is primarily intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood.

The proposal meets the standards for approval in Article 4 of the Comprehensive Zoning Ordinance and is consistent with the Master Plan.

Master Plan: The proposal is consistent with the Master Plan.

Recommendation:

The staff recommends **APPROVAL** of Zoning Docket 059/25 subject to one (1) waiver and three (3) provisos:

Waiver

1. The applicant shall be granted a waiver of CZO Article 22, Section 22.4.A (Table 22-1) to permit the reception facility to operate with the existing 12 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square footage.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.

2. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the following use standards:
    a. The reception facility shall submit a security and operation plan, which includes the provision of exterior security cameras, to the Department of Safety and Permits.

    b. The reception facility shall provide its own license for the service of alcoholic beverages.

    c. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.

    d. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed-doors-and-windows policy.

    e. Outdoor lighting shall be directed away from adjacent residentially zoned property.

    f. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. (midnight) Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

3. In accordance with **Article 21, Sections 21.6.O.c** and **21.6.O.d,** the applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building.

City Planning Commission
Preliminary Staff Report
Tuesday, October 28, 2025

Zoning Docket 059-25
Prepared by: Robin Jones
Date: October 21, 2025
Deadline for CPC action: 12/27/2025
CC Deadline: 60 days from receipt
City Council District: C – King

Applicant: 3014 Dauphine, LLC
Request: This is a request for a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District
Property description: Square 170, Lots 27 through 29-A or Lot Pt. A, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal Street
Municipal address: 3010-3014 Dauphine Street

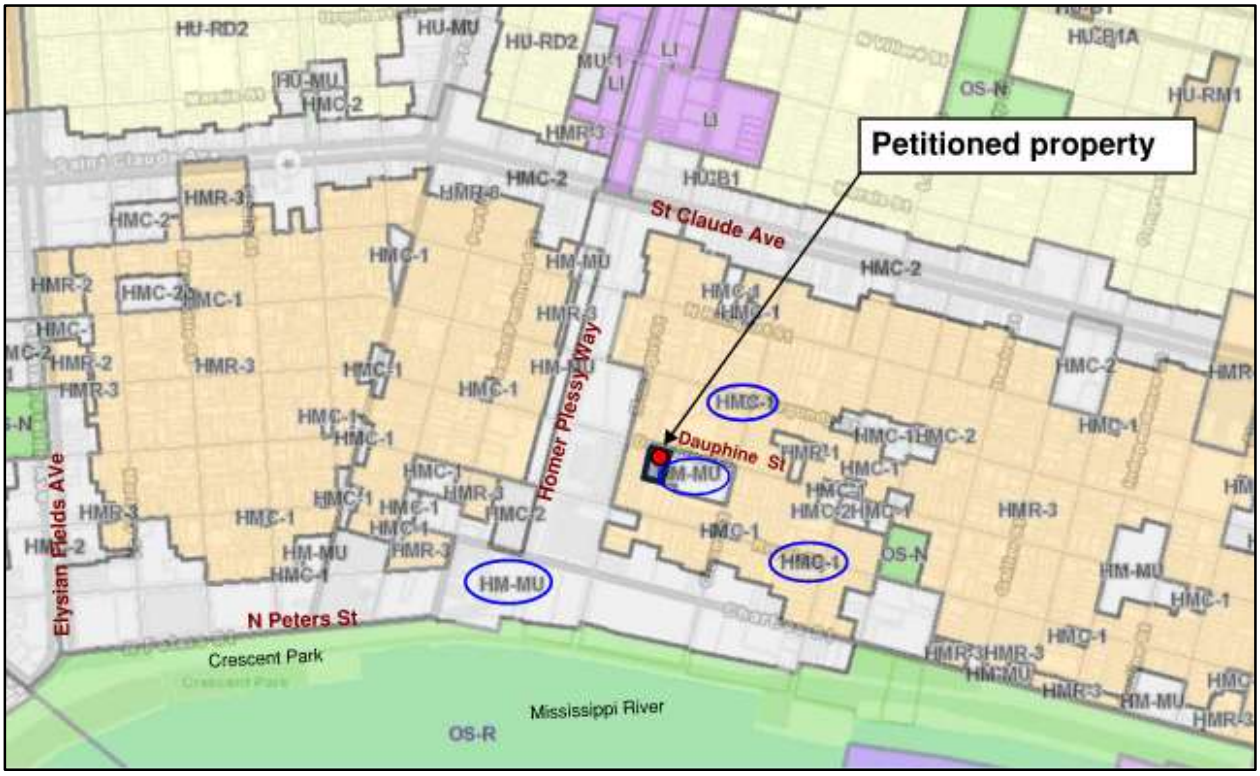
Description

The subject property is a 16,059-square-foot interior lot on Dauphine Street in the Bywater neighborhood. The site is developed with a commercial building that occupies most of lot's square footage. The applicant wishes to operate a reception facility at the site, which has operated as a restaurant that also rents the space for private events.

FIGURE 1 – SUBJECT SITE

Although surrounded by residential zoning and uses, the HM-MU zoning district in which the subject property is located is also approximately 130 feet from a much larger, T-shaped HM-MU district that flanks Homer Plessy Way and abuts Crescent Park between Elysian Fields Avenue and Desire Street. As can be seen on the zoning map at Figures 2,, the subject property abuts HMR-3 properties on two sides.

FIGURE 2 – ZONING MAP



Reason for Commission Review

This application is a companion application to Zoning Docket 058/25, which proposed to classify reception facilities as conditional uses in the HM-MU zoning district. While Zoning Docket 58-25 considers the text amendment to allow reception facilities through the conditional use process, this is the property-specific conditional use application to allow a reception facility at 3010-3014 Dauphine Street. 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

Comments related to design

Proposed conditions

Site and Building conditions

The floor plan submitted by the applicant (see **Figure 4**) shows the three levels (the ground floor and "mezzanine" plus the roof) of the existing building that will comprise the reception facility.

FIGURE 3 – FIRST FLOOR PLAN

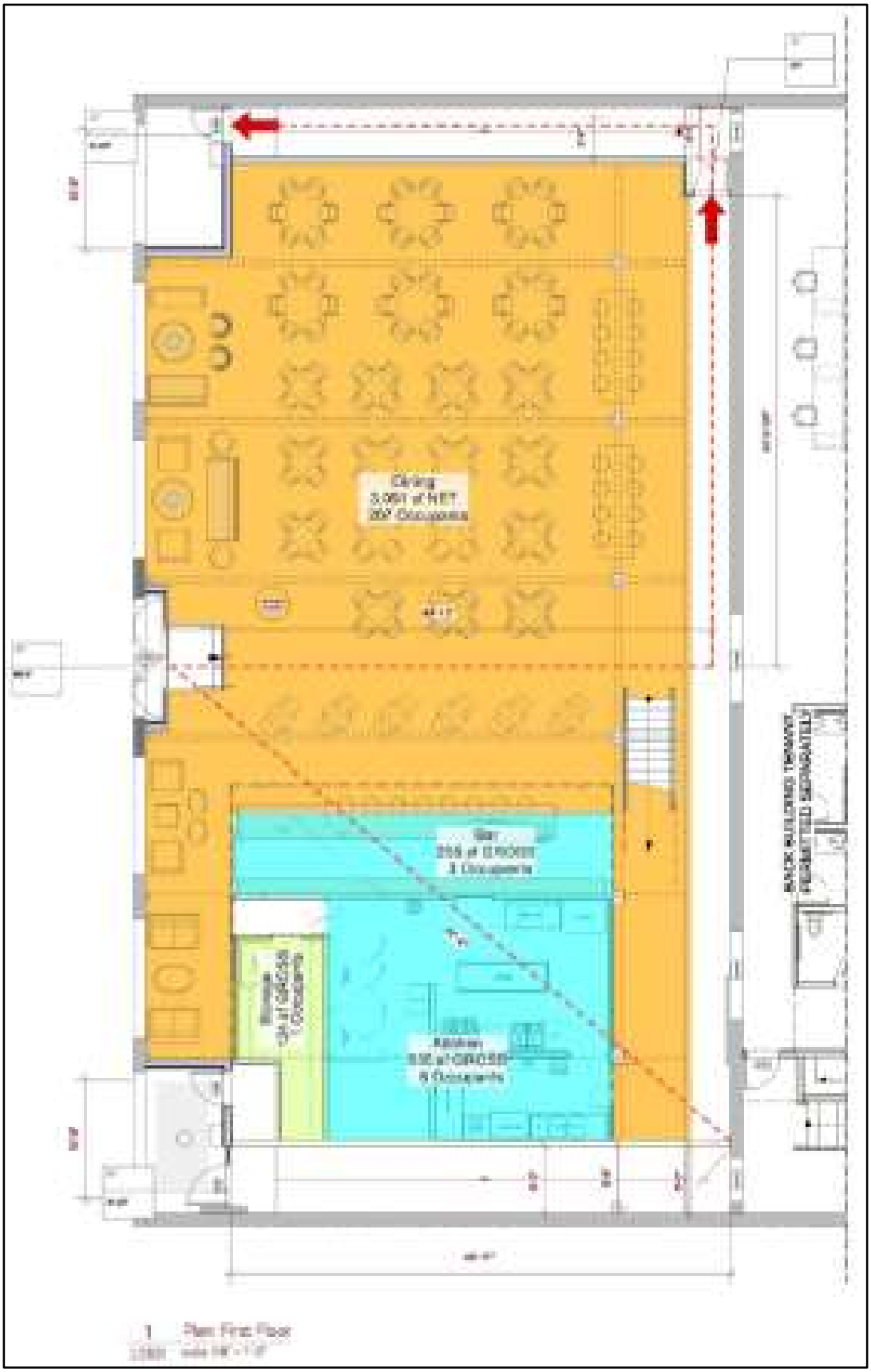
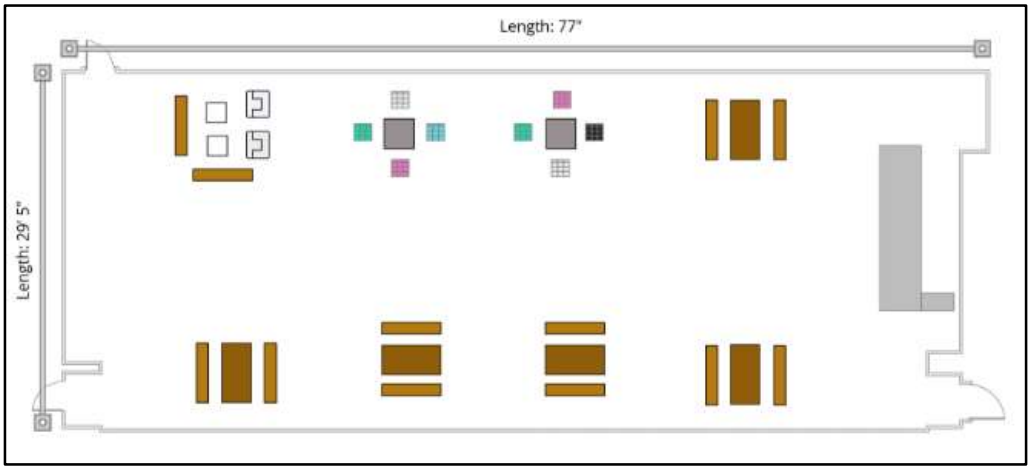


FIGURE 4 - MEZZANINE LEVEL FLOOR PLAN

FIGURE 5 - ROOF DECK FLOOR PLAN



Base zoning district standards

The petitioned site is located within HM-MU Historic Urban Mixed-Use zoning district and is subject to the requirements of **Article 10, Section 10.2.A** of the Comprehensive Zoning Ordinance.

Bulk Regulations

There are no minimum lot area, width, or open space requirements for non-residential uses in the HM-MU zoning district. The maximum permitted building height in the HM-MU district is 55 feet and no more than three (3) stories; the existing building on the site is a two-story building and is thus well under 55 feet in height. The minimum required permeable open space in the HM-MU district is 15% but the subject property's zero percent permeable open space is an existing condition that is grandfathered to the site.

Minimum Yard Requirements

There are no minimum front-, interior side-, or rear yard setback requirements in the HM-MU district, but since the site is already developed, all existing setbacks would be grandfathered to the site anyway.

Building Design Standards

No new construction or changes to the exterior of the existing building are proposed.

Overlay district standards

The provisions of overlay districts within which the subject property is located do not apply to the proposed use, which has nothing to do with short-term rentals or other transient lodging activities.

Parking and vehicular use areas

Article 22, Section 22.4.C (Table 22-2) shows the minimum vehicle parking requirement for reception facilities as one (1) space per 250 square feet of gross floor area (GFA). Applied to the proposed use which, per floor plans, will occupy approximately 6,182 square feet, 25 spaces would be required. The existing building occupies the entire subject property, so no off-street parking can be developed at the site. The current restaurant use requires 12 parking spaces based on the 6,182 sf and the 1:500 sf parking requirement, so those 12 spaces are grandfathered to the site, leaving a deficit of 13 spaces. It is possible that the applicant could contract with the church that owns the parking lot across the street to use its lot; however, that option is wholly dependent upon whether the church wishes to entertain that option, which is beyond the applicant's control.

Bicycle Parking

There are no bicycle parking requirements for this project because the reception facility will occupy less than 10,000 square feet.

Loading

No additional off-street loading spaces are proposed or required for the site.

Landscaping

The applicant is not proposing any modifications or additions to the building that would trigger the landscaping requirements.

Use standards

Reception facilities in all zoning and overlay districts are subject to the use standards set forth at **Article 20, Section 20.3.WW** and copied below. All four standards are **operational**. Staff recommends the following proviso to ensure compliance:

- In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:

    1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.

    2. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
    3. Outdoor lighting shall be directed away from adjacent residentially zoned property.

    4. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

Anticipated impact on surrounding land uses

Properties located on the same square as the petitioned site are all developed with residential uses which could be impacted by the operation of a reception facility. Given that the site has operated since 2017 as a standard restaurant and previously operated as a reception facility prior to 2015, the proposed use represents no greater impact on residential uses than what currently or previously exists/existed.

Via the use of special events permits issued by the Department of Safety and Permits, the subject property has been used as an event venue in the past. Given the site's history of public events it is not likely that its use for the same activities in the future will result in untoward outcomes—if any—that do not already exist. Considering the use standards imposed on reception facilities and the fact that the site already operates occasionally as an event venue, the proposed operation should not negatively affect surrounding development.

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 Historic Core" The goal, range of uses, and development character for that designation are copied below.

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value-added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. 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.

This proposal can be considered as consistent with the Master Plan because the proposed use is a neighborhood- and visitor-oriented business.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is **met**. The HM-MU Neighborhood Mixed-Use District is intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood. Compatibility of such uses and structures with one another and with the area is encouraged through the development review process. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. The proposed use is consistent with that general purpose.

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 use standards for reception facilities contained in **Article 20, Section 20.3.WW** are all operational and compliance will be determined by the Department of Safety & Permits. The standards in **Section 21.3** relate to environmental impacts such as noise and lighting that can be mitigated by the use standards at Article **20, Section 20.3.WW** and **Section 20.3.WWW**.

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**. Considering the site is surrounded on two sides by an HMR-3 zoning district, a reception facility could have negative impacts on adjacent residential properties. However, considering the use standards imposed on reception facilities, and the fact that the site already operates occasionally as an event venue with multiple special events permits throughout the year, the proposed operation should not negatively affect surrounding development. It should also be noted that for rooftop commercial uses, per CZO **Article 21, Sections 21.6.O.c** and **21.6.O.d**, a five-foot buffer from the edge of the building is required both for safety reasons, but also to maintain the privacy of the residents of neighboring properties by preventing the venue's patrons from being able to view the rear yards of those dwellings. The applicant has committed to providing a six-foot buffer. To ensure compliance, the staff recommends the following proviso:

- The applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building in accordance with CZO **Article 21, Sections 21.6.O.c** and **21.6.O.d.**

Any variance of zoning standards meets the approval standards of Section 4.6.F.

If the applicant is not able to arrange for a suitable off-site parking arrangement, the 13-space off-street parking space deficit will require a waiver.

1. **Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.**

   The building on the subject property occupies the entirety of the lot, so no off-street parking can be developed at the site.

2. **Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

   Because there is no way to develop parking on the subject property, a literal interpretation of the parking regulations would deprive the applicant of the ability to operate the proposed reception facility.

3. **The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.**

   The subject property already contained the existing building when the owner acquired the property.

4. **Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated.**

Granting the variance would enable the applicant to operate a reception facility in a pre-war neighborhood where off-street parking is not as common or plentiful as in suburban areas.

5. **The variance, if granted, will not alter the essential character of the locality.**

   The site currently operates as a standard restaurant and has operated, via special event permits, as a reception facility in the past. Granting the variance will have no effect whatsoever on the essential character of the locality.

6. **Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**

   Because the site has previously functioned as an event venue, that use can be deemed as an appropriate use that would be disallowed by strict adherence to the regulations.

7. **The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).**

   The request is based primarily on the need to addressing **a)** the site's existing condition which precludes the development of on-site off-street parking and **b)** the lack of alternative parking arrangements that the applicant can put into effect without the consent and cooperation of a third party.

8. **The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

   The site currently operates as a standard restaurant and has operated, via special event permits, as a reception facility in the past. Granting the variance will have no detrimental effect whatsoever on public welfare or to other properties or improvements in the surrounding neighborhood.

9. **The proposed variances will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.**

   Because the existing building has a history of being used occasionally as an event venue, any increase in vehicular traffic would not give rise to any effect that does not currently exist or has not existed in the past. Between CZO regulations governing reception facilities and applicable life-safety codes, there is no increased danger of fire, decrease in the amount of light or air to adjacent properties, or other danger to the public safety.

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, as discussed above at variance approval criteria 8 and 9.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 059-25 subject to one (1) waiver and two (2) provisos:

Waiver

1. The applicant shall be granted a waiver of CZO Article 22, Section 22.4.A (Table 22-1) to permit the reception facility to operate with the existing 12 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square footage.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Orleans Parish Clerk of Court Land Records Division. Failure to complete the conditional use process within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use approval.

2. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:

    a. The reception facility shall submit a security and operation plan, which includes the provision of exterior security cameras, to the Department of Safety and Permits.

    b. The reception facility shall provide its own license for the service of alcoholic beverages.

    c. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.

    d. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed-doors-and-windows policy.

    e. Outdoor lighting shall be directed away from adjacent residentially zoned property.

    f. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. (midnight) Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

3. In accordance with **Article 21, Sections 21.6.O.c** and **21.6.O.d,** the applicant shall establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck and the edge of the building.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

The staff summarized the application and presented its recommendation of approval. Two people spoke in support of the request; no one spoke in opposition. Commissioner Joshi-Gupta made a motion to approve the request. Commissioner Poché seconded the motion, which was adopted.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 059-25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO ONE (1) WAIVER AND THREE (3) PROVISOS. BE IT FURTHER

MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waiver

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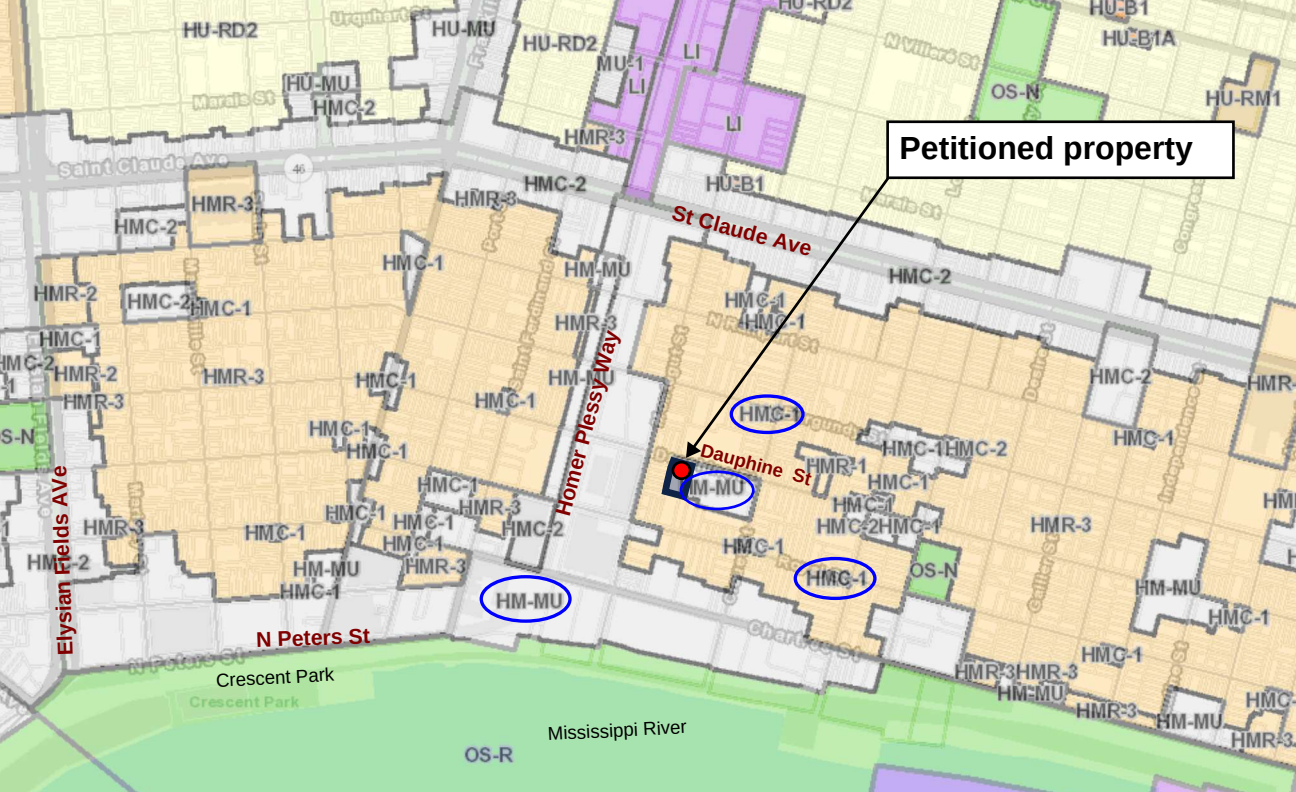
    YEAS: Brown, Joshi-Gupta, Kepper, Poché, Steeg, Witry

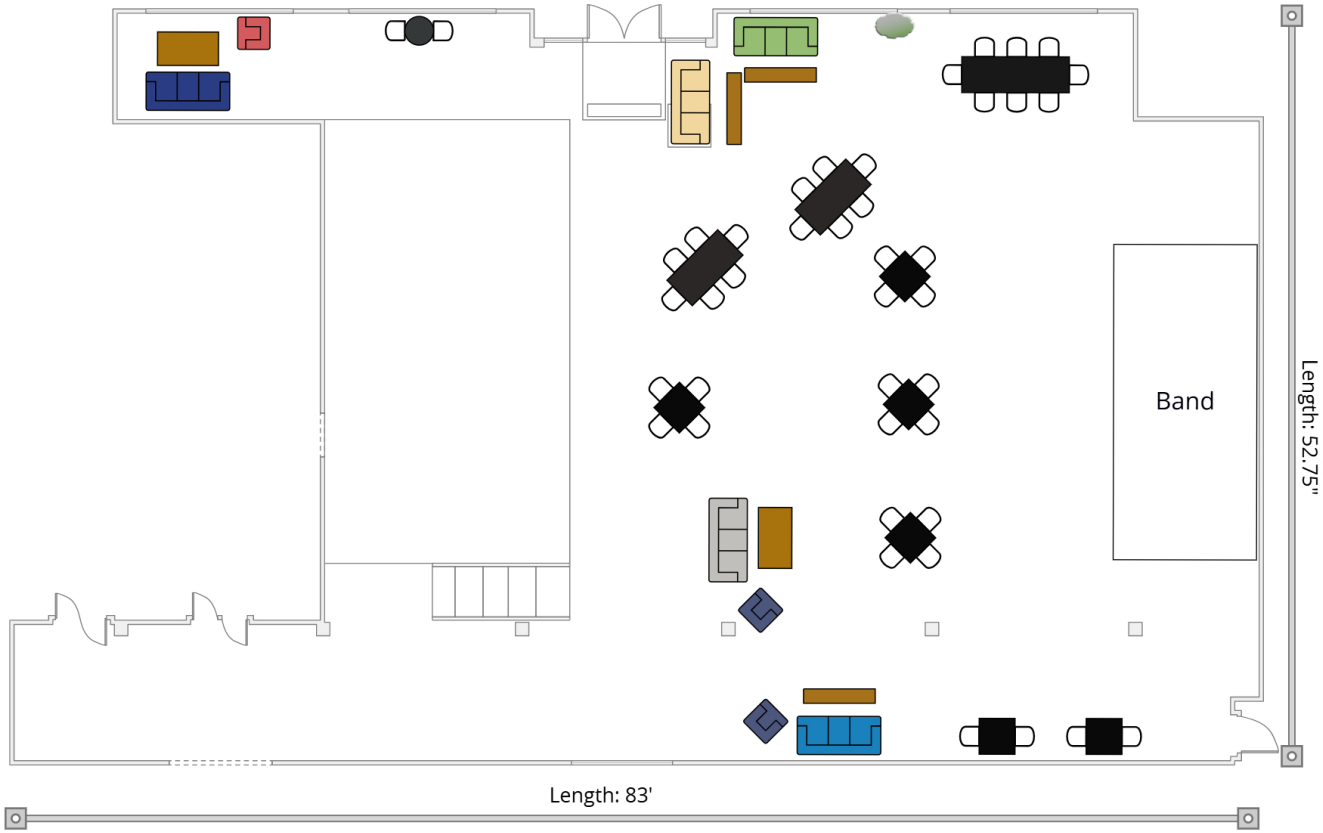
    NAYS: none

    ABSENT: Flick, Jordan


Petitioned property
St Claude Ave
Dauphine St
Homer Plessy Way
Elysian Fields AVe
N Peters St
Crescent Park
Mississippi River
OS-R
HU-RD2
HU-MU
HU-B1
HU-B1A
HU-RM1
OS-N
LI
HMR-3
HMC-2
HMC-1
HMR-2
HM-MU
MU-1

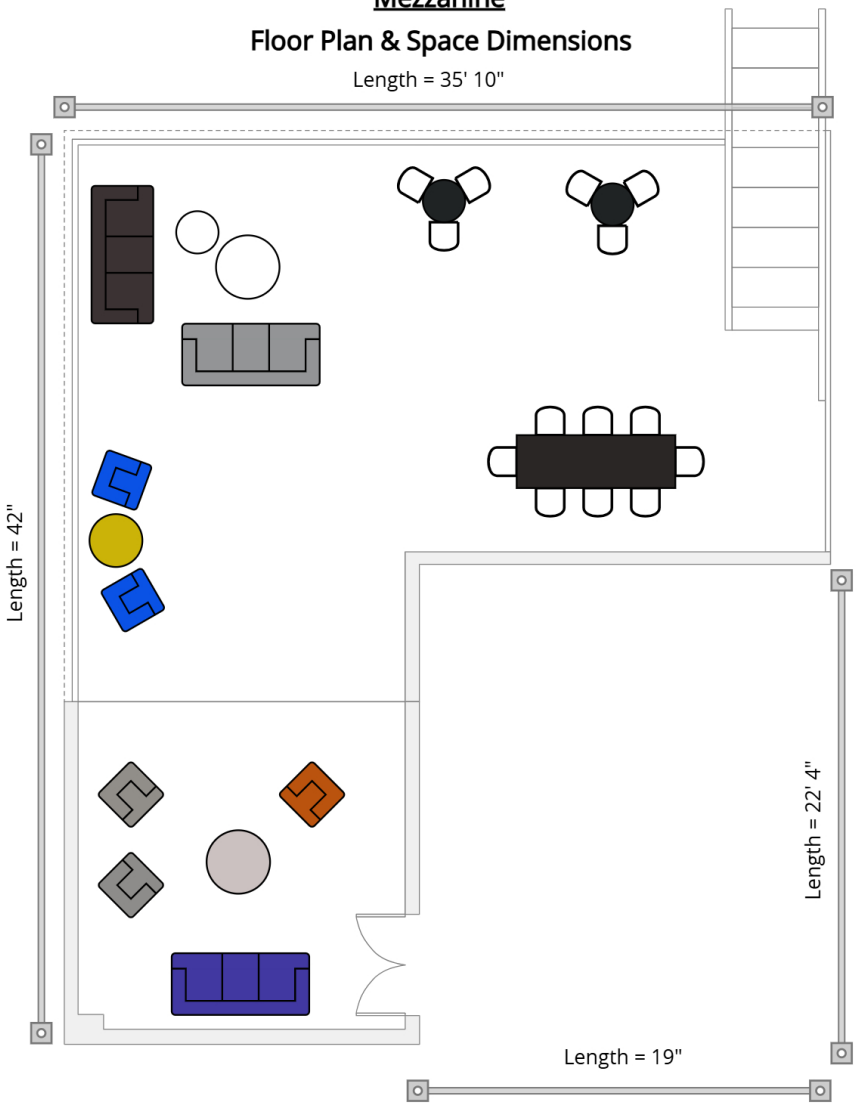
Main Floor

Space Dimensions: 83" x 52.75"



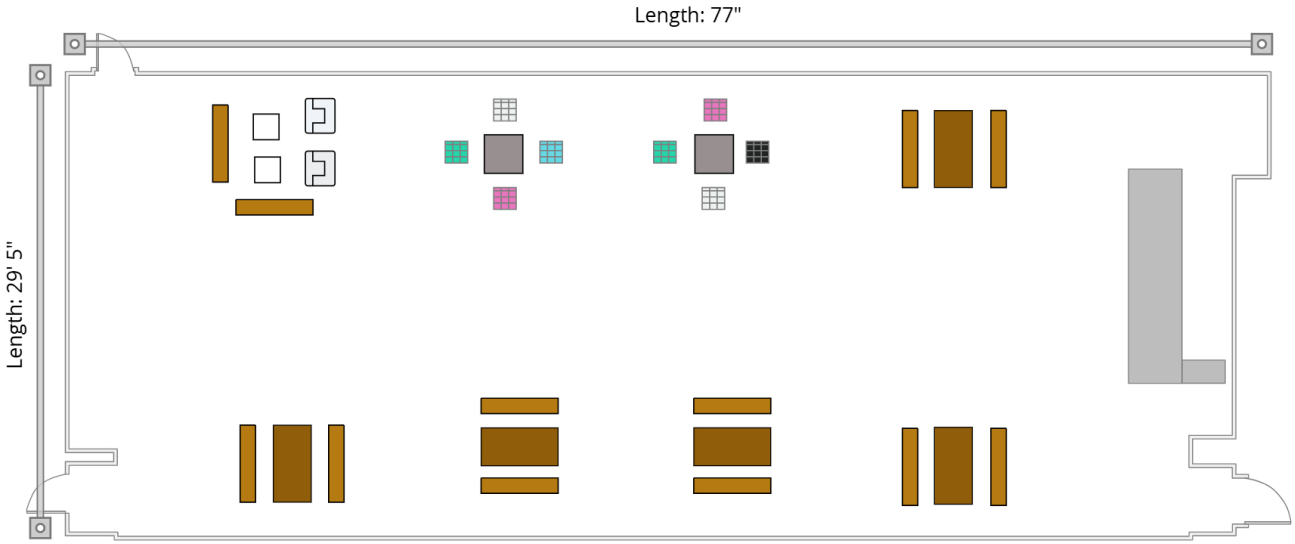
Mezzanine

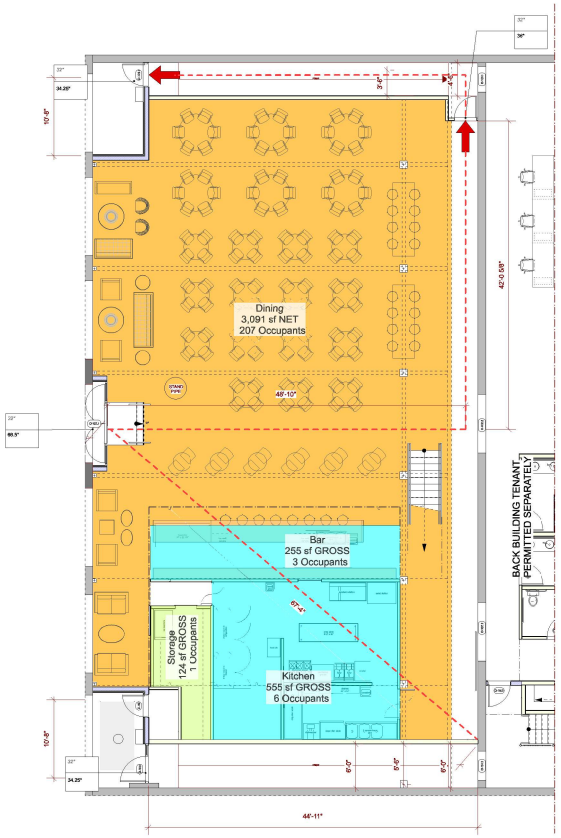
Floor Plan & Space Dimensions



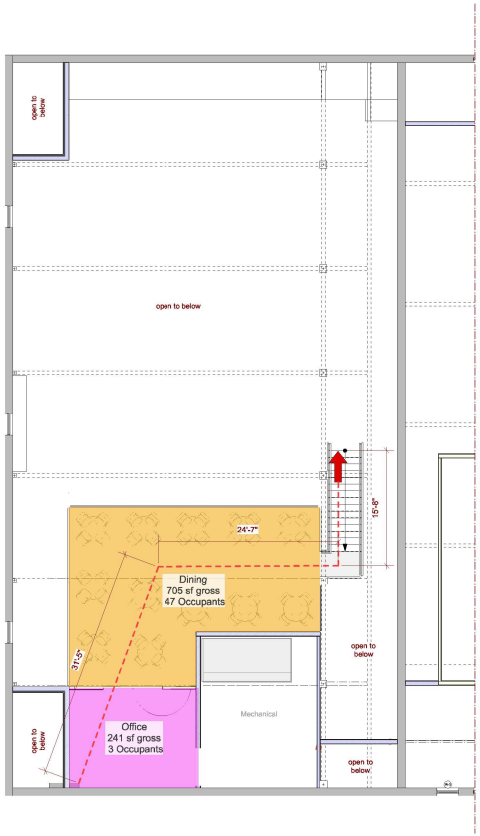
Roof Deck

Floor Plan & Space Dimensions





1 Plan: First Floor
LS101 scale: 1/8" = 1'-0"



2 Plan: Mezzanine
LS101 scale: 1/8" = 1'-0"

OCCUPATION LOAD CALCULATIONS

BUILDING INFORMATION + CODE ANALYSIS

Table 601 IBC (NFPA 101 Table A.8.2.1.2):
Fire-resistance requirements for building elements

Structural Frame	0
Bearing walls: Exterior	0
Bearing Walls: Interior	0
Nonbearing walls and partitions, interior	0
Floor construction	0
Roof construction	0

NFPA 101 13.1.6 - Minimum Construction requirements (no special requirements)

IBC Table 602: Fire-resistance rating of exterior walls by distance for Occupancy Group A: X<5: 1-HR

Allowable Height + Building Areas: Type VB - IBC Table 503

A-2: 1 story / 6,000 sf

Section 504.2: Height increase allowed due to automatic sprinkler system installation: 1 story, add'l 20 ft. overall
Section 506.3: Allowable area increase due to automatic sprinkler system installation: 300% = 18,000 sf/floor

Occupant Load (IBC 1004.1; NFPA 7.3.1.2)

Assembly	15 sf net
Business	100 sf gross
Kitchen	200 sf gross (IBC); 100 sf gross (NFPA)
Mechanical	300 sf gross
Storage	300 sf gross

Egress Requirements

Exit Enclosure / Exit Passageway Fire Resistance
IBC 1022.1: 1 hr. where connecting less than 4 stories
NFPA 101 13.2.2.7 / 7.1.3.2 : 1 hr. minimum

Minimum Egress Components Width Allowance
IBC 1005.1: 0.2 per occupant
NFPA 101 Table 7.3.3.1: 0.2 per occupant

Minimum Exit Passageways / Stair Width
IBC 1005.1: 0.3 per occupant (IBC 1009.4 - min 44")
NFPA 7.3.3.1: 0.3 per occupant (NFPA 7.2.2.2.1.2(B) <2000 persons 44")

Minimum Door
IBC 1008.1.1: Minimum clearance = 32" (Exception #1)
NFPA 7.2.1.2.3.2: Minimum clearance = 32"

Maximum Travel Distance to an Exit (Sprinklered Building)
IBC Table 1016.1: 250'
NFPA 101: 13.2.6.2 (2): 250'

Maximum Area of Mezzanine
IBC 505.2.1: 1/3 area of open floor below (2/3 area when an equipment platform is included)
NFPA 101: 8.6.10.2.1 1/3 area of open floor below

OPEN FLOOR AREA: 3,931 sf
MEZZANINE: 1,304 sf

NFPA 101

Per 7.4.1.2. The number of means of egress from any story or portion thereof, other than for existing buildings as permitted in Chapters 11 through 43, shall be as follows:
(1) Occupant load more than 500 but not more than 1000 - not less than 3
(2) Occupant load more than 1000 - not less than 4

Per 12.3.6. Interior corridors and lobbies shall be constructed in accordance with 7.1.3.1 and section 8.3, unless otherwise permitted by one of the following:
(4) Where the corridor ceiling is an assembly having a 1-hour fire resistance rating where tested as a wall, the corridor walls shall be permitted to terminate at the corridor ceiling

Per 13.3.5.2. Any assembly occupancy used or capable of being used for exhibition or display purposes shall be protected throughout by an approved automatic sprinkler system in accordance with section 9.7 where the exhibition or display area exceeds 15,000 ft²

International Building Code

1018.1 Construction . Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 709 for fire partitions

Per table 1018.1. 1-hr fire resistant rated corridors are required for occupant loads greater than 30 in an Assembly occupancy without a sprinkler sysem. No fire resistance rating is required for occupant loads greater than 30 in an Assembly occupancy with a sprinkler system

Per 1015.1. Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000

United States Access Board - Americans With Disabilities Act And Architectural Barriers Act Accessibility Guidelines

Per 36.404 Alterations. This section does not require the installation of an elevator in an altered facility that is less than three stories or has less than 3,000 square feet per story, except with respect to any facility that houses a shopping center, a shopping mall...
(1) For the purpose of this section, shopping center or shopping mall means -
(i) A building housing five or more sales or rental establishments

GRAPHIC LEGEND

32"
32"

studio WTA
architecture + planning + interiors
1119 Tchoupitoulas Street
New Orleans LA 70130
504.595.0074 tel
studiowta.com

FINAL PERMIT RELEASE

REVIEWED FOR CODE COMPLIANCE

aaitsdir 10/18/2017

CAPULET RESTAURANT

(Tenant Space #1 - Previously "Wardobo Restaurant")

3014 Dauphine Street, New Orleans, LA 70117

Sheet Size: 24" x 36"

AMENDMENT TO:
CNO: 15-09995-RNVN
OSFM: AR-17-009987
Associated Review Numbers
White Box ("Shell Only")
CNO: 14-22183-RNVS
OSFM: P0454658

Revisions	Issue Purpose	Date
1 Amendment	Resilience	8 Sept 2017

Permitting

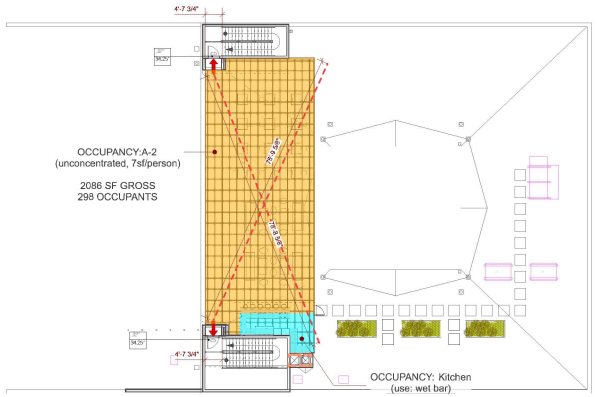
LIFE SAFETY
scale: as noted

2 April 2015

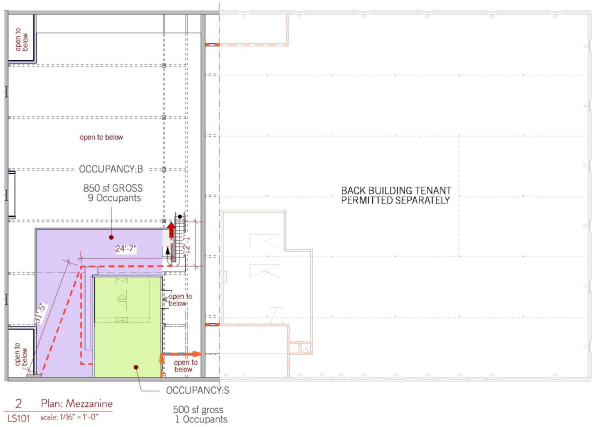
LS1.01

© 2015 studioWTA

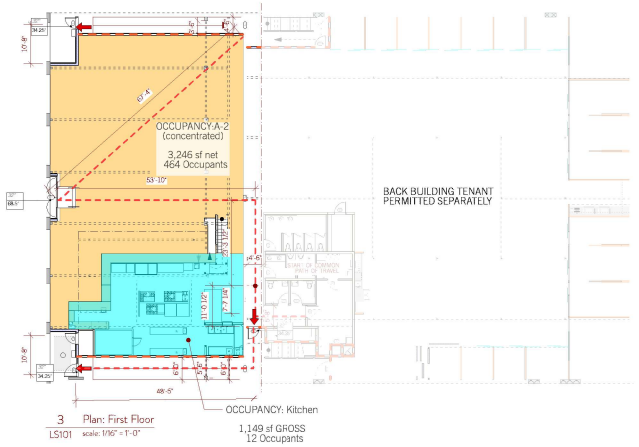
1360



1 Plan: Roof Deck
LS101 scale: 1/16" = 1'-0"



2 Plan: Mezzanine
LS101 scale: 1/16" = 1'-0"



3 Plan: First Floor
LS101 scale: 1/16" = 1'-0"

DESCRIPTION

Tenent build out of a previously permitted "white box" renovation of a historic masonry and timber warehouse.

White Box (Shell Only) permit numbers: City of New Orleans: 14-22183-RVNS
State Fire Marshal: P0454658; P0463946

The existing building has a front and back section. This submission is a proposal for a restaurant in the front section of the building.

The restaurant build out will include a commercial kitchen with two hoods and associated equipment, a dining area, a mezzanine office and a mechanical attic. The restaurant will utilize the roof deck (previously permitted under the white box submission) on the flat roof of the back building, and the restaurant and the back tenant will share the common building facilities located in the rear building: bathrooms, janitor's closet, electrical room, trash room, stairs to roof deck; and exit passageways from the rear to the front located at both sides of the front building (all of which were part of the previous permited project #).

Building Area (gross)
First Floor 16,161 sf
Roof Deck 2,229 sf

ZONING

C : General commercial district
Planning district 7
HDLC District: Bywater
All exterior work has been approved by the HDLC
National Park Service Historic District
The project is pursuing Federal and State Historic Tax Credits

CONSTRUCTION TYPE: IBC Type VB /NFPA Type V 000

Table 601 IBC (NFPA 101 Table A.8.2.1.2): Fire-resistance requirements for building elements

Structural Frame	0
Bearing walls: Exterior	0
Bearing Walls: Interior	0
Nonbearing walls and partitions, interior	0
Floor construction	0
Roof construction	0

NFPA 101 13.1.6 - Minimum Construction requirements (no special requirements)

IBC Table 602: Fire-resistance rating of exterior walls by distance for Occupancy Group A: X<5: 1-HR

Allowable Height + Building Areas: Type VB - IBC Table 503

A-2: 1 story / 6,000 sf

Section 504.2: Height increase allowed due to automatic sprinkler system installation: 1 story, adc/120 ft, overall
Section 506.3: Allowable area increase due to automatic sprinkler system installation: 300% = 18,000 sf/floor

Occupant Load (IBC 1004.1; NFPA 7.3.1.2)

Assembly	7 sf net
Business	100 sf gross
Kitchen	200 sf gross (IBC); 100 sf gross (NFPA)
Mechanical	300 sf gross
Storage	500 sf gross

Egress Requirements

Exit Enclosure / Exit Passageway Fire Resistance

IBC 1022.1: 1 hr. where connecting less than 4 stories
NFPA 101 13.2.2.7 / 7.1.3.2 : 1 hr. minimum

Minimum Egress Components Width Allowance

IBC 1005.1: 0.2 per occupant
NFPA 101 Table 7.3.3.1: 0.2 per occupant

Minimum Exit Passageways / Stair Width

IBC 1005.1: 0.3 per occupant (IBC 1009.4 - min 44")
NFPA 7.3.3.1: 0.3 per occupant (NFPA 7.2.2.2.1.2(B) <2000 persons 44")

Minimum Door

IBC 1008.1.1: Minimum clearance = 32" (Exception #1)
NFPA 7.2.1.2.3.2: Minimum clearance = 32"

Maximum Travel Distance to an Exit (Sprinklered Building)

IBC Table 1016.1: 250'
NFPA 101: 13.2.6.2 (2): 250'

Maximum Length of Dead End Corridor

IBC 1018.4: 20'

Maximum Area of Mezzanine

IBC 505.2.1: 1/3 area of open floor below (2/3 area when an equipment platform is included)
NFPA 101: 8.6.10.2.1 1/3 area of open floor below

Single Exit from Mezzanine

IBC Table 1021.2(2): For "B" occupancy, occupant load not to exceed 29. Max. exit access travel distance: 75'
NFPA 101: 38.2.4.5 One means of egress permitted from a mezzanine within a Business occupancy provided the common path of travel does not exceed 100' when the building is fully protected by sprinklers

NFPA 101

Per 7.4.1.2. The number of means of egress from any story or portion thereof, other than for existing buildings as permitted in Chapters 11 through 43, shall be as follows:
(1) Occupant load more than 500 but not more than 1000 - not less than 3
(2) Occupant load more than 1000 - not less than 4

Per 12.3.6. Interior corridors and lobbies shall be constructed in accordance with 7.1.3.1 and section 8.3, unless otherwise permitted by one of the following:
(4) Where the corridor ceiling is an assembly having a 1-hour fire resistance rating where tested as a wall, the corridor walls shall be permitted to terminate at the corridor ceiling

Per 13.3.5.2. Any assembly occupancy used or capable of being used for exhibition or display purposes shall be protected throughout by an approved automatic sprinkler system in accordance with section 9.7 where the exhibition or display area exceeds 15,000 ft²

INTERNATIONAL BUILDING CODE:

1018.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor wall is required to be fire-resistance rated shall comply with Section 709 for fire partitions

Per table 1018.1. 1-hr fire resistant rated corridors are required for occupant loads greater than 30 in an Assembly occupancy without a sprinkler system. No fire resistance rating is required for occupant loads greater than 30 in an Assembly occupancy *with* a sprinkler system

Per 1015.1. Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000

UNITED STATES ACCESS BOARD - AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES:

Per 36.404 Alterations. This section does not require the installation of an elevator in an altered facility that is less than three stories or has less than 3,000 square feet per story, except with respect to any facility that houses a shopping center, a shopping mall...
(1) For the purpose of this section, shopping center or shopping mall means -
(i) A building housing five or more sales or rental establishments

Occupancy Chart - 3014 Dauphine Street White Box

NOTE: The travel distance measurements are taken from the furthest occupiable point in relation to the exit locations.

Ground Floor	Sq. Ft. (occupiable)	Occupancy Class	N.F.A. per occupant	Occupant Load
Assembly Unconcentrated Restaurant	3,246	A-2	7 net	464
Kitchen	1,149		100 gross	12
Mezzanine				
Business	850	B	100 gross	9
Storage (Mechanical)	500	S	500 gross	1
Roof Deck				
Assembly Concentrated Roof Deck	2,086	A-2	7 net	298
Service Bar	143		100 gross	2

Total Occupant Load: 786

TRAVEL DISTANCE (measured from most remote point to exit access)

1 HR FIRE RATED PARTITIPON

2 HR FIRE RATED PARTITIPON

NEW WALL

EXISTING MASONRY WALL

32" REQUIRED WIDTH
32" PROVIDED WIDTH

Per 13.2.4. It is not the intent to require four means of egress from each level of an assembly occupancy having a total occupant load of more than 1000 where, individually, the floors have occupant loads of less than 1000

architecture + planning + interiors
1119 Tchoupitoulas Street
New Orleans, LA 70130
504.561.0504 tel
studiowta.com
STUDIO WTA

FINAL PERMIT RELEASE

REVIEWED FOR CODE COMPLIANCE

aaitkdir 12/18/2017

WALKABOUT RESTAURANT

(Tenant Space in Shell Building)

3014 Dauphine Street New Orleans, LA 70117

White Box ("Shell Only")
Project Review Nos.:
CNO:14-22183-RNVS
OSFM: P0454658

Revisions:	Num.	Date:

Permitting

LIFE SAFETY

scale: as noted

2 April 2015

LS1.01

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1361

Neighborhood Participation Program (NPP) Summary Report

NPP Meeting Details:

- Date: Thursday, August 21, 2025
- Time: 6:30pm-7:30pm
- Location: Capulet (3014 Dauphine St)
- Meeting Attendees: 7 (sign-in sheet is attached)
- Neighbors who contacted Capulet as part of the process but did not attend the meeting: 2 (emails are attached).

Concerns:

- During the meeting, no negative or hesitant comments were made about our proposal. Additionally, no opposing commends were sent to Capulet in response to the invitations that we sent out to neighbors and neighborhood associations.
- Several attendees at the NPP meeting voiced support for our request for the text amendment and conditional use as a Reception Facility. We received one email from a neighbor which expressed support; it's attached to this package.
- No "comment cards" were completed or submitted during the meeting.
- Christopher Costello of the Farbourg Marigny Improvement Association (FMIA) emailed us to request clarification on the nature of our text amendment, and I responded in detail (emails attached). FMIA also asked whether Capulet would follow the use standards outlined in CZO section 20.3.WW and we confirmed that we would fully comply with all requirements in that section (emails attached).
- One neighbor, Mr. Jerry Moran, was unable to attend the meeting and requested that Capulet send him follow-up information from the meeting. After a back & forth (emails attached) with Capulet, Mr. Moran expressed support for our request.

Next Steps:

- At the end of the NPP meeting, Capulet notified all attendees that we intended to submit our application for the text amendment & conditional use to the City Planning Commission Staff on 9/4/25. We told attendees they were welcome to send us any feedback or input prior to that date, and that we would include any received input in our submission package.

- At present, no changes to the project / scope of our initial request have been made. If any changes to the scope are made we will notify all neighborhood associations, NPP meeting attendees, and neighbors who requested additional information / updates.

Enclosures:

1. NPP Meeting Noticed email to neighborhood associations, cpcinfo@nola.gov, and councilmember on 8/7/25.
2. NPP Meeting Notice mailed to neighbors on 8/7/25.

3. NPP Agenda (8/21/25), which was handed to all attendees.
4. NPP Meeting Sign-In Sheet (8/21/25)
5. NPP Contact List (polished sign-in list, which includes folks who did not attend the NPP but reached out via email).
6. Capulet email exchange with Chris Costello of FMIA.
7. Capulet email exchange with neighbor Jerry Moran (725 Montegut).
8. Supportive email from neighbor (Katie Leese, 3139 Burgundy St) to Capulet.
9. List of Self-Reported Neighborhood Organizations from CPC Staff
10. NPP Contact List - Conditional Use - from CPC Staff

NPP Meeting Notice - 8/21/25 (Thursday)

Stephen Nutting <steve@capuletbywater.com> Thu, Aug 7, 2025 at 6:22 PM
To: cpcinfo@nola.gov
Bcc: 77thwardassoc@gmail.com, EnolaCivic@gmail.com, L.DUPONT@pssnola.com, Madison@nbhdco.com, Nfsnick4@yahoo.com, Paulneworleans@gmail.com, Peggyb504@yahoo.com, abbyoking@hotmail.com, abwfaithinthefuture@yahoo.com, adamfdna@gmail.com, adunn@entergy.com, albee32a@yahoo.com, andre@asanihf.org, asdunnsr@gmail.com, associationmeliasubdivision@gmail.com, awhaspel@gmail.com, benfdigginssr@yahoo.com, bjackson@suno.edu, board@audubonriverside.org, bouben@yahoo.com, boulignyimprovementassociation@gmail.com, brittany@fqba.org, support@fqba.org, bunnyfriendassoc@gmail.com, bushmane9@cox.net, Bywater President <bywaterpresident@gmail.com>, capano@hotmail.com, carling.dinkler@gmail.com, ccanola70118@gmail.com, ccharles12@cox.net, celfam2@yahoo.com, centralcityflna@gmail.com, christinajleblanc27@hotmail.com, chuck@thrivenola.org, claibornereborn@gmail.com, climanaassociation@gmail.com, rozpey@bellsouth.net, cmguillemet@yahoo.com, cobbsuzi@yahoo.com, communications@broadmoorimprovement.com, contact@faubourgmarigny.org, contact@lgdanola.com, cpna1852@yahoo.com, cwiggins@ghrmc.org, dalton3@wagnertruax.com, ddd@downtownnola.com, debjoecatering@att.net, dherbert28@cox.net, diemnguyen@mqvncdc.org, Betty Dimarco <dimarco_bl@bellsouth.net>, dj@broadcommunityconnections.org, dmercer5@cox.net, dnaneworleans@gmail.com, donwentworth@usa.com, duplantier@bellsouth.net, eblouin2@cox.net, edgewoodheights@gmail.com, edgewoodpark@yahoo.com, marvalmitchell@bellsouth.net, eleyda.crna@gmail.com, emobley@coxmail.com, epoa@yahoo.com, erinholmes@vcpora.org, ertca.nola@gmail.com, ester.wensink@gmail.com, eydie_acosta@hotmail.com, fau.avart.na@gmail.com, filmore.gardens@yahoo.com, flta2200@gmail.com, fqfemme@gmail.com, ftnaboard@hotmail.com, gardendistrictno@bellsouth.net, gbdiggs11133@aol.com, gcrowden@bellsouth.net, gentwoods1951@outlook.com, gerardrouchon55@gmail.com, germainecarey@yahoo.com, gfarmant@yahoo.com, ghena2b@yahoo.com, glennshomeoffice@gmail.com, guide@magazinestreet.com, 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warehousedna@gmail.com, wayneben06@yahoo.com, wmbick@yahoo.com, Yvonne Mitchell-Grubb <yvonnemg@aol.com>, Freddie.King@nola.gov

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings. If the conditional use is granted, Capulet will not need any variances to operate as a reception facility.

Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, 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 US Mail, through hand delivery, and via email. At the meeting, I'll provide a sign-in 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 if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

--
CAPULET

Stephen Nutting
Owner / Manager
p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

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CAPULET

August 7, 2025

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

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Time: 6:30pm
Location: Capulet (3014 Dauphine St)

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If you rare unable to attend and would like to receive information from the meeting, or if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

Neighborhood Participation Program Agenda

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Welcome:

- Introductions
- Offer to Tour Spaces

Description of the Project:

- Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance (CZO).
- As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance.

Current Zoning Policies:

- Purpose of CZO's Historic Marigny/Treme/Bywater (HM-MU) Overlay
- CZO Table 10-1 Review
- CZO Map Review: HM-MU
- Reception Facility Details
    - Article 26 - Definitions
    - 20.3.WW - Use Standards

Capulet's Request for Conditional Use:

- Have operated 7 years as a "Standard Restaurant, and in alignment with our 2017 Zoning Verification
- After being initially refused our ABO license despite operating in accordance with Standard Restaurant zoning and the 2017 Zoning Verification, we need firmer footing with respect to our zoning to proceed.
- This zoning change would allow us to focus on one element of our business which will financially / ideally help ensure that Capulet will be here 5, 10, 20+ years into the future.

Additional Notes:

- Nothing in the scope or impact of our operation will change with respect to intensity or the character of our business. We have been hosting private events for 7 years within the scope of CZO section 20.3.WW (with respect to security, closed windows, lighting, noise, etc).
- HM-MU authorizes more intense uses that Reception Facility (Light Manufacturing, Live Performance Venue)
- Reception Facility was authorized at our location prior to the 2015 adoption of the CZO and was slated to open as a reception facility; however during the space's build-out a tenant (prior to

Capulet) went bankrupt and their permit expired before Capulet moved to sign a lease on the space.

- Reception Facility is permitted in HMC-2, a separate zoning overlay in Marigny/Bywater, and has been for 10+ years with no apparent negative impacts on the neighborhood.

Next Step: Capulet will incorporate all feedback and intends to submit our application to the City Planning Commission's staff on 9/4/25.

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: 8/21/25 (THURSDAY) – 6:30PM

Meeting Location: CAPULET (3014 DAUPHINE ST)

Project Name/Address: CAPULET (3014 DAUPHINE ST) – TEXT AMENDMENT + CONDITIONAL USE APPLICATION

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Dana Smiles		1735 Louisa	70117	203 856 5271	
Katie Arya Leese	very little	Virginia Beach	majestik, VA	907-617-7001	katieleen@gmail.com
MARK HECK	BNA	835 Poland	NOLA 70117	504-430-0076	MARKGHECK@GMAIL.COM
JOHN GUARISCO JR.	BNA	1010 BARTHOLOMEW	NOLA 70117	504.220.6481	Bywaterpresident@gmail.com
Amy Chen		3060 Dauphine	70117		mailto.amychen@gmail.com
Rachula Pine	BNA	710 Roland Ave	NOLA	504-214-5777	dirksarma
Kelly Rayner	The Lookout	833 Poland	NOLA 70117	504 388 0157	Kelly@lookoutnewsletter.com

Name	Organization	Address	City/State/ZIP	Phone No.	Email Address
Dana Smiles		1735 Louisa	70117	203-856-5671	
Katie Leese		3139 Burgundy	70117	907-617-7001	katieleese@gmail.com
Mark Heck	BNA	833 Poland Ave	70117	504-430-0076	markbheck@gmail.com
John Guarnieri	BNA	1019 Bartholomew	70117	504-220-6481	bywaterpresident@gmail.com
Amy Chen		3060 Dauphine	70117		mailto.amychen@gmail.com
Kelly Rayner	The Lookout	833 Poland	70117	504-388-0157	kelly@lookoutneworleans.com
Jerry Moran	Neighbor	725 Montegut	70117	504-201-2202	jerrymoran@icloud.com
Chris Costello	Faubourg Marigny Improvement Association			504-710-8789	chris@faubourgmarigny.org

NPP Meeting Notice - 8/21/25 (Thursday)

Stephen Nutting <steve@capuletbywater.com> Thu, Aug 21, 2025 at 12:39 PM
To: Chris Costello <chris@faubourgmarigny.org>
Cc: FMIA Vice-President <vicepresident@faubourgmarigny.org>

Hi Chris,

Yes, you are fully correct. All of those use standards (CZO section 20.3.WW) would apply and Capulet would operate in full alignment with those policies.

Thanks for checking in, happy to answer any other questions.

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 12:35 PM Chris Costello <chris@faubourgmarigny.org> wrote:

> Thanks for the information.
>
> It looks like the underlying use standards are as follows:
>
> 20.3.WW RECEPTION FACILITY
>
> 1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
>
> 2. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
>
> 3. Outdoor lighting shall be directed away from adjacent residentially zoned property.
>
> 4. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
>
> *Adopted by Ord 29157 MCS, 9-12-22, ZD030/22*
>
> Since no additions or edits have been suggested to the use standards besides changing the designation on the table, we will presume that the business operation will conform to these use standards. If this is, however, not the case, please advise what changes are being requested as this information will be provided to interested parties.
>
> If you have any questions, please feel free to reach out.
>
> Thanks,

Chris

Christopher Costello
(504) 710-8789

On Wed, Aug 20, 2025 at 5:36 PM Stephen Nutting <steve@capuletbywater.com> wrote:

Hi Chris,

Sure thing. The text amendment would apply to the CZO, Table 10-1 (Section 10.2.A - Permitted And Conditional Uses). Under the HM-MU column, the "Reception Facility" cell would be changed from blank to "C" as in "Conditional."

I hope I answered your question & am happy to answer any others that you may have.

Steve

On Wed, Aug 20, 2025 at 12:25 PM Chris Costello <chris@faubourgmarigny.org> wrote:

Hello Stephen.

Thank you for letting us know.

Do you happen to have a copy of the requested text amendment for review?

Thanks,

Chris

Christopher Costello
(504) 710-8789

---------- Forwarded message ---------
From: **Stephen Nutting** <steve@capuletbywater.com>
Date: Thu, Aug 7, 2025, 6:22 PM
Subject: NPP Meeting Notice - 8/21/25 (Thursday)
To: <cpcinfo@nola.gov>

Dear Neighbor,

Please join Dauphine Restaurant LLC (dba *Capulet*) for a Neighborhood Participation Program (NPP) meeting regarding the property at 3014 Dauphine St, STE 1.

Date: Thursday, August 21, 2025
Time: 6:30pm
Location: Capulet (3014 Dauphine St)

Capulet is applying for a text amendment to permit a reception facility as a conditional use in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.

As a follow-on to the text amendment, Capulet is also requesting conditional use authorization to operate as a reception facility in an HM-MU Historic Marigny/Treme/Bywater Mixed-Use District in accordance with Article 10, Section 10.2 (Table 10-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings. If the conditional use is granted, Capulet will not need any variances to operate as a reception facility.

Because you are a nearby neighbor, local neighborhood association, or an otherwise potentially interested party, 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 US Mail, through hand delivery, and via email. At the meeting, I'll provide a sign-in 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 if you have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on August 21st.

With respect,

Stephen Nutting
steve@capuletbywater.com
504-475-3021

--

CAPULET

Stephen Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

--

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

Meeting on 82125

Stephen Nutting <steve@capuletbywater.com> Sat, Aug 23, 2025 at 8:22 PM
To: jerrymoran@icloud.com

Sounds good, Jerry! :-)

On Fri, Aug 22, 2025 at 10:27 AM <jerrymoran@icloud.com> wrote:
> No worries,
> I'll stop by and introduce myself one day.
>
> > On Aug 22, 2025, at 9:10 AM, Stephen Nutting <steve@capuletbywater.com> wrote:
> >
> > Jerry,
> >
> > Thanks so much for your reply! Yes, what you articulated is exactly what we're looking to do...simply get some firm footing zoning-wise for what we've been doing for years.
> >
> > Yes, we will for sure keep folks from wandering off of the Roof Deck and on to the roof, near y'alls properties! I don't have any plans to enlarge the footprint of the Roof Deck and if I ever did we would respect that buffer zone and ensure that the plan did not impact the privacy / tranquility of the neighbors' backyards.
> >
> > Thanks so much for your support. Feel free to reach back out to me at any time.
> >
> > Steve
> >
> > On Thu, Aug 21, 2025 at 8:54 PM <jerrymoran@icloud.com> wrote:
> > > Thanks Steve,
> > > Quite honestly, it looks like you just want some firm footing on what you've been doing already for years, which I really don't have a problem with at all, most of the people on Montegut, at least on this block, are OK with what's been going on. My only concern along with the neighbors that have properties backing up to the building, is that we don't ever have to see people hanging out looking down into our backyard from the roof. So as long as the footprint on the roof isn't enlarged and the 6 foot buffer zone is respected, I'm behind whatever you do 100 %.
> > >
> > > > On Aug 21, 2025, at 8:28 PM, Stephen Nutting <steve@capuletbywater.com> wrote:
> > > >
> > > > Jerry,
> > > >
> > > > Good evening. Here (attached) is the agenda from the meeting. We had 7 attendees.
> > > >
> > > > I included hyplerilnks to the source documents on this version of the agenda.
> > > >
> > > > Happy to answer any questions you may have.
> > > >
> > > > Steve
> > > >
> > > > On Thu, Aug 21, 2025 at 6:28 PM Jerry Moran <jerrymoran@icloud.com> wrote:
> > > > > Thnx
> > > > > Sent from my iPhone
> > > > >
> > > > > > On Aug 21, 2025, at 6:14 PM, Stephen Nutting <steve@capuletbywater.com> wrote:
> > > > > >
> > > > > > Jerry,
> > > > > >
> > > > > > Sure thing, we'll send you our notes from the meeting. Thanks & if I don't see you this evening, have a good night.
> > > > > >
> > > > > > Steve

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

On Thu, Aug 21, 2025 at 5:45 PM <jerrymoran@icloud.com> wrote:

> I may not be able to attend the meeting this evening and would like you to send me any information from the meeting as per your meeting notice. Jerry Moran Owner 723/5 Montegut St. Thank You
>
> Jerry Moran/Native Orleanian
> Native Orleanian Fine Photography
> Website www.NativeOrleanian.org
> 725 Montegut St
> New Orleans, La. 70117
> 504-201-2202
>
> The information contained in this email message is protected under the Electronic Communications Privacy Act, 18 U.S.C. 2310-2321. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by email. If the person actually receiving this email or any other reader of the email is not the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone at 504-201-2202 and return the original message to me at jerry@nativeorleanian.com

--

CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

<250821 - NPP Agenda - Capulet.pdf>

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CAPULET

Steve Nutting

Owner / Manager

p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

CAPULET

Steve Nutting

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p: (504)475-3021
w: www.capuletbywater.com
e: steve@capuletbywater.com
a: 3014 Dauphine St - NOLA

Gmail Stephen Nutting <steve@capuletbywater.com>

Meeting on 82125

Stephen Nutting <steve@capuletbywater.com> Thu, Aug 21, 2025 at 8:28 PM
To: Jerry Moran <jerrymoran@icloud.com>

Jerry,

Good evening. Here (attached) is the agenda from the meeting. We had 7 attendees.

I included hyplerilnks to the source documents on this version of the agenda.

Happy to answer any questions you may have.

Steve
[Quoted text hidden]
--
[Quoted text hidden]

250821 - NPP Agenda - Capulet.pdf
93K

Gmail

Stephen Nutting <steve@capuletbywater.com>

Support !

1 message

Katie Leese <katie.leese@gmail.com> Fri, Aug 22, 2025 at 6:50 PM
To: steve@capuletbywater.com

Hi Stephen…

Just a quick note to say I really appreciate that you had that info session last night about Capulet re-zoning… having been a close neighbor for years I have truly appreciate the care and communication y'all have consistently shown. I support you 100% and please let me know if there is anything I can do to help make this a more seamless change!

Best,

Katie Leese
3139 Burgundy

Sent from my iPhone

SELF REPORTED NEIGHBORHOOD ORGANIZATIONS

Name	Contact	Email
Algiers Economic Development Foundation	Kelsey Foster	kfoster@algierseconomic.com
Algiers Neighborhood Improvement Association	Alex Selico Dunn	adunn@entergy.com
Algiers Point Association	Sue Aspinwall	seaspinwall@gmail.com
Algiers Riverview Association	Alex S. Dunn, Sr.	asdunnsr@gmail.com
Aurora Civic Association	Daniel Zimmerman	lj4adotcomdan@gmail.com
Aurora Gardens Neighborhood Associations	Rob Zrabkowski	robz@abbeyprinting.com
Aurora West Civic Association	Ronicka Briscoe	ronicka.briscoe@gmail.com
English Turn Property Owners Association	Glenn Orgeron	glennshomeoffice@gmail.com
Heritage-Carriage Lanes Association	Kyle Franklin	kyle.franklin@gmail.com
Huntlee Village Aurora Oaks Neighborhood Association	Ester Wensink	ester.wensink@gmail.com
Lakewood Estates Homeowners Association	Renee Keiser	markreneehome@cox.net
Lennox Blvd. Homeowners Association	Sue Lippert	slippert3@aol.com
Lower Algiers Neighborhood Civic Association	Cubie Charles	ccharles12@cox.net
Lower Coast Algiers	Lee Dupont	L.DUPONT@PSSNOLA.COM
Mardi Gras Neighborhood Association	Carl Alexis	capano@hotmail.com
Old Algiers Main Street Corporation	Karri Maggio	info@oldalgiersmainstreet.org
Pakenham Oaks Homeowner's Association	Jennie McIntosh	jennie_mcintosh@yahoo.com
Park Place Subdivision	Alex Selico Dunn	adunn@entergy.com
Park Timbers Homeowners Association	Donna Mercer	dmercer5@cox.net
Real Timbers Property Owners' Association, Inc.	Pastor Julius Lee	jleepva@cox.net
St. Claire Gardens Subdivision	Nick Melson	Nfsnick4@yahoo.com
Steeple Chase / DeBattista Civic Association	Eydie Acosta	eydie_acosta@hotmail.com
Tall Timbers Extension Civic Association	Jermaine Lewis	jedmason@bellsouth.net
Tall Timbers Homeowner's Association	Gilbert Crowden	gcrowden@bellsouth.net
Tunisburg Square Homeowners Civic Association	Leslie Ellison	lesaellison@aol.com
Walnut Bend Association	Yvonne Mitchell-Grubb	info@walnutbendno.org
Walnut Bend Association	Yvonne Mitchell Grubb	yvonnemg@aol.com
A.P. Tureaud Ave. Improvement Association	Lionel Scott	lsjr07@gmail.com
A'sani Heartbeat Foundation	Andre Apparicio	andre@asanihf.org
Bancroft Park Civic Association	Pam Larter	wapsupplies@msn.com
Briarwood	Melanie Craig	mfcraig@bellsouth.net
Broad Community Connections - Broad Street Main Street	Jeff Schwartz	dj@broadcommunityconnections.org
Bunny Friend Neighborhood Association	Katherine Prevost	bunnyfriendassoc@gmail.com
Burbank Gardens Neighborhood Association	Marisol Canedo	neworleansburbankgardens@gmail.com
Bywater Neighborhood Association	John Guarnieri	bywaterpresident@gmail.com
City Park Neighborhood Association	Suzi Cobb	cobbsuzi@yahoo.com
City Park-Parkview Neighborhood Association	Suzi Cobb	cpna1852@yahoo.com
Claiborne Reborn	Margaret Thomas; Tamah Yisrael	claibornereborn@gmail.com
De Saix Area Neighborhood Association	Wayne Benjamin	wayneben06@yahoo.com

Donna Villa	
Donna Villa Neighborhood Association	
East New Orleans Neighborhood Advisory Commission (ENONAC)	secretary@enonac.org
Eastern New Orleans Civic Association	EnolaCivic@gMail.com
Eastover Residents Association	epoa@yahoo.com
Edgewood Heights Neighborhood Association	edgewoodheights@gmail.com
Edgewood Park Neighborhood Association	edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net
Edgewood Park Neighborhood Association	shawnantee@yahoo.com
Esplanade Ridge / Treme Civic Association	ertca.nola@gmail.com
Fairgrounds Triangle Neighborhood Association	ftnaboard@hotmail.com
Faubourg Homeowners Neighborhood Association	celfam2@yahoo.com
Faubourg Lafitte Tenants Association	flta2200@gmail.com
Faubourg Marigny Improvement Association	contact@faubourgmarigny.org
Faubourg Marigny Improvement Association	president@faubourgmarigny.org
Faubourg St. John Neighborhood Association	president@fsjna.org
Faubourg St. Roch Improvement Association	robert@fsria.org
Filmore Gardens Neighborhood Association	filmore.gardens@yahoo.com
French Quarter Business Association	brittany@fqba.org; support@fqba.org
French Quarter Citizens, Inc.	info@frenchquartercitizens.org
Friends of Laffite Greenway	info@lafittegreenway.org
Gentilly Heights / Voscoville Neighborhood Watch	voscovillenwa@gmail.com; gwenhawk59@yahoo.com
Gentilly Heights East Neighborhood Association	ghena2b@yahoo.com
Gentilly Sugar Hill Neighborhood Association	debjoecatering@att.net
Gentilly Terrace & Gardens	presidentgentillyterracegarden@gmail.com
Gentilly Woods Subdivision Association	gentwoods1951@outlook.com
Greater Mid-City Business Association	tlevy@pelhughes.com
Havana Place Neighborhood Association	stoshkozl@yahoo.com
Historic Faubourg Treme Association	president@hfta.org
Historic Lower Ninth Neighborhood Association	ljackson_9w@hotmail.com
Holy Cross Neighborhood Association	telephoneman19@yahoo.com
Kenilworth Civic & Improvement Association	kenilworthNOLA@gmail.com
Kingswood Homeowner Association	tguillentp@att.net
Kingswood Improvement District Association	kingswood.homeowners@yahoo.com
Lake Bullard Homeowner & Neighborhood Improvement Association	lakebullardpresident@gmail.com
Lake Carmel Subdivision Improvement District	lakecarmelnola@gmail.com
Lake Carmel Subdivision Improvement District/Homeowner Association	bjackson@suno.edu
Lake Catherine Neighborhood Association	lakecatherineassociation@yahoo.com
Lake Catherine Neighborhood Association	lakecatherineassociation@yahoo.com
Lake Forest Estate Home Owner's Association	joan.heisser@att.net
Lake Forest Estates Improvement Association	lakeforestestatesnola@gmail.com
Lake Forest Estates Improvement Association	scineaux@bellsouth.net
William Bickham	wmbick@yahoo.com
Tyrone M. Colin Sr	tyrone.220.f15@gmail.com
Dawn Herbert	secretary@enonac.org
Calvin Lopes	EnolaCivic@gMail.com
Sheralyn Lambert	epoa@yahoo.com
Priscilla Llopis	edgewoodheights@gmail.com
Marva Mitchell	edgewoodpark@yahoo.com; marvalmitchell@bellsouth.net
Shawn Antee	shawnantee@yahoo.com
Gregory Douglas	ertca.nola@gmail.com
Morgan Clevenger	ftnaboard@hotmail.com
Claudia Celestand	celfam2@yahoo.com
Jacqueline Gibson	flta2200@gmail.com
Kip Hollar	contact@faubourgmarigny.org
FMIA President	president@faubourgmarigny.org
Andrew Ryan	president@fsjna.org
Robert Conger	robert@fsria.org
Gloria M. DeCuir	filmore.gardens@yahoo.com
Brittany Mulla McGovern	brittany@fqba.org; support@fqba.org
Jodi Poretto	info@frenchquartercitizens.org
Sophie Vorhoff	info@lafittegreenway.org
Colette Delacroix	voscovillenwa@gmail.com; gwenhawk59@yahoo.com
Daniel Kiper	ghena2b@yahoo.com
Debra Joseph	debjoecatering@att.net
Jeannie Tidy	presidentgentillyterracegarden@gmail.com
Elyria Zuniga	gentwoods1951@outlook.com
Tim Levy	tlevy@pelhughes.com
Stosh Kozlowski	stoshkozl@yahoo.com
Jarrett Cohen	president@hfta.org
Linda Jackson	ljackson_9w@hotmail.com
Calvin Alexander	telephoneman19@yahoo.com
K. Michele Sanders	kenilworthNOLA@gmail.com
Melanie C. Thompson	tguillentp@att.net
Melanie Thompson	kingswood.homeowners@yahoo.com
Bryan Jourdain	lakebullardpresident@gmail.com
Dr. Brenda Jackson	lakecarmelnola@gmail.com
Dr. Brenda Jackson	bjackson@suno.edu
Carol Giardina	lakecatherineassociation@yahoo.com
Carol Giardina	lakecatherineassociation@yahoo.com
Joan Heisser	joan.heisser@att.net
Carl Haydel	lakeforestestatesnola@gmail.com
Sylvia Scineaux	scineaux@bellsouth.net

Lake Oak Civic Association	Phalon Cornist	pcornist@gmail.com
Lake Terrace Property Owners Association	Ashley Haspel	awhaspel@gmail.com
Lake Vista Property Owners Association	Paul Caboche	Paulneworleans@gmail.com
Lake Willow Homeowner's Association	Dawn Hebert	dherbert28@cox.net
Lake Willow Homeowner's Association	Nakia Hooks	lakewillowhomeownerassociation@gmail.com
Lakewood East Security and Neighborhood Improvement District	Elisha Mobley	emobley@coxmail.com
Liberty Terrace Homeowners Association	Renee Cooper Cambrice	libertyterracehomeowners@yahoo.com
Lincoln Beach Neighborhood Association	Claudia Smith	lincolnbeachneighborhoodassoci@gmail.com
Little Wood Homeowner's / Neighborhood Assocication	Oliver Faure	ofaurelwhna@yahoo.com
Lower 9 Neighborhood Association	Willie Calhoun	lowerninestakeholders@gmail.com
Lower Ninth Ward Neighborhood Association	Mrs. Cynthia M. Guillemet	cmguillemet@yahoo.com
Mary Queen of Vietnam	Diem Nguyen	diemnguyen@mqvncdc.org
Melia Neighborhood Association	Benjamin Diggins	benfdigginssr@yahoo.com
Melia Subdivision Association	Lavon Jackson	associationmeliasubdivision@gmail.com
Milneburg Neighborhood Association	Mari Adler	professoramadler@gmail.com
Milneburg Neighborhood Association	Sandra Ewell	sandrewell504@gmail.com
Mirabeau Gardens Neighborhood Association	Landry Young	mirabeaugradens@outlook.com
Neighbors First for Bywater	Julie Jones	julienola@gmail.com
Neighbors First for Bywater	Dr. Julie Jones	president@nfbywater.org
New Marigny Neighborhood Association	Steven Belflower	newmarignyneighbors@gmail.com
New St. Claude Association of Neighbors	Susan Brady	sbrady@entergy.com
North Kenilworth Homeowners Association	Marcia McWilliams	mcpc@att.net
North Rampart Main Street	Susan "Sue" Klein	fqfemme@gmail.com
Oak Park Civic Association	Tricia Zimmer	oakparkcivicassociation@gmail.com
Paris Oaks / Bayou Vista Neighborhood Association	Walterine Griffin	walterine5@aol.com
Parkview Neighborhood Association	Ian Dreyer	ian@nanollc.net
Pilotland Neighborhood Association	Rev. Lionel Davis	pbcpastordavis@bellsouth.net
Pine Village Neighborhood Homeowner's Association	Roland Barthe	southlaketax@gmail.com
Pontchartrain Park Neighborhood Association	Michael Carey	ppna.nola@gmail.com
Pontilly Neighborhood Association Incorporated	Audry Woods	abwfaithinthefuture@yahoo.com
Pressburg East Homeowners Association	Christina LeBlanc	christinajleblanc27@hotmail.com
Rosedale Homeowners Association	Linda Williams	letrky3@yahoo.com
Rosedale Neighborhood Association	Sylvia McKenzie	sylviamckenzie79@gmail.com
Seabrook Neighborhood Association	Germaine Carey-Palmer	germainecarey@yahoo.com
Seabrook Neighborhood Association	Johnnis Guillory	seabrookassociation@yahoo.com; dwatson@nola.gov
Seventh Ward Neighborhood Association	Dr. Mona Lisa Saloy	77thwardassoc@gmail.com
Sherwood Forest Improvement Association of New Orleans	Veronica Brown	veronicabro@msn.com
Spring Lake Neigborhood Association	Gail Armant / Aaron Daste	gfarmant@yahoo.com
Spring Lake Neigborhood Association	Dr. Gail Armant and Karen Comeaux, Es	springlakeneighbors@yahoo.com
St. Bernard-N. Rampart Business and Residential Alliance, Inc.	Abby O. King	abbyoking@hotmail.com
Upper 9th Ward Florida Association, Incorporated	Margurerite Doyle-Johnson	madj8768@gmail.com

Upper Ninth Ward Community Association	Rev. James R. Willis Jr.	pastorjrw@aol.com
Vascoville Neighborhood Association	Colette Delacroix	voscovillenwa@gmail.com
Venetian Isles Civic & Improvement Association	Bonnie Benischek	bouben@yahoo.com
Versailles Protective Association	Lee Bressler	lee.bressler@raymondjames.com
Vieux Carre Property Owners, Residents & Associates	Erin Holmes	info@vcpora.org
Vieux Carre Property Owners, Residents & Associates INC	Erin Holmes	erinholmes@vcpora.org
Villa Sites/South Shores Subdivision	Ann N. Legeaux	legauxann@gmail.com
Village De L'Est Improvement Association	Edward Blouin	eblouin2@cox.net
Virgil Park Neighborhood Association	Peggy Braud	Peggyb504@yahoo.com
Vista Park Civic and Improvement Neighborhood Association	Sam Wickline	vistaparkboard@gmail.com
Warwick East Neighborhood Organization	Marilyn Degrasse	madegrasse@att.net
Willowbrook Neighborhood Association	Angelo Kingvalsky	bushmane9@cox.net
Faubourg Tulane Gravier Neighborhood Alliance	Don Wentworth	donwentworth@usa.com
Lakeshore Property Owner's Association	Sonya Forte Duhe	sonyaduhe@gmail.com
Lakeshore Property Owner's Association	Victor Landry	victor.landry.lpoa@gmail.com
Lakeview Civic Improvement Association	Valerie Barrilleaux	president@lakeviewcivic.org
Lakeview Civic Improvement Association	Val Cupit	safety@lakeviewcivic.org
Lower Mid-City Neighborhood Association	Jonathan Rogers	jrogersnola@gmail.com; lowermidcityNO@gmail.com
Mid City Neighborhood Organization	Thomas Ecker	info@mcno.org
Mid City Neighborhood Organization	Emily Leitzinger	president@mcno.org
Phoenix of New Orleans	Paul Ikemire	hq@pnola.org
123 Walnut Street Association	Stephanie Musser	musser@msn.com
Audubon Area Zoning Association	Brian Keuhne	info@audubonarea.org
Audubon Boulevard Neighborhood Association	Al Bienvenu	albee32a@yahoo.com
Audubon Riverside Neighborhood Association	Tom Rey	board@audubonriverside.org
Audubon Riverside Neighborhood Association	Tom Rey	tomasneworleans@gmail.com
Baronne Street Neighborhood Association	Joe Friend	jofriend@bellsouth.net
Bouligny Improvement Association	Molly K. Vigour	boulignyimprovementassociation@gmail.com
Bouligny Improvement Association	Molly K. Vigour	mollyvigour@gmail.com
Broadmoor Improvement Association	Justin Boone	communications@broadmoorimprovement.com
Carrollton Area Network	H.V. Nagendra	h.nagendra@att.net
Carrollton Riverbend Neighborhood Association & Carrollton United	Betty DiMarco and Julianna Padgett	juliannapadgett@gmail.com
Carrollton United	Betty DiMarco	dimarco_bl@bellsouth.net
Carrollton/Riverbend Neighborhood Association	Elaine Leyda	eleyda.crna@gmail.com
Central Carrollton Association	Rich Arnold	ccanola70118@gmail.com
Central Carrollton Association	Paul Baricos	paul.baricos@gmail.com
Central City Faubourg Livaudais Neighborhood Association	Talva Burnette-Carlisle	centralcityflna@gmail.com
Climana Neighborhood Association	Joseph Peychaud	climanaassociation@gmail.com; rozpey@bellsouth.net
Climana Neighborhood Association	Joseph E. Peychaud, Jr	josephpeychaud@gmail.com
Country Club Gardens Association Inc.	Timothy P Hurley	thurley@mcglinchey.com
Delachaise Neighborhood Association	Donna Robertson	dnaneworleans@gmail.com

Downtown Development District	Davon Barbour	ddd@downtownnola.com
Faubourg Avart Neighborhood Association (FANA)	Gwyneth Vance Austin	fau.avart.na@gmail.com
Faubourg Avart Neighborhood Association (FANA)	Gwyneth Austin	gwynethvance@hotmail.com
Faubourg Delachaise Neighborhood Association	P. Adam Kelly	adamfdna@gmail.com
Faubourg Delassize Neighborhood Association	Michael Robinson	michaelrobinson@jerichohousing.org
Faubourg Lafayette Community Association	Keely Lewis	utopiantemple@gmail.com
Faubourg Marengo Neighborhood Association	Julie Graybill	juliebob@bellsouth.net
Fontainebleau Improvement Association	Carling Dinkler	carling.dinkler@gmail.com
Fontainebleau Improvement Association	Carling Dinkler	president@fia-nola.org
Freret - Milan Neighbors United	Stan Norwood	neighborsunited.listserve@gmail.com
Freret Business and Property Owner Association- New Freret	Michael Casey	michael.casey06@gmail.com
Garden District Association	Shelley Landrieu	gardendistrictno@bellsouth.net
Guste Homes Resident Management Corporation	Cynthia Wiggins	cwiggins@ghrmc.org
Harmony Oaks Neighborhood Association	Rotasha Roberta Redmond	rotasha.redmonddubuclet@urbanstrategiesinc.org
Hoffman Triangle Neighborhood Association	Chuck Morse	chuck@thrivenola.org
Hollygrove Neighbors	Ruth Kennedy	ruthemma24@yahoo.com
Hollygrove Neighbors	Dee Dee Green	vgreen@afsc.org
Hollygrove-Dixon Neighborhood Association	Kyle Walker	info@hollygrovedixon.org
Hurstville Neighborhood Association	Shelley Landrieu	gardendistrictno@bellsouth.net
Irish Channel Neighborhood Association	LaMont Hayes	president@irishchannelnola.org
Lafayette Square Association	Michael A. Duplantier	duplantier@bellsouth.net
Lake Marina Towers Condominium Association	Dalton Truax	dalton3@wagnertruax.com
Lakewood Crime Prevention and Improvement District	Richard Cortizas	rcortizas@joneswalker.com
Lakewood Property Owners Association	Michael Shlenker	mshlenker@gmail.com
Lakewood Property Owners Association	Michael S Shlenker	mshlenker@gmail.com
Louisiana Avenue Neighborhood Association	Claudia Lynch	shoes@claudialynch.com
Lower Garden District Association	null	contact@lgdanola.com
Lower Garden District Association	Arthur Soroken	president@lgdanola.com
Magazine St. Merchants Association	Alan Watts	guide@magazinestreet.com
Maple Area Residents Association	Richard Bienvenu	maplearearesidentsinc@gmail.com; rbienvenu@aol.com
Maple Street Business Association	Sherif Sakla	ssakla@lawmedic.com
Marlyville Neighborhood	Tim Garrett	timg@marlyville.me
Marrero Commons	Laquita Bradley	laquita.bradley@urbanstrategiesinc.org
Milan Neighborhood Association	Virginia Baldwin	virginia@baldwins.tv
Neighborhood Coalition	Madison Sencial	Madison@nbhdco.com
New Zion City Preservation Association	Gerald Rouchon	gerardrouchon55@gmail.com
NorthWest Carrollton Civic Association	Jenel Hazlett	nwcarrollton@mindspring.com
Oretha Castle Haley Blvd. Merchants & Business Association	Linda Pompa	ochaleymainst@bellsouth.net
Palm Air Improvement Association	Gwen Diggs	gbdiggs11133@aol.com
Pensiontown of Carrollton Neighborhood Association	Tilman Hardy	leonidashouse@gmail.com; tilman@coreusa.org
Riverside Ortiz Neighborhood Association	Marie Galatas	mariegalatas@yahoo.com

The Corridor Neighborhood Association	Terry Clay	ibscience@yahoo.com
Together Gert Town Neighborhood Association	Candes Carter	info@togethergerttown.com
Together Gert Town Neighborhood Association	Candes Carter	togethergerttown0017@gmail.com
Touro-Bouligny Neighborhood Association	Rella Zapletal	tourobna@gmail.com
Twinbrook Neighborhood Association	Jeanne Landry	jeanne@landrylawnola.net
University Neighborhood Association	Ryan Berger	rberger@thebergerco.com
Upper Audubon Association	Tre Roux	kroux@deutschkerrigan.com
Upper Hurstville Residents Association	Patrick Talley	info@upperhurstville.com
Uptown Triangle Association	Maria Julianna Auzenne	president@uptowntriangle.com
Uptown Triangle Association	N/A	vp@uptowntriangle.com
Voices of Experience, Inc.	Theophilus Moore	thee5moe@gmail.com
Warehouse District Neighborhood Association	Troy Dupuis	warehousedna@gmail.com
West End Boathouse Owner's Association	Kerry Cuccia	kerryc@capitald.org

Council District C, Freddie King III
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Email: Freddie.King@nola.gov

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
Phone: (504) 658-7033
Email: CPCINFO@nola.gov

OWNERS AND RESIDENTS OF ALL PROPERTIES WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Via Latrobe LLC	220 Camp St Suite 500	New Orleans	LA	70130
Current Resident	2900 Dauphine St	New Orleans	LA	70117
Current Resident	2910 Royal St	New Orleans	LA	70117
The Alabama Great Southern R R Co	C/O Norfolk Southern Tax Dept 3 Co	Norfolk	VA	23510
Current Resident	2932 Burgundy St	New Orleans	LA	70117
Eternal Seeds Inc	56 Yellowstone Dr	New Orleans	LA	70131
Current Resident	2941 Royal St	New Orleans	LA	70117
Current Resident	2980 Royal St	New Orleans	LA	70117
Union Brew Pub LLC	2223 Fern St	New Orleans	LA	70118
Current Resident	3000 Royal St	New Orleans	LA	70117
Current Resident	3000 Royal St Ste 101	New Orleans	LA	70117
Current Resident	3000 Royal St Ste 201	New Orleans	LA	70117
David J Peltier	817 Montegut St	New Orleans	LA	70117
Current Resident	3001 Dauphine St	New Orleans	LA	70117
Debbi R Creed	3003 Royal St	New Orleans	LA	70117
Current Resident	3001 Royal St	New Orleans	LA	70117
Leo J Schwab	40 Gray Ave	Saint Louis	MO	63119
Current Resident	3003 Royal St	New Orleans	LA	70117
Current Resident	3005 Dauphine St	New Orleans	LA	70117
Angela Michelle Drury	3009 Dauphine St	New Orleans	LA	70117
Current Resident	3007 Dauphine St	New Orleans	LA	70117
Smith Andrea M	Smith Consuela Greenlee 3007 Roya	New Orleans	LA	70117
Current Resident	3007 Royal St	New Orleans	LA	70117
Current Resident	3009 Royal St	New Orleans	LA	70117
3014 Dauphine LLC	3014 Dauphine St Ste BB	New Orleans	LA	70117
Current Resident	3010 Dauphine St	New Orleans	LA	70117
Clifton Apperson	3011 Dauphine St	New Orleans	LA	70117
Alan T Lougee	3011 Royal St	New Orleans	LA	70117
Current Resident	3011 Royal St Apt A	New Orleans	LA	70117
Malcolm Welbourne	3012 Burgundy St	New Orleans	LA	70117
Current Resident	3013 Dauphine St	New Orleans	LA	70117
Current Resident	3014 Dauphine St	New Orleans	LA	70117
Showalter A Knight	3015 Royal St	New Orleans	LA	70117
Rene' F III Rocha	221 Chartres St Apt 202	New Orleans	LA	70130
Current Resident	3016 Burgundy St	New Orleans	LA	70117
Raymond J Brown	Etal 3017 Dauphine St	New Orleans	LA	70117
Current Resident	3017 Dauphine St	New Orleans	LA	70117
Dennis Sheen Transfer Inc	4500 Laudun St P O Box 3037	Metairie	LA	70006
Current Resident	3019 Chartres St	New Orleans	LA	70117
3020 Royal LLC	2413 Pine St	New Orleans	LA	70125
Current Resident	3020 Royal St	New Orleans	LA	70117
Current Resident	3021 Chartres St	New Orleans	LA	70117
Current Resident	3023 Chartres St	New Orleans	LA	70117
Cong St Vincent De Paul Catholic Church	3053 Dauphine St	New Orleans	LA	70117
Current Resident	3024 Burgundy St	New Orleans	LA	70117
Sign Sign Everywhere A Sign LLC	25 Walnut St	New Orleans	LA	70118
Current Resident	3028 Dauphine St	New Orleans	LA	70117
Ciezki Shawn Christopher	3029 Royal St	New Orleans	LA	70117
Roger L Martin	ET Al 3038 Royal St	New Orleans	LA	70117
Current Resident	3030 Royal St	New Orleans	LA	70117

Current Resident	3032 Royal St	New Orleans	LA	70117
Current Resident	3034 Dauphine St	New Orleans	LA	70117
George H Buck Jr Jazz Foundation Inc	1206 Decatur St	New Orleans	LA	70116
Current Resident	3037 Royal St	New Orleans	LA	70117
Roger L Martin	3038 Royal St	New Orleans	LA	70117
Current Resident	3040 Royal St	New Orleans	LA	70117
Beverly M House	3041 Royal St	New Orleans	LA	70117
Britta C Smith	3042 Burgundy St	New Orleans	LA	70117
Current Resident	3043 Royal St	New Orleans	LA	70117
John S Gray	3044 Royal St	New Orleans	LA	70117
Mia Noerenberg Miller	3045 Royal St	New Orleans	LA	70117
Stephen Wade Rathke	3810 Burgundy St	New Orleans	LA	70117
Current Resident	3046 Burgundy St	New Orleans	LA	70117
Current Resident	3047 Royal St	New Orleans	LA	70117
Current Resident	3048 Burgundy St	New Orleans	LA	70117
Le Maisonnette LLC	634 Carondelet St	New Orleans	LA	70130
Current Resident	3050 Burgundy St	New Orleans	LA	70117
Kathleen M Klein	3050 Royal St	New Orleans	LA	70117
Current Resident	3051 Dauphine St	New Orleans	LA	70117
Mary Frances Hocking	Etal 4235 Burgundy St	New Orleans	LA	70117
Current Resident	3051 Royal St	New Orleans	LA	70117
Current Resident	3052 Burgundy St	New Orleans	LA	70117
Current Resident	3052 Royal St	New Orleans	LA	70117
Current Resident	3053 Royal St	New Orleans	LA	70117
Mario Shaunette	5802 Kenwood Pl N	Seattle	WA	98103
Current Resident	3054 Royal St	New Orleans	LA	70117
John R Blackwood	3055 Royal St	New Orleans	LA	70117
Current Resident	3056 Royal St	New Orleans	LA	70117
Thomas R Johnson	3059 Royal St	New Orleans	LA	70117
3060 Partners LLC	400 Poydras St Suite 2620	New Orleans	LA	70130
Current Resident	3060 Dauphine St	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 103	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 104	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 105	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 106	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 107	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 108	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 113	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 114	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 115	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 116	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 117	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 118	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 201	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 202	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 203	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 204	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 205	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 206	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 207	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 208	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 210	New Orleans	LA	70117

Current Resident	3060 Dauphine St Apt 211	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 213	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 214	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 302	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 303	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 304	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 305	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 306	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 307	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 310	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 311	New Orleans	LA	70117
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Current Resident	3060 Dauphine St Apt 314	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 315	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 316	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 317	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 318	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 319	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 320	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 321	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 401	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 402	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 403	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 404	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 405	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 406	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 407	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 408	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 410	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 411	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 412	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 414	New Orleans	LA	70117
Current Resident	3060 Dauphine St Apt 415	New Orleans	LA	70117
Current Resident	3060 Dauphine St FIRE PUMP	New Orleans	LA	70117
Current Resident	3060 Dauphine St HM	New Orleans	LA	70117
Melissa D King	3061 Royal St	New Orleans	LA	70117
Thomas Joseph Daher	Etals PO Box 644	El Dorado	CA	95623
Current Resident	3063 Dauphine St	New Orleans	LA	70117
Current Resident	3063 Royal St	New Orleans	LA	70117
Cuthbert Francis R	41 Minerly Ln	Athens	NY	12015
Current Resident	3067 Dauphine St	New Orleans	LA	70117
Current Resident	3069 Dauphine St	New Orleans	LA	70117
3069 Royal St LLC	8301 W Judge Perez Dr Ste 303	Chalmette	LA	70043
Current Resident	3069 Royal St	New Orleans	LA	70117
Current Resident	3070 Dauphine St	New Orleans	LA	70117
James Gallgher	3071 Dauphine St	New Orleans	LA	70117
Current Resident	3073 Dauphine St	New Orleans	LA	70117
Poncentral Investments LLC	928 Pontalba St	New Orleans	LA	70124
Current Resident	631 Montegut St	New Orleans	LA	70117
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA	70122

Current Resident	710 Clouet St	New Orleans	LA	70117
David C Morales	814 Giuffrias Ave	Metairie	LA	70001
Current Resident	711 Montegut St	New Orleans	LA	70117
Current Resident	713 Montegut St	New Orleans	LA	70117
Patrick M Hogan	719 Montegut St	New Orleans	LA	70118
Current Resident	721 Montegut St	New Orleans	LA	70117
Gerard L III Moran	723 Montegut St	New Orleans	LA	70117
Current Resident	725 Montegut St	New Orleans	LA	70117
Mary L Gould	727 Montegut St	New Orleans	LA	70117
Current Resident	729 Montegut St	New Orleans	LA	70117
Current Resident	730 Clouet St	New Orleans	LA	70117
Christopher M Bentivegna	733 Montegut St Unit A	New Orleans	LA	70117
Antonio J Dias-Laranjeira	731 Montegut St Unit B	New Orleans	LA	70117
Current Resident	731 Montegut St	New Orleans	LA	70117
Current Resident	733 Montegut St	New Orleans	LA	70117
Fredric A King	737 Montegut St	New Orleans	LA	70117
Current Resident	735 Montegut St	New Orleans	LA	70117
MGB Nola 1 LLC	7801 Jeannette St	New Orleans	LA	70118
Current Resident	739 Montegut St	New Orleans	LA	70117
Current Resident	741 Montegut St	New Orleans	LA	70117
Sisters of Immaculate Conception	7887 Walmsley Ave	New Orleans	LA	70125
Industrial Development Board of The City of Nev	1340 Poydras St Suite 1106	New Orleans	LA	70112
Current Resident	800 Montegut St	New Orleans	LA	70117
Current Resident	800 Montegut St HM	New Orleans	LA	70117
Current Resident	800 Montegut St Ste 100	New Orleans	LA	70117
Current Resident	800 Montegut St Ste 200	New Orleans	LA	70117
Current Resident	811 Montegut St	New Orleans	LA	70117
Current Resident	812 Clouet St	New Orleans	LA	70117
Steven R Beil	815 Montegut St	New Orleans	LA	70117
Romanelli Michael Rocco	816 Clouet St	New Orleans	LA	70117
Current Resident	818 Clouet St	New Orleans	LA	70117
Current Resident	821 Montegut St	New Orleans	LA	70117
Monika Korsnes	708 N Arnoult Rd	Metairie	LA	70001
Current Resident	822 Clouet St	New Orleans	LA	70117
Current Resident	823 Montegut St	New Orleans	LA	70117
Current Resident	825 Montegut St	New Orleans	LA	70117
David I Brooks	833 Montegut St	New Orleans	LA	70117
Current Resident	829 Montegut St	New Orleans	LA	70117
Clinton III Montz	835 Montegut St	New Orleans	LA	70117
Current Resident	837 Montegut St	New Orleans	LA	70117
Current Resident	882 Montegut St	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 101	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 102	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 103	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 105	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 106	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 313	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 314	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 401	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 402	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 403	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 404	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 406	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 407	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 501	New Orleans	LA	70117
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Current Resident	882 Montegut St Apt 504	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 505	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 506	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 507	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 508	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 509	New Orleans	LA	70117

Current Resident	882 Montegut St Apt 510	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 511	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 512	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 513	New Orleans	LA	70117
Current Resident	882 Montegut St Apt 514	New Orleans	LA	70117
Current Resident	882 Montegut St FIRE PUMP	New Orleans	LA	70117
Current Resident	882 Montegut St HM	New Orleans	LA	70117
Current Resident	882 Montegut St Ste 100	New Orleans	LA	70117

Organization Name: Bywater Neighborhood Association
Point of Contact: John Guarnieri
Email: bywaterpresident@gmail.com
Street Address: P.O. Box 3191
City: New Orleans
Zip: 70177

Organization Name: Neighbors First for Bywater
Point of Contact: Julie Jones
Phone Number: 504-944-5422
Email: julienola@gmail.com
Street Address: 827 Louisa Street
City: New Orleans
Zip: 70117

Council District C, Freddie King III
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1030
Email: Freddie.King@nola.gov

City Planning Commission
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7th Floor
New Orleans, LA 70112
Phone: (504) 658-7033
Email: CPCINFO@nola.gov

Blessed
Francis
Seelos
Catholic
Church
BYWATER
Montegut Street
Clouet
Gardens
Royal Street
Clouet Street
2940
739
737
727
723
719
711
707
625
3020

Capulet Façade, 3014 Dauphine St

Capulet Dining Room, Photo 1

Capulet Dining Room, Photo 2

Capulet Roof Deck

PROJECT DATA

PROJECT LOCATION 3014 Dauphine St.
New Orleans, Louisiana 70117

ZONING
ZONING CLASSIFICATION: C-1 - General Commercial District
OCCUPANCY TYPE: A-2
CONSTRUCTION TYPE: IBC Type VB / NFPA Type V 000
SITE AREA: 16,151 sf

BUILDING INFORMATION
BUILDING STORIES: 1 Story + Roof Deck
TENANT STORIES: 1 Story + Roof Deck
BUILDING FOOTPRINT: 16,151 sf
TOTAL BUILDING AREA (Existing): 16,151 sf
TOTAL BUILDING AREA (Proposed): 16,300 sf
TOTAL BUILDING AREA (Roof Deck) 2,229 sf
TENANT AREA 5,745 sf interior; 2,229 sf roof deck

DISTANCES FROM PROPERTY LINE
DAUPHINE STREET: 0 ft. from exterior wall to property line
SIDE (Clouet St side): 0 ft. from exterior wall to property line
SIDE (Chartres St side): 0 ft. from exterior wall to property line
REAR (Royal St side): 0 ft. from exterior wall to property line

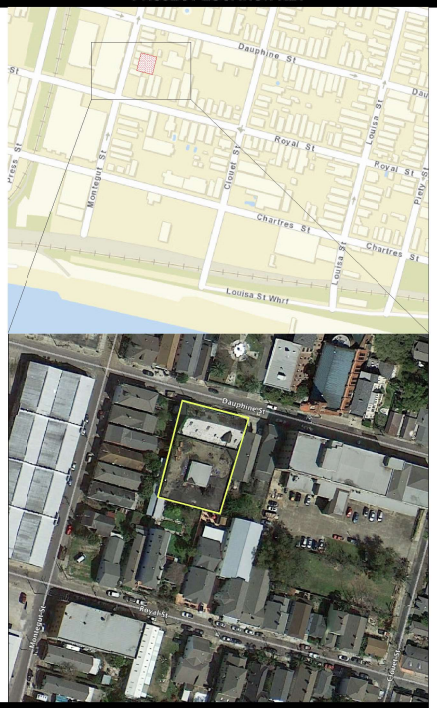
CODES
International Building Code - 2012 Edition
NFPA 101 Life Safety Code - 2009 Edition
United States Access Board - Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines - July 2004
ICC/ANSI A117 - 2003 Edition
UL Fire Resistance Directory

BUILDING PREVIOUSLY PERMITTED

AS SHELL ONLY/WHITE BOX:
State Fire Marshal Permit No.: P0454658; P0463945
City of New Orleans Safety and Permits Permit No.: 14-22183-RNVS

AS WALKABOUT RESTAURANT:
State Fire Marshal Permit No.: P0466298
City of New Orleans Safety and Permits Permit No.: 15-09995-RNVN

PROJECT LOCATION KEY



DESCRIPTION OF THE WORK

The existing building has a front and back section. This submission is a proposal for a restaurant in the front section of the building.

The restaurant build out will include a commercial kitchen with two hoods and associated equipment, a dining area, a mezzanine office and a mechanical attic. The restaurant will utilize the roof deck (previously permitted under the white box submission) on the flat roof of the back building, and the restaurant and the back tenant will share the common building facilities located in the rear building: bathrooms, janitor's closet, electrical room, trash room, stairs to roof deck; and exit passageways from the rear to the front located at both sides of the front building (all of which were part of the previous permited project #).

AMENDMENT - REVISIONS TO SCOPE:

1. Eliminate 1 of 2 hoods; reduce size of remaining hood
2. Revise kitchen equipment as shown on schedule and plans

1

GRAPHIC SYMBOLS

North Indicator

Center Line

Window Designation (X)

Door Designation (Numerical Reference) (100)

Reference Note

Elevation Marker
0'-0" AFF or TOS — Top of Slab
Above Finish Floor

Enlarged Detail
Drawing reference number.
Detail page reference

Drawing Designation
Detail
Drawing reference.
Scale
Scale: 1 1/2" = 1'- 0"
Sheet reference

Section
Drawing reference.
Sheet reference

Elevations
Drawing Reference
Sheet reference
Elevation reference number

Wall Type
Wall reference number

GENERAL NOTES

1. All standards for construction, materials, and execution of the work shall conform to the City of New Orleans, Department of Safety and Permits requirements for new residential construction. Unless otherwise stated, all requirements of the International Building Code, 2009 edition, shall apply.
2. Contractor and major subcontractors are to familiarize themselves with the construction site and verify existing conditions, site grades, and locations of all utilities prior to commencing construction. Verify all conditions and dimensions at job site prior to commencing work so as to avoid any extra costs during construction. All deviation or changes necessary to achieve the installations shown shall be called to the attention of the Architect or owner prior to submitting final price.
3. Any request for consideration by the Architect of substitutions of specified materials or products called for or shown on the drawings or in the specifications, shall be submitted to the Architect in writing for a written approval by the Architect, shall be recieved at the Architect's office ten (10) business days prior to the specified bid date. Any bid based upon or containing an unapproved product or material substitution may be disallowed.
4. Where the phrase "or equal" or "as approved by the Architect" occurs in the Contract Documents, do not assume that materials, products or equipment will be approved as equal unless the item has been specifically approved in writing for this work by the Architect. The decision of the Architect shall be final in relation to substitutions.
5. Contractor shall at all times keep premises free from accumulation of demolition debris, waste materials or rubbish caused by his operation and shall remove no less than weekly all debris from and about the project. All waste shall be separated by type of material for recycling.
6. Contractor shall install and provide all safety barriers during construction as necessary to protect the public from injury and access to the building or adjacent floors.
7. When any part of this structure is open to the exterior, protect interior from wind, storm, rain, and vandalism. Provide temporary security or otherwise close off remainder of construction while demolition is proceeding until permanent new construction is in place.
8. Contractor to provide temporary shoring until all framing is secured.
9. Recesses for electrical panels, fire extinguisher cabinets, annunciator boxes, etc., located in rated partitions shall be faced with drywall to create a five sided enclosure as required to retain rating of wall.
10. All walls and floor openings shall be firestopped with an approved non-combustible material mechanically fastened in place to provide an effective and approved fire stop. Opening in slabs and partitions for conduit, piping and other items shall be filled with an approved non-combustible material to provide an approved seal to prohibit the passage of fire or smoke.
11. No work shall be concealed until approved by local inspectors
12. Provide semi-recessed hand operated fire extinguishers in accordaance with NFPA 10. Contractor to provide layout.
13. Contractor to provide mock ups of the following systems for coordiantion and approval prior to installation:
    a. cabinets and counters
    b. guardrails and handrails
    c. tile and stone installation
    d. custom casework
14. The Contractor and subcontractors are to familiarize themselves with the following abbreviations and the standard abbreviations which are used in this set of drawings:
    F.O.F. - Face of Finish
    F.O.S.H. - Face of Sheathing
    F.O.S. - Face of Stud
    F.O.E. - Face of Existing
    F.O.C. - Face of Concrete (Masonry)
    A.F.F. - Above Finished Floor
    N.T.S. - Not to Scale
    R.O. - Rough Opening
    M.O. - Masonry Opening
    U.O.N. - Unless Otherwise Noted
    T.O.S. - Top of Steel
    T.O.F.F. - Top of Finish Floor
15. Contractor shall be responsible for coordinating of all mechanical equipment and appliances with recommended electrical connections, wiring, and circuiting.
16. Contractor to verify all Owners telephone, data, cable connections and wireless connections and requirements prior to closing in the walls.
17. Provide blocking for all surface mounted, semi-recessed or recessed items such as accessories, grab-bars, closet rods and shelves, drapery rod, shower curtain rods, countertops, etc.
18. Unless otherwise noted or detailed all pipe chase walls are to be constructed of 6" studs. Provide cross braces as required. Hold chase walls to minimum dimensions. Vertical piping located within the stud space of partitions shall be completely enclosed with full thickness of drywall on each side of stud.
19. Perimeter dimensions are to be from face of stud or grid line to face of studs, face of brick unless otherwise noted.
20. Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect prior to continuing construction of area in question.
21. Dimensions, alignments, details and floor plan dimensions shown on these documents are based upon an assumed manufacture's standard details. If a manufacturer is substituted and/or "approved as equal" by the Architect as specified in the "bidding requirements"; then it will be the responsibility of the General Contractor to reocordinate the dimensional and detail requirements of the substituted manufactuer to the requirments of this project and/or to engage the Architect to revise and reocordinate the contract documents as may be required.
22. Construction of all vertical openings (shafts) shall be in accordance with all code requirements. Shafts that do not extend to the top or bottom of the building shall be enclosed at the highest and / or lowest level of the shaft with two hour fire resistant construction.
23. All subcontractors to seal all penetrations, seams, openings through ratad walls and/or floor-ceiling assemblies with fire ratad sealant and/or intumescent pipe wraps. Intumescent pipe wraps to be used at all pvc piping that penetrate rated assemblies.

Statement

These plans and specifications have been prepared under my close personal supervision and to the best of my knowledge and belief they comply with all local and state requirements.

I will be observing the work.

Wayne Troyer, A.I.A.
LA # 3915

DRAWING INDEX

Permitting Documents

Sheet	Description
G-0.01	Project information
LS-1.01	Life Safety Plans + Code
STRUCTURAL	
S-1.01	Mezzanine Framing and Details
ARCHITECTURAL	
A-0.00	Partition Type, Window Detail
A-1.01	First Floor Plan
A-1.02	Enlarged Plans
A-1.03	Roof Deck Plans
A-3.01	Sections
A-4.01	Stair Details
A-4.02	Stair and Mezzanine Elevations
A-4.03	Mezzanine 3D
A-7.01	Power Plans
A-7.02	Reflected Ceiling Plans
A-8.01	Bar Elevations
PLUMBING	
P-1.01	Plumbing First Floor Plans
P-2.01	Plumbing Schedules and Details
MECHANICAL	
M-1.01	Mechanical Kitchen Detail Plan
M-1.02	Mechanical Roof Plan
ELECTRICAL	
E-1.01	Lighting First Floor Plan
E-1.02	Lighting Attic Plan
E-2.02	Electrical Attic Plan

PROJECT DIRECTORY

BUILDING OWNER 3014 Dauphine Street, L.L.C.
Albert Walsh
3500 Laurel Street
New Orleans, LA 70115
Office: 504.208.7605

Contact: Albert Walsh
Email: albertwalsh@yahoo.com

TENANT Capulet
Stephen Nutting
7007 Prytania Street
New Orleans, LA 70115
Office: 206.851.1185

Contact: Stephen Nutting
Email: stephennutting@gmail.com

ARCHITECT studioWTA - Wayne Troyer Architects
1119 Tchoupitoulas Street
New Orleans, LA 70130
Office: 504.593.9074
Fax: 504.593.9073

Contact: Wayne Troyer A.I.A., Principal
Email: wayne@studiowta.com

Contact: Tracie Ashe, Project Manager
Email: tracie@studiowta.com

MECHANICAL ADG NEW ORLEANS, L.L.C.
1010 Common St. Suite 2405
New Orleans, Louisiana 70112
Office: 504.561.6333
Fax: 504.561-6338

Contact: Lance Bonadona
Email: lbonadona@adginc.org

ELECTRICAL ADG NEW ORLEANS, L.L.C.
1010 Common St. Suite 2405
New Orleans, Louisiana 70112
Office: 504.561.6333
Fax: 504.561-6338

Contact: Mike Hawkins
Email: mhawkins@adginc.org

architecture + planning + interiors
1119 Tchoupitoulas Street
New Orleans LA 70130
504/593/9074 ph
studiowta.com

FINAL PERMIT RELEASE

REVIEWED FOR CODE COMPLIANCE

aaitkdir 12/18/2017

CAPULET RESTAURANT
(Tenant Space #1 - Previously Walkabout Restaurant")
3014 Dauphine Street, New Orleans, LA 70117

Sheet Size: 24" x 36"

AMENDMENT TO:
CNO; 15-09995-RNVN
OSFM; A8-17-005987
Associated Review Numbers
White Box ("Shell Only")
CNO; 14-22183-RNVS
OSFM; P0454658

Revision	Amendment	Issue Purpose	Revisions	Date
1				8 Sept 2017

Permitting

GENERAL INFORMATION

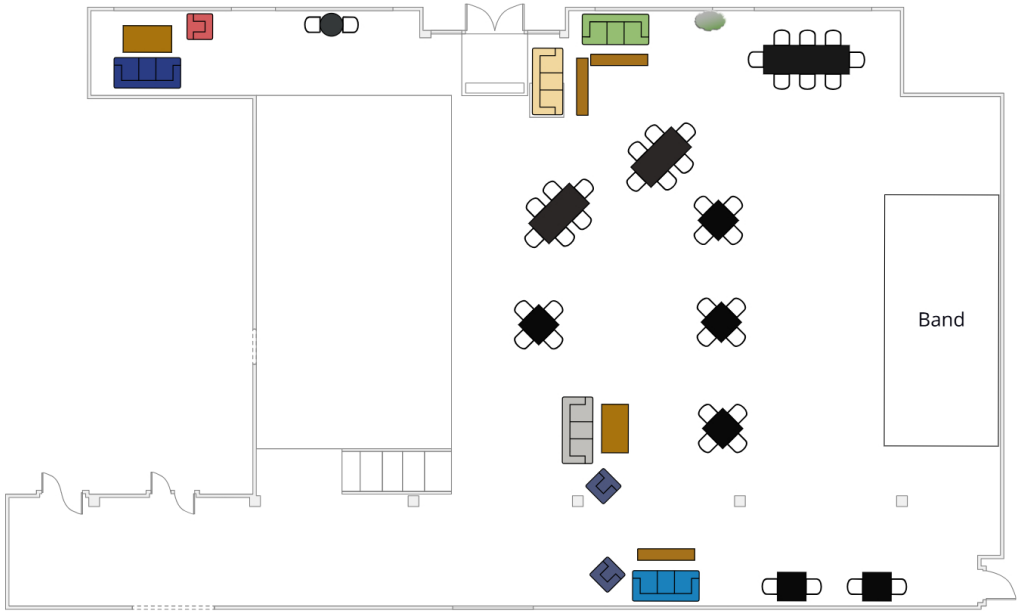
scale: as noted

2 April 2015

G0.01

© 2015 studioWTA

1394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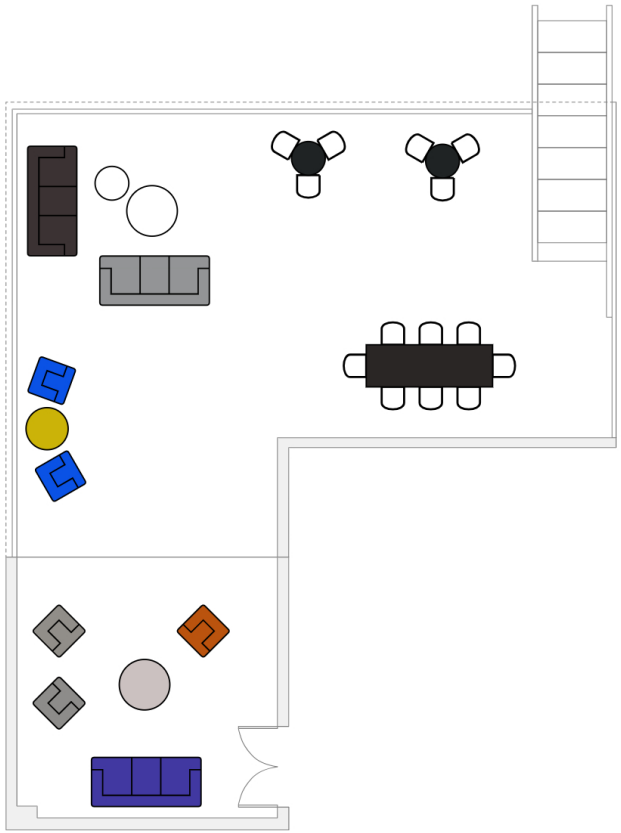
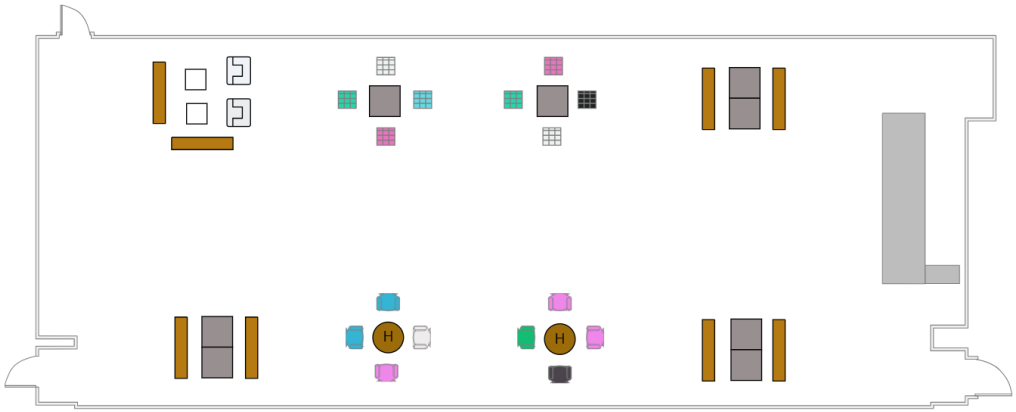


Standard Restaurant Setup - Dec 31, 2025
Capulet - Mezzanine & Lounge
Mezzanine

Powered by prismm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H

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. 3014 Dauphine St, STE 1

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Dauphine Restaurant, LLC (dba Capulet)

Applicant Address 3014 Dauphine St

City New Orleans State LA Zip 70117

Applicant Contact Number 206-851-1185 Email steve@capuletbywater.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name 3014 Dauphine LLC

Property Owner Address 3014 Dauphine St

City New Orleans State LA Zip 70117

Property Owner Contact Number 504-481-6765 Email

SPECIFIC ZONING REQUEST

Request to include the use of Reception Facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed Use District, and further, to grant Dauphine Restaurant, LLC (dba Capulet) a Conditional Use to operate as a Reception Facility at 3014 Dauphine St.

PROPERTY LOCATION

Square Number(s) 170 Lot Number(s) 27

Bounding Streets ~~Montegut, Clouet~~ ~~Dauphine, Royal~~

Zoning HM-MU Municipal District HM-MU

Tax Bill Number 39W107520 Planning District HM-MU

DESCRIPTION OF PROJECT (Attachments are acceptable)

Capulet currently operates at 3014 Dauphine St, STE 1 as a Standard Restaurant. In accordance with the attached 2017 Zoning Verification, Capulet rents its restaurant in its entirety to host private events. This request is for Capulet to obtain authorization to operate as a Reception Facility. Reception Facility was an approved use at this location prior to the adoption of the CZO in 2015. The nature / scope of Capulet's events would not increase, it would continue hosting events and would cease operating as a restaurant.

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 For 3014 Dauphine LLC Date 09/08/2025

Agent Signature Stephen Nutting for Dauphine Restaurant LLC Date 09/08/2025

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 8th day of September, 2025

My Commission expires No Expiration

Angel D. Dabon, Notary Public

Notarized online using audio-video communication

Angel D. Dabon
Electronic Notary Public
State of Louisiana
Commission #: 188906
Commission Expires: No Expiration

Stephen Nutting
Owner / Manager
Dauphine Restaurant LLC (dba Capulet)
3014 Dauphine St
New Orleans, LA 70117

September 4, 2025

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

Re: Request for Text Amendment and Conditional Use – 3014 Dauphine St

Dear City Planning Commission,

This request is for a text amendment to include the use of Reception Facility as a conditional use in the HM-MU Historic Marigny/Treme/Bywater Mixed Use District, and further, to grant Dauphine Restaurant, LLC ("Dauphine") a Conditional Use Permit to operate as a Reception Facility at 3014 Dauphine Street.

1. Background

Dauphine operates Capulet Restaurant ("Capulet"), which is located at 3014 Dauphine Street (the "Property") in the Bywater neighborhood. As part of the initial planning for Capulet, I reached out to the Zoning Administrator at that time, Mr. Edward Horan, for a Zoning Verification for the Property to confirm the zoning of the property, including the ability to operate as a Standard Restaurant that serves alcoholic beverages and holds private events.

Mr. Horan issued a Zoning Verification, attached hereto as "Exhibit A" (the "2017 Zoning Verification"), for the Property stating that (1) a standard restaurant is a permitted use in the HM-MU Zoning District; (2) alcohol could be served on premises for consumption on premises with meal; and (3) the restaurant may be rented in its entirety for private events. The Zoning Verification was crucial to my decision to move forward with Capulet, specifically the ability to rent the space in its entirety for private events, and I relied on the Zoning Verification in moving forward with leasing the Property, completing a build-out, hiring staff, and opening for business as a standard restaurant that can be rented in its entirety for private events.

Capulet opened for business in August 2018, and since that time, has been operating as a Standard Restaurant that is available to be rented for private parties. However, on at least two occasions, I have received pushback from Safety and Permits regarding our use of the space. The pushback has been in connection with the renewal of Capulet's ABO license and puts the ability of Capulet to continue operations in danger.

Since the business opened in 2018, Capulet has been operating in full compliance with our zoning and the 2017 Zoning Verification. However, criteria that Safety & Permits has applied to Capulet has been inconsistent over the years. During that time period, nothing has changed about the way our business operates. Over the past seven years, since Capulet opened, we—along with probably every small business in New Orleans—have faced numerous challenges, from economic ups & downs and increasing expenses, to public utility interruptions and even a global pandemic. These are real world challenges, and I understand that facing them comes with the territory as a small business owner in this city. However, the additional challenges brought about by Safety & Permits' inconsistent application of the rules—which include over

$25,000 in attorney fees and 100's of hours of my personal time—are probably unsustainable and have made me realize we need a change in course to continue operating a sustainable business into the future.

I recently became aware that the Comprehensive Zoning Ordinance's includes a pathway for my small business to become a Reception Facility, and I decided that pursuing this pathway was the best way forward for Capulet. First and foremost, this change would remove our reliance on a previous Zoning Administrator's assessment, so changes in opinion from future Safety & Permits regimes would not again threaten our business. Second, this would allow our business to focus exclusively on one mission (hosting private events), which would help us compete and continue to survive--hopefully for decades--in what is becoming a increasingly challenging hospitality market.

I am proud of the business we have built and run for the past seven years, but in order to make sure it is sustainable, I must have certainty that we will be able to continue to operate it without further challenges to our zoning. Therefore, I am officially requesting that a Reception Facility be allowed as a Conditional Use in our zoning district (HM-MU), and am also requesting that Capulet be granted Conditional Use to operate as a Reception Facility. This change would mean the closure of our day-to-day restaurant. We would continue to host events at Capulet in the same manner that we've hosted them since 2018. Since we have already been hosting private events for the past seven years (without any complaint from neighbors, to my knowledge), this change would bring no adverse impact to the neighborhood.

2. Text Amendment

a. Requested Text Amendment

I am requesting a Text Amendment to Table 10-1 to make a Reception Facility a Conditional Use in the HM-MU zoning district.

b. Standards for Text Amendments

The request for a Text Amendment meets all of the standards for zoning amendments set forth in **Table 4-1: Standards for Zoning Amendments** in the Comprehensive Zoning Ordinance (the "CZO"):

i. The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. A Reception Facility is a complimentary, and in some cases, less intense, use providing significant benefits to the properties in the Historic Core Mixed-Use Future Land Use Designation and the HM-MU district.

ii. The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The HM-MU district permits more intensive uses than the proposed Reception Facility (to include Light Manufacturing as a permitted use and Live Performance Venue as a Conditional Use, which will be subject to the Conditional Use approval process. Because Reception Facilities are comparable in intensity to other permitted uses in the HM-MU district and less intense than several other permitted uses (i.e. Grocery Store, Office, various types of Educational Facilities, and various types of Manufacturing), the proposed amendment is clearly compatible with the place designations for the proposed districts.

iii. The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The proposed amendment will not negatively impact the public health, safety and welfare of the City especially considering any proposed Reception Facility must go through the Conditional Use approval process.

iv. *The proposed amendment is compatible with the intent and general regulations of this Ordinance.*

This standard is met. The proposed amendment is in conformance with the provisions of Sections 1.2 and 1.3 of the CZO and consistent with the intent of the Master Plan and other uses allowed in the HM-MU district.

v. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. A Reception Facility is consistent with the other uses allowed in the HM-MU district and is already a Conditional Use in the similarly situated HMC-2 district.

vi. The proposed amendment benefits the citizens of the City as a whole.

This standard is met. The proposed amendment allows for an additional use in the HM-MU district that is consistent with, and often less intense than, uses already allowed, which is likely to lead to economic development and job creation in these areas. Requiring a Reception Facility to undergo the Conditional Use approval process ensures that each Reception Facility in the HM-MU district is reviewed on a case-by-case basis.

vii. 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 amendment is in conformance with the provisions of Sections 1.2 and 1.3 of the CZO and consistent with the Master Plan. The proposed amendment simply adds a Reception Facility, a use consistent with other uses in the HM-MU district.

viii. The proposed amendment does not create a significant number of nonconformities.

This standard is met. The proposed amendment creates no non-conformities and anyone requesting a Reception Facility will have to meet the Use Standards of Section 20.3.WW and undergo the Conditional Use approval process.

3. Conditional Use

a. Requested Conditional Use

I am requesting a Conditional Use for Capulet to operate a Reception Facility.

b. Standards for Conditional Use

The request for a conditional use meets all of the approval standards for conditional uses set forth in **Section 4.3.F: Approval Standards** in the CZO:

i. The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. Once the requested Text Amendment is approved, this Conditional Use for a Reception Facility will be consistent with the Master Plan. The use is consistent with the HM-MU district, will not require any variances, and will not change the character

of the building or neighborhood because there will be noticeable changes to the operation of Capulet.

ii. *The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.*

This standard is met. The proposed Conditional Use is no more intense than the current use of the property and is being requested to remove the uncertainty of continued operations at the property.

iii. 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. Capulet has been operating under the use standards for a Standard Restaurant in Section 20.3.ZZ and all environmental standards of Section 21.3 since opening and will meet all use standards in Section 20.3.WW applicable to Reception Facilities one the Conditional Use is approved.

iv. 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 use is consistent with the HM-MU district (and already allowed as a Conditional Use in the HMC-2 district), will not require any variances, and will not change the character of the building or neighborhood because there will be noticeable changes to the operation of Capulet or the Property.

v. Any variance of zoning standards meets the approval standards of Section 4.6.F.

This standard is met. There are no variances needed for this Conditional Use.

vi. 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.

The proposed amendment will not negatively impact the public health, safety and welfare or result in material damage or prejudice to other property in the City. The Conditional Use will ensure that this locally-owned business can remain open, continue to be a good neighbor, and serve the community. It will not prejudice any other property in the vicinity because to my knowledge, there are no other reception facilities in the immediate area.

Please feel free to contact with any questions regarding the proposed amendment, conditional use request, or for more information about Capulet's operations.

With Respect,

Stephen Nutting
Owner / Manager
Dauphine Restaurant LLC (dba Capulet)
3014 Dauphine St

Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))

1. The name of this limited liability company is : 3014 Dauphine LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:
3500 Laurel Street, New Orleans, La 70115

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:

Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

4. The names and municipal addresses, not a post office box only, of the first managers, or the members:

The Laurel Group, LLC, 3500 Laurel St., New Orleans, La 70115
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

To be signed by each person who signed the articles of organization:

The Laurel Group LLC by Albert V. Walsh

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 limited liability company.

Registered agent(s) signature(s):

Albert V. Walsh

Sworn to and subscribed before me, the undersigned Notary Public, on this date: December 13, 2012

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

SS973 Rev. 09/11

JAMES A. MOUNGER (see instructions on back)
BAR # 9783 STATE ID # 24220

Tom Schedler Secretary of State	ARTICLES OF ORGANIZATION (R.S. 12:1301)	
	Domestic Limited Liability Company Enclose $75.00 filing fee Make remittance payable to Secretary of State *Do not send cash*	Return to: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704 Web Site: www.sos.la.gov

STATE OF Louisiana

PARISH/COUNTY OF Orleans

1. The name of this limited liability company is : 3014 Dauphine LLC

2. This company is formed for the purpose of: (check one)

(XX) Engaging in any lawful activity for which limited liability companies may be formed.

( ) _____
(use for limiting activity)

3. The duration of this limited liability company is : (may be perpetual) perpetual

4. Other provisions: _____

Signatures:

X _____
The Laurel Group LLC by Albert V. Walsh

_____

_____

On this 13 day of November, 2012, before me, personally appeared

The Laurel Group LLC, By Albert V. walsh, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

_____
Notary Signature

JAMES A. MOUNGER (See instructions on
BAR # 9789 STATE ID # 24220

SS365 Rev. 09/11

Tom Schedler
SECRETARY OF STATE

11/14/2012

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

JAMES A. MOUNGER
1539 JACKSON AVENUE
#600
NEW ORLEANS, LA 70130

DEAR SIR:

3014 DAUPHINE 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.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

HL

Louisiana Secretary of State

Receipt

For Control Set ID 10826476

	Control Set	Date	Status	Receive Method	Entered By		
	10826476	11/13/2012	Pending	MAIL	H L		
	Amount	**Date**	**Payment Type**	**Routing / Card No.**	**Account / Exp. Date**	**Check No.**	**Status**
	$80.00	11/14/2012	AMEX	...3001	12/15		AUTH
TOTAL	$80.00						

Cost	Date	Status	Charter #	Description / Requestor	Entity	Work Type
		Pending	40994186K	3014 DAUPHINE LLC	LIMITED LIABILITY COMPANY	Original Filing Documentation Original Filing Documentation. $75.00, Credit Card State Fee $5.00

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

a copy of the Articles of Organization and Initial Report of

3014 DAUPHINE LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 14, 2012,

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 14, 2012

Secretary of State

HL 40994186K

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10324669#N83

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation,** then follow the instructions displayed.
www.sos.louisiana.gov

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

November 14, 2012

The attached document of 3014 DAUPHINE LLC was received and filed on November 14, 2012.

HL 40994186K

Tom Schedler
Secretary of State

ARTICLES OF ORGANIZATION

(R.S. 12:1301)

Domestic Limited Liability Company
Enclose $75.00 filing fee
Make remittance payable to
Secretary of State
Do not send cash

Return to: Commercial Division
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704
Web Site: www.sos.la.gov

STATE OF Louisiana

PARISH/COUNTY OF Orleans

1. The name of this limited liability company is : 3014 Dauphine LLC

2. This company is formed for the purpose of: (check one)

(X) Engaging in any lawful activity for which limited liability companies may be formed.

( ) _____
(use for limiting activity)

3. The duration of this limited liability company is : (may be perpetual) perpetual

4. Other provisions: _____

Signatures:

The Laurel Group LLC By Albert V. Walsh

On this 13 day of November, 2012, before me, personally appeared The Laural Group LLC, By Albert V. walsh, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

JAMES A. MOUNGER
BAR # 9780 STATE ID # 24220

23303 Rev. 08/11

Tom Schedler
Secretary of State

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1306 (E))

1. The name of this limited liability company is: 3014 Dauphine LLC

2. The location and municipal address, not a post office box only, of this limited liability company's registered office:
3500 Laurel Street, New Orleans, La 70115

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:

Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

4. The names and municipal addresses, not a post office box only, of the first managers, or the members:
The Laurel Group, LLC, 3500 Laurel St., New Orleans, La 70115
Albert V. Walsh 3500 Laurel Street, New Orleans, La 70115

To be signed by each person who signed the articles of organization:

The Laurel Group LLC by Albert V. Walsh

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 limited liability company.

Registered agent(s) signature(s):

Albert V. Walsh

Sworn to and subscribed before me, the undersigned Notary Public, on this date: December 13 2017
NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Notary Signature

JAMES A. MOUNGER on back
BAR # 9783 , STATE ID # 24220

10

1412

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 059/25

IN SUPPORT

Name: STEPHEN NUTTING

Address: 3135 DAUPHINE ST.

◉ 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: _____

10

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 059/25

IN SUPPORT

Name: Rebecca Muller

Address: 801 Pontalba St.

○ I am the applicant for this docket

⊗ I'd like to cede my time to: Stephen Nutting

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: _____

MOTION

NO. M-25-603

CITY HALL: December 4, 2025

BY: COUNCILMEMBER KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **APPROVAL,** subject to one waiver and three provisos, related to **ZONING DOCKET 59/25**, initiated by **3014 DAUPHINE, LLC,** requesting consideration of a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, Square 170, Lot 27, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Royal Street, and Montegut Street (Municipal Addresses: 3010-3014 Dauphine Street), is hereby received and the request is **approved.**

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is directed to forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: September 7, 2023

CALENDAR NO. 34,385

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

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

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That sections 26-615, 26-616, 26-617, 26-618, 26-619, 26-620, 26-624, and 26-628 of the Code of the City of New Orleans are amended to read as follows:

"Chapter 26 – BUILDINGS, BUILDING REGULATIONS AND HOUSING STANDARDS.

* * *

ARTICLE XI. – STANDARDS FOR SHORT TERM RENTALS

DIVISION 1. - IN GENERAL

* * *

Sec. 26-615. - Short-term rental permits required.

(a) No dwelling unit in Orleans Parish may be used as a short-term rental unless:

(1) An owner of the dwelling unit possesses a valid and current short-term rental owner permit issued for the dwelling unit in accordance with Division 2 of this article, and all owners fully comply with all legal requirements and duties imposed herein; and

(2) An owner has designated an operator possessing a valid short-term rental operator permit, issued in accordance with Division 3 of this article, and such operator fully complies with all legal requirements and duties imposed herein.

(b) No platform may facilitate or conduct any booking transaction for a short-term rental in Orleans Parish without first obtaining and maintaining a short-term rental platform permit issued in accordance with Division 4 of this article.

(c) The permits required by this article are regulated privileges, not rights, and can be revoked or suspended by the city in accordance with the provisions provided herein.

(d) Any permit issued pursuant to this article is strictly personal and may not be transferred or assigned.

(e) In the event the holder of a short-term rental owner's permit ceases to own the property or fails to renew the permit timely, the permit shall be immediately void, and short-term rental use shall be prohibited on the property.

(f) If any required contact information changes for any permit, the person possessing the permit shall immediately notify the department in writing, and the department shall issue a revised permit to reflect the updated contact information.

Sec. 26-616. - Short-term rental permit fees.

(a) The only short-term rental owner permit classification is a Short-term rental, commercial.

(b) A non-refundable application fee of $50.00 shall be due upon submission of any new or renewal short-term rental application.

(c) The following annual permit fees, which shall be refunded in the event an application is denied, shall be due upon submission of any new or renewal short-term rental application:

(1) Short-term rental, commercial owner permit: $1,000.00.

(2) Operator card replacement fee: $25.00.

(3) Short-term rental operator permit: $1,000.00.

(4) Short-term rental platform permit: $10,000.00.

(d) The owner shall remit to the city a $12.00 fee for each night of occupancy of a dwelling unit used as a short-term rental to offset the costs of enforcement and other costs borne by the city. Fees shall be due and remitted along with tax submissions.

DIVISION 2. - SHORT-TERM RENTAL OWNER PERMIT

Sec. 26-617. - Permit and application—Eligibility.

(a) No dwelling unit may be used as a short-term rental unit unless an owner possesses a short-term rental owner permit issued in accordance with this article. Issuance of a short-term rental owner permit shall be subject to the following rules and criteria:

(1) A short-term rental owner permit shall be valid for one year from the date of issuance and shall be reapplied for annually.

(2) A separate short-term rental owner permit shall be required for each dwelling unit used as a short-term rental.

(3) A short-term rental owner permit shall be consistent with the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and any other applicable density limitations set forth in the Comprehensive Zoning Ordinance.

(4) Any dwelling unit permitted for short-term rental use must meet all applicable building, zoning, and addressing regulations, as determined by the department.

(5) An owner of a property with outstanding taxes, fines, fees or penalties levied by the city, or that has been found to be liable of an unabated violation of the City Code by an administrative hearing officer or court shall not be eligible for a short-term rental owner permit with respect to said property.

(6) All juridical owners must be in good standing with the State of Louisiana to be eligible for a commercial short-term rental owner permit.

(7) An owner of a property with open permits for new construction, structural or non-structural renovation, or electrical or mechanical work, or open violation cases for electrical or mechanical code violations or work without permits, shall not be eligible for a short-term rental owner permit with respect to said property without the written approval of the Chief Building Official of the City of New Orleans or a designee.

(8) The owner or resident of a dwelling unit required to be affordable by the Mandatory Inclusionary Zoning, Voluntary Inclusionary Zoning, Affordable Housing Planned Development, or Small Multifamily Affordable Housing provisions of the Comprehensive Zoning Ordinance shall not be eligible for a short-term rental permit for that dwelling unit.

(b) The application for a short-term rental owner permit shall be on forms created by the department, which shall, at a minimum, require the following information from applicants:

(1) The name, age, address, phone number, and email contact information of all owners;

(2) The municipal address of the dwelling unit associated with the short-term rental owner permit;

(3) The total number of dwelling units located on the lot-of-record containing the dwelling unit associated with the short-term rental owner permit application; and

(4) The name, address, phone number, email contact information, and permit number of the operator designated by the owner to satisfy the requirements of this article with respect to the dwelling unit associated with the short-term rental owner permit.

If the designated operator has not yet received a permit number, the applicant shall provide evidence of a contemporaneous application for a short-term rental operator's permit by the designated operator.

(c) The following additional documentation shall be submitted to the department, along with the application, prior to processing:

(1) A list of platforms that will be used to solicit booking transactions for the dwelling unit associated with the short-term rental owner permit, and correlating print-outs or Universal Resource Locator (URL) links soliciting the short-term rental, if any.

(2) A floor plan depicting all:

i. Entrance and exit doors;

ii. Windows;

iii. Bedrooms, including an indication of which are used for guests;

iv. Bathrooms;

v. Kitchens; and

vi. Interior doors.

(3) An evacuation plan indicating:

i. The fire exits and escape routes;

ii. The location of smoke detectors;

iii. The location of fire extinguishers; and

iv. The location of carbon monoxide detectors.

(4) A site plan indicating the location of any required parking.

(5) A noise abatement plan that provides, at a minimum, a noise monitoring device.

(6) A sanitation plan that provides, at a minimum, for daily visual inspections on the property, as well as regular litter and trash collection and procurement of an adequate number of trash bins to securely hold all trash generated by the property in a lidded container.

(7) A security and operation plan.

(8) An attestation signed by the owner providing that:

i. The dwelling unit has no outstanding property taxes or city liens associated with the lot-of-record, nor do any of its owners owe any other outstanding taxes to the city, including taxes and fees owed in connection with short-term rentals;

ii. The dwelling unit complies, and will comply during any short-term rental of the dwelling unit, with all standards contained in the city's Minimum Property Maintenance Code and all health safety requirements contained in the Building Code;

iii. The dwelling unit has working smoke detectors inside and outside every bedroom, carbon monoxide alarms outside every bedroom, and a properly maintained and charged fire extinguisher on all habitable floors;

iv. The dwelling unit is not subject to any contractual restrictions precluding the dwelling unit from being used for short-term rentals, including, but not limited to, homeowner association agreements, condominium bylaws, restrictive covenants, or building restrictions;

v. The owner read, understands, and agrees to comply with all legal duties imposed by this article and the Comprehensive Zoning Ordinance;

vi. The owner possesses insurance that meets the requirements of section 26-618(a)(1); and

vii. The owner will not discriminate in guest use or rental of a short-term rental, and will comply with all applicable anti-discrimination laws, including, but not limited to, Title VII of the Civil Rights Act of 1968, the Fair Housing Act (FHA), and the Americans with Disabilities Act (ADA).

(9) Proof of completion of a short-term rental course, to be provided by the department and made available virtually.

(d) The department shall deny any short-term rental application that does not contain all of the information listed in section 26-617(b) and (c).

(e) Every short-term rental owner permit issued by the department shall contain the following information:

(1) Short-term rental owner permit number;

(2) Municipal address of the dwelling unit associated with the permit;

(3) Owner's name and contact information;

(4) Operator's name and contact information;

(5) The permit's effective and expiration dates;

(6) The guest bedroom and occupancy limit of the dwelling unit associated with the permit; and

(7) Contact information for the city's short term rental administration to facilitate reporting complaints.

(f) Renewals shall be obtained in the same or substantially similar form and manner as the initial permit, and shall also require:

(1) Completion and submission of a form created by the department of finance providing the associated short-term rental taxes and fees paid to the city for the previous permit year. The form, which shall be deemed confidential tax records for purposes of La. R.S. 47:1508, shall include at a minimum:

a. A statement indicating if the required taxes and fees were paid by the owner, a platform, or both, for the preceding tax year and in what total amounts;

b. The total number of nights the dwelling unit used as a short-term rental was rented in the previous calendar year;

c. The rates charged for each nightly rental; and

d. Any IRS Forms 1099 or other financial reports or documents provided to owners or operators by any platform related to rental activity on each platform used.

(2) Updated owner and operator contact information, if applicable;

(3) An attestation signed by the owner providing, in addition to the continued compliance with the items specified in subsection (c), above, that the short-term rental owner permit has not been revoked in the previous year;

(4) An updated list of platforms that are used to solicit books transactions for the dwelling unit associated with the short-term rental owner permit, and correlating

print-outs of the Universal Resource Locator (URL) soliciting the short-term rental (for example: http://www.vrbo.com/XXXXX or https://www.airbnb.com/rooms/XXXXX);

(5) Proof of a favorable, annual city fire inspection; and

(6) Proof of completion of a short-term rental course, to be provided by the department and made available virtually, within the previous permit year.

(g) For co-owned property, only one owner's permit shall be required, provided that the applicant certifies to the department that all owners independently meet the requirements for an owner's permit and that the applicant has secured all necessary approvals from the other owners to obtain a short-term rental permit.

Sec. 26-618. - Legal duties of a short-term rental owner permit holders.

(a) *Legal duties*. An owner possessing a short-term rental owner permit shall comply at all times with the following requirements:

(1) Insurance. The owner shall maintain in full force and effect at all times, a minimum of $1,000,000.00 in "commercial general liability" insurance per occurrence, combined single limit, for bodily injury, personal injury, and property damage arising in any way from the issuance of the permit or activities conducted pursuant to the permit, for each dwelling unit used as a short-term rental.

(2) Guest records. The owner shall maintain guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged. Such records shall be maintained for three years and shall be provided to the city upon request, in accordance with applicable law. Personally identifiable guest information may be redacted.

(3) Short-term rental advertisements. The owner shall ensure that the following information be provided in connection with any short-term rental advertisement and shall ensure, in any event, that each short-term rental listing advertises only one dwelling unit permitted as a short-term rental:

a. The short-term rental owner permit number;

b. The short-term rental operator permit number of the designated operator;

c. Whether the dwelling unit is wheelchair accessible or otherwise compliant with the Americans with Disabilities Act;

d. The number of available guest bedrooms as indicated on the owner permit; and

e. The maximum available occupancy of the dwelling unit as indicated on the owner permit.

(4) Adherence to dwelling and occupancy limits. Short-term rentals shall be subject to, and may not exceed, the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and density limitations set forth in the Comprehensive Zoning Ordinance.

(5) Required postings at the short-term rental.

a. The owner shall ensure that a copy of the owner permit is displayed in a location clearly visible from the street and legible to both guests and neighbors.

b. The owner shall ensure that the following are displayed in a location clearly visible and legible to guests:

i. An evacuation diagram identifying fire escapes and all means of egress from the dwelling unit and the building in which the dwelling unit is located;

ii. Trash disposal and recycling collection days; and

iii. Contact information for the city's short-term rental administration to facilitate reporting complaints.

(6) Health and safety. The owner shall ensure that each dwelling unit governed by this article complies with the following standards:

a. Walls, ceilings, floors, windows, fixtures and furnishings throughout the dwelling unit shall be maintained in a clean condition at all times and shall be in good repair.

b. All rooms shall be adequately lighted and properly ventilated by natural or artificial means or both, and shall be provided with adequate heating and air-conditioning facilities. All natural gas fired heaters shall be vented to the outside atmosphere.

c. Each guest shall be furnished with clean towels, washcloths, and bed linens. Sheets must be of sufficient width and length to completely cover the mattress and be turned under the mattress so as to properly secure the sheet. All towels, washcloths and bed linens shall be kept in good repair and changed between rentals.

d. All dishes, utensils, pots, pans and other cooking utensils shall be provided to guests in a safe and sanitary condition. The permittee shall ensure that all

perishables left by the guests are disposed of at the conclusion of a short-term rental.

e. Each dwelling unit shall have a working fire extinguisher, smoke alarms, and carbon monoxide detectors and shall comply with all applicable fire codes;

f. The dwelling unit shall have working locks, operable by guests, at all points of ingress and egress.

g. Every dwelling unit shall comply with applicable provisions of the Comprehensive Zoning Ordinance, the Minimum Property Maintenance Code as provided in Chapter 26, Article IV, and the New Orleans Building Code, as provided in section 26-14, et seq.

(7) Short-term rental guest use limitations. The owner shall ensure that no dwelling unit used as a short-term rental is used as a reception facility, or any other commercial use defined by the Comprehensive Zoning Ordinance, during guest use of the short-term rental.

(8) Criminal activity. The owner shall timely report any known or suspected criminal activity by a guest to the New Orleans Police Department.

(9) Reasonable inspections. The owner shall submit to inspections authorized by section 26-624(c).

(10) Owner/operator availability. The owner shall:

a. Ensure the permitted operator is available during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article. Availability requires, at a minimum, that the operator be:

i. Accessible by telephone.

ii. Able to resolve complaints within one hour of being contacted by neighbors regarding disruptive short-term rentals.

iii. Able to resolve complaints within one hour of being contacted by guests.

iv. Able to resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

b. Serve as the point of contact for guests, in addition to the operator, and be able to resolve complaints within one hour of being contacted by guests.

c. Receive and resolve complaints from neighbors regarding disruptive short-term rentals within one hour.

d. Receive and resolve complaints from the City of New Orleans and any of its departments regarding disruptive short-term rentals within one hour.

(11) Taxes and fees. Except for those instances in which a platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, as provided in section 26-622.1, the owner shall timely remit all applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a platform to collect and remit taxes and fees pursuant to

section 26-622.1 shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this article.

(12) Compliance with other laws. The owner shall ensure that any short-term rental fully complies with this article, the Comprehensive Zoning Ordinance, and all other applicable laws.

(b) *Prohibited acts*. The following acts shall be prohibited and may be grounds for suspension or revocation of a short-term rental owner permit, or any other remedy authorized by the article. Each instance of a prohibited act may be cited separately in any enforcement action.

(1) Advertising an illegal short-term rental.

(2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(3) Exceeding in any advertisement, the legally available guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(4) Exceeding in any advertisement, the legally available guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(5) Exceeding the dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(6) Exceeding the guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(7) Exceeding the guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(8) Using a dwelling unit as a reception facility, or for any other commercial use defined by the Comprehensive Zoning Ordinance, during a short-term rental. No special event permit shall be obtained for an event occurring at a dwelling unit during any period of guest occupancy.

(9) Rental of the dwelling unit by the hour or for any period less than one night.

(10) Rental of a single dwelling unit to more than one party of guests at one time.

(11) Short-term rental use that generates (i) excessive loud sound, (ii) offensive odors, (iii) public drunkenness, (iv) unlawful loitering, (v) litter, (vi) lewd conduct by guests or (vii) any effect that otherwise unreasonably interferes with neighbors' quiet enjoyment of their properties. For purposes of this paragraph, excessive loud sound means any noise generated from within the dwelling unit or having a nexus to the dwelling unit that is louder than a conversational level, or any music that is plainly audible from the property line of the lot containing the dwelling unit, between the hours of 10:00 p.m. and 8:00 a.m. Each instance and type of unreasonable interference defined in this paragraph shall constitute a separate violation of this section and may be cited separately in any enforcement action.

(12) Short-term rental use that places loads on structural elements or components of buildings, including, but not limited to, porches, balconies, and roof decks, in excess of the minimum design loads required by the Building Code.

(13) Violations of the submitted noise abatement plan, security and operation plan, or sanitation plan.

(14) Discriminating against any guest, or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status or source of income.

(15) Failure to comply with any other legal duty imposed by this article or correlating provisions in the Comprehensive Zoning Ordinance, and all other applicable laws.

(16) Failure to ensure that the licensed operator is available as required by section 26-618(a)(10).

(17) Advertising more than one dwelling unit for short-term rental in a single advertisement or listing.

(c) *Ongoing duty.* An owner possessing a short-term rental owner permit may delegate the performance of any duties set forth in this section to the permitted short-term rental operator identified in the owner's application to the department. Notwithstanding that delegation, the owner remains principally responsible for the performance of all duties created hereunder and may not assert the non-performance of a short-term rental operator as a defense to any action arising from a breach of the owner's duties under this article.

DIVISION 3. - SHORT-TERM RENTAL OPERATOR PERMIT

Sec. 26-619. - Short-term rental operator permit and application—Eligibility.

(a) Every dwelling unit used as a short-term rental in Orleans Parish shall be operated by a natural person age 18 or over holding a short-term rental operator permit.

(1) A natural person who holds a short-term rental owner permit may act as the operator, but must separately apply for and obtain a short-term rental operator permit.

(2) The short-term rental operator permit is valid for one year from the date of issuance, and shall be reapplied for annually.

(3) A separate short-term rental operator permit shall be required for each dwelling unit used as a short-term rental.

(b) The application for a short-term rental operator permit shall be on forms created by the department, which shall require, at a minimum, the following information:

(1) The name, address, phone number and email contact information of the operator.

(2) An attestation that the operator has read, understands, and agrees to comply with all legal duties imposed by this article, and in the Comprehensive Zoning Ordinance.

(3) Proof that the operator is at least 18 years of age.

(4) A nuisance prevention and neighborhood complaint response plan for each dwelling unit used as a short-term rental.

(5) Proof of completion of a short-term rental course, to be provided by the department and made available virtually.

(c) The department shall deny any short-term rental operator application that does not contain all of the information listed in section 26-619(a) and (b).

(d) Renewals shall be obtained in the same or substantially similar form and manner as the initial permit, and shall require:

(1) An attestation signed by the operator providing that, in addition to the items specified in subsection (b), above, that a short-term rental operator permit has not been revoked in the previous year;

(2) Updated contact information, if applicable; and

(3) Proof of completion of a short-term rental course, to be provided by the department and made available virtually, within the previous permit year.

(e) The operator permit shall be issued in two forms:

(1) A PDF or other document that lists the operator's contact information, as well as any other information deemed pertinent by the department; and

(2) A card bearing the photograph of the licensed operator and listing the address of the property being used as a short-term rental, owner license number, and operator license number.

Sec. 26-620. - Legal duties to short-term rental operator permit holders.

(a) *Legal duties*. Any person possessing a short-term rental operator permit shall comply at all times with the following requirements:

(1) Operator availability. The operator shall:

a. Be available during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article. Availability requires, at a minimum, that the operator:

i. Be accessible by telephone;

ii. Serve as the point of contact for neighbors, including receiving and resolving complaints within one hour of being contacted by neighbors regarding disruptive short-term rentals.

iii. Be able to resolve complaints within one hour of being contacted by guests.

iv. Be able to resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

b. Serve as the point of contact for guests, including receiving and resolving inquiries and complaints within one hour of being contacted.

c. Receive and resolve complaints from neighbors regarding disruptive short-term rentals within one hour.

d. Receive and resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

(2) Guest records. The operator shall be solidarily responsible with the owner for ensuring full compliance with the guest record-keeping requirements set forth in section 26-618(a)(2).

(3) Short-term rental advertisements. The operator shall be solidarily responsible with the owner for ensuring full compliance with the advertising requirements set forth in section 26-618(a)(3).

(4) Adherence to dwelling and occupancy limits. The operator shall be solidarily responsible with the owner for ensuring full compliance with the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and density limitations set forth in section 26-618(a)(4).

(5) Required postings at the short-term rental. The operator shall be solidarily responsible with the owner for ensuring full compliance with the posting requirements set forth in section 26-618(a)(5).

(6) Health and safety. The operator shall be solidarily responsible with the owner for ensuring full compliance with each of the health and safety requirements set forth in section 26-618(a)(6).

(7) Short-term rental guest use limitations. The operator shall be solidarily responsible with the owner for ensuring that no dwelling unit associated with a short-term rental owner permit be used as a reception facility, or any other commercial use as set forth in section 26-618(a)(7).

(8) Criminal activity. The operator shall be solidarily responsible with the owner for reporting any known or suspected criminal activity by a short-term rental guest to the New Orleans Police Department as set forth in section 26-618(a)(8).

(9) Reasonable inspections. The operator shall be solidarily responsible with the owner for facilitating inspections required by section 26-618(a)(9).

(10) Compliance with other laws. The operator shall ensure that any short-term rental fully complies with this article, the Comprehensive Zoning Ordinance, and all other applicable laws.

(b) *Prohibited acts*. The following acts shall be prohibited and may be grounds for suspension or revocation of a short-term rental operator permit, or any other remedy authorized by the article. Each instance of a prohibited act may be cited separately in any enforcement action.

(1) Advertising an illegal short-term rental.

(2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(3) Exceeding in any advertisement, the legally available guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(4) Exceeding in any advertisement, the legally available guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(5) Exceeding the dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(6) Exceeding the guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(7) Exceeding the guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(8) No dwelling unit associated with a short-term rental owner permit may be used as a reception facility, or any other commercial use defined by the Comprehensive Zoning Ordinance. No special event permit shall be obtained for an event occurring at a dwelling unit during any period of guest occupancy.

(9) Rental of the dwelling unit by the hour or for a period less than one night.

(10) Rental of a single dwelling unit to more than one party of guests at one time.

(11) Short-term rental use that generates (i) excessive loud noise, (ii) offensive odors, (iii) public drunkenness, (iv), unlawful loitering, (v) litter, (vi) lewd conduct by guests or (vii) any effect that otherwise unreasonably interferes with neighbors' quiet enjoyment of their properties. For purposes of this paragraph, excessive loud noise means any noise, generated from within the dwelling unit or having a nexus to the dwelling unit that is louder than a conversational level, or any music that is plainly audible from the property line of the lot containing the dwelling unit, between the hours of 10:00 p.m. and 8:00 a.m. Each instance and type of unreasonable interference shall constitute a separate violation of this section and may be cited separately in any enforcement action.

(12) Short-term rental use that places loads on structural elements or components of buildings, including, but not limited to, porches, balconies, and roof decks, in excess of the minimum design loads required by the Building Code.

(13) Violations of the submitted noise abatement plan, security and operation plan, or the sanitation plan.

(14) Discriminating against any guest, or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status or source of income.

(15) Failure of the operator to be available as required by law.

(16) Failure to show the operator's license card on request.

(17) Advertising more than one dwelling unit for short-term rental in a single advertisement or listing.

(18) Failure to comply with any other legal duty imposed by this article, correlating provisions in the Comprehensive Zoning Ordinance, or any other applicable law.

(c) The licensed operator is personally responsible for fulfilling these duties and may not delegate them to any other person or entity.

* * *

DIVISION 5. - DEPARTMENT OF SAFETY AND PERMIT'S SHORT-TERM RENTAL RESPONSIBILITIES AND POWERS

Sec. 26-624. - Departmental authority.

(a) *Receive short-term rental applications.* The department shall receive and process all short-term rental permit applications and determine applicant eligibility.

(b) *Issue eligible short-term rental permits.* The department shall issue permits only to eligible applicants, as determined by the department.

(c) *Inspections.*

(1) The director of the department or a duly authorized representative shall have the power to inspect any short-term rental to determine compliance with this article.

(2) Inspection may occur at any reasonable time, upon the production of proper identification by a representative of the department, whenever the director of the department has a reasonable belief that a dwelling unit or a short-term rental is in violation of any of the provisions of this article, the Comprehensive Zoning Ordinance, or the Building Code as provided in City Code section 26-14 et seq.

(3) Prior to any inspection of an occupied dwelling unit, the department shall present credentials to the owner, operator, or guest and request entry. If the short-term rental is unoccupied, the department shall attempt to locate the owner or operator and request entry. If the department does not obtain timely consent to enter a dwelling unit, it may attempt to secure entry as provided in subsection (4), below.

(4) Warrant for inspection. If the owner or operator of the short-term rental refuses within 72 hours of department's request, admittance to the director of the department or his/her duly authorized representative for the purpose of making an inspection or examination of the premises, the director or his representative may present an affidavit to any judge of the municipal court stating that he has cause to believe that an inspection of the designated premises will reveal designated violations of this article.

a. The affidavit alleging probable cause shall identify the factual basis for the belief that the short-term rental is not in compliance with this article, or correlating provisions in the Comprehensive Zoning Ordinance.

b. Upon receiving the affidavit, the judge may issue a warrant authorizing the director or his representative to search the premises. The scope of the search authorized by the warrant shall be limited to a search for those designated, alleged violations.

(5) An owner may avoid an inspection authorized by this section by voluntarily forfeiting his or her short-term rental owner's permit, in which case the permit shall be deemed revoked. Nothing herein shall limit the authority of a law enforcement body to secure a search warrant in connection with criminal activity at a dwelling unit unrelated to compliance with this article or the authority of the department to conduct lawful inspections of a dwelling unit unrelated to compliance with this article.

(d) *Rescission of permits*. The department is authorized to cancel and rescind a permit issued under this article whenever a permit so issued is in error, was issued on the basis of inaccurate or misleading information, or contravenes this article or the Comprehensive Zoning Ordinance.

(e) *Suspension of permits where life safety issues are present.* The department may suspend a short-term rental owner permit issued under this article whenever the property it corresponds to is the subject of a violation of building code that may endanger the life or safety of persons on the property. This suspension shall end automatically when the Director or their designee determines that the violation has been abated.

(f) *Identification of non-short-term rental transient lodging offered on Platforms.* The department shall issue, at no charge to businesses, an identification number to any transient lodging business in good standing that uses a platform to facilitate booking transactions. To obtain this identification number, the transient lodging business must provide the department with the following information:

(1) The name of the business;

(2) The business address; and

(3) The business's occupational license.

(g) *Enforcement.*

(1) The department shall prioritize the enforcement and adjudication of violations of section 26-618(b)(1) through (b)(7) and section 26-620(b)(1) through (b)(7) and section 26-618(b)(16) and take all available steps to adjudicate said violations immediately upon receiving evidence of the violation from a platform or otherwise.

(2) The department shall not be responsible for the enforcement of correlating taxation provisions dictated by Chapter 150 of the Code of the City of New Orleans.

(h) *Records.* The department shall maintain a registry of all permit types and correlating permit numbers issued to owners, operators, and platforms pursuant to this article.

(i) *Rules and regulations.* The department may issue rules and regulations related to the issuance of short-term rental licenses and enforcement of short-term rental laws.

(j) *Dashboard.* The department shall establish a public facing dashboard listing all short-term rental applications; owner and operator permits with photo ID cards; the addresses of properties the department has delisted from any platform, if available; and all addresses

with open, pending, and adjudicated violations. The dashboard shall further indicate the number of adjudications per week and the dispensation of any adjudicated violation. In addition, the dashboard shall list all lots subject to the five-year permit revocation contained in section 26-628(f). The public facing dashboard shall be updated on weekly basis.

* * *

DIVISION 6. – ENFORCEMENT

* * *

Sec. 26-628. - General suspension and revocation procedures.

(a) A permit issued pursuant to this article may be suspended for a term or revoked in its entirety for violations of this article or any other law incorporated herein.

(b) If a permit is revoked, the permittee may not reapply for a permit for a period of five years from the date of revocation.

(c) The decision to suspend or revoke a permit shall be at the discretion of the hearing officer based on the severity of the violation and any other mitigating or aggravating circumstances surrounding the violation.

(d) Without limiting the situations in which the hearing officer might deem revocation appropriate, revocation shall be mandatory in the following circumstances:

(1) A short-term rental owner permit shall be revoked if the hearing officer determines by a preponderance of the evidence that:

i. The owner violated section 26-618(a)(3).

ii. The owner violated section 26-618(a)(4).

iii. The owner violated section 26-618(a)(7).

iv. The owner violated section 26-618(a)(8).

v. The owner violated section 26-618(b)(1).

vi. The owner violated section 26-618(b)(2).

vii. The owner violated section 26-618(b)(3).

viii. The owner violated section 26-618(b)(4).

ix. The owner violated section 26-618(b)(5)

x. The owner violated section 26-618(b)(6)

xi. The owner violated section 26-618(b)(7)

xii. The owner violated section 26-618(b)(8)

xiii The owner violated section 26-618(b)(14)

xiv. The owner made false, misleading or fraudulent statement(s) in the permit application, subterfuge for the purpose of evading any requirement of this article.

xv. Any three separate violations of any of the following sections have occurred during a 12-month period:

a. Section 26-618(a)(1)

b. Section 26-618(a)(2)

c. Section 26-618(a)(5)

d. Section 26-618(a)(6)

e. Section 26-618(a)(9)

f. Section 26-618(a)(10)

g. Section 26-618(a)(11)

h. Section 26-618(a)(12)

i. Section 26-618(b)(9)

j. Section 26-618(b)(10)

k. Section 26-618(b)(11)

l. Section 26-618(b)(12)

m. Section 26-618(b)(13)

n. Section 26-618(b)(15)

o. Section 26-618(b)(16)

(2) A short-term rental operator permit shall be revoked if the hearing officer determines by a preponderance of the evidence that:

i. The operator violated section 26-620(a)(3).

ii. The operator violated section 26-620(a)(4).

iii. The operator violated section 26-620(a)(7).

iv. The operator violated section 26-620(a)(8).

v. The operator violated section 26-618(b)(1).

vi. The operator violated section 26-618(b)(2).

vii. The operator violated section 26-618(b)(3).

viii. The operator violated section 26-618(b)(4).

ix. The operator violated section 26-618(b)(5).

x. The operator violated section 26-618(b)(6).

xi. The operator violated section 26-618(b)(7).

xii. The operator violated section 26-620(b)(8).

xiii. The operator violated section 26-620(b)(14).

xiv. The operator violated section 26-620(b)(17).

xv. The operator made false, misleading or fraudulent statement(s) in the permit application, or misrepresented material facts in the permit application, or used any scheme or subterfuge for the purpose of evading any requirement of this article

xvi. Any three separate violations of any of the following sections have occurred during a 12-month period:

a. Section 26-620(a)(1)

b. Section 26-620(a)(2)

c. Section 26-620(a)(5)

d. Section 26-620(a)(6)

e. Section 26-620(a)(9)

f. Section 26-620(a)(10)

g. Section 26-620(b)(9)

h. Section 26-620(b)(10)

i. Section 26-620(b)(11)

j. Section 26-620(b)(12)

k. Section 26-620(b)(13)

l. Section 26-620(b)(15)

m. Section 26-620(b)(16)

n. Section 26-620(b)(18)

(e) An appeal with respect to the revocation of any short-term rental permit must be executed within 30 days of the issuance of the order of revocation.

(f) When an owner or operator permit is revoked under section 26-628(d)(1) or section 26-628(d)(2), a hearing officer shall order that a property be prohibited from operating as a short-term rental for a period of five years. This order, once recorded, shall constitute a charge on the immovable property that shall be effective against third parties and shall prohibit all current and future owners from obtaining a short-term rental owner's permit on the property for the period of five years from the date of the order."

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
CLERK OF COUNCIL

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

MOTION

(LYING OVER)

NO. M-23-426

CITY HALL: September 21, 2023

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct a public hearing to consider amendments to Ordinance No. 4,264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to eliminate Non-Commercial Short-Term Rentals as a defined land use and update any and all relevant provisions governing the zoning and use standards for short-term rentals, including the removal of all references to Non-Commercial Short-Term Rental.

BE IT FURTHER MOVED, That any fees required to effectuate this request and the Project Neighborhood Participation Program requirement are both waived.

BE IT FURTHER MOVED, That in the process of studying and reviewing the proposed amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed, and/or appropriate, to make appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-23-427

CITY HALL: September 21, 2023

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

WHEREAS, The Council of the City of New Orleans adopted ordinances to define, categorize, and regulate short-term rentals; and

WHEREAS, Those ordinances were adopted pursuant to the City's police power to preserve the City's permanent housing stock, balance the economic opportunity created by short-term rentals with the need to maintain a supply of long-term rental housing stock available at a range of prices, reduce any indirect negative effects on the availability of affordable housing that results from the dedication of long-term housing stock to short-term rental use, create a level playing field for all parties engaged in the business of providing lodging, ensure the sufficient collection of tax revenue, mitigate the disruptive effects that unmonitored short-term rentals can have on neighborhoods, and protect the livability and quality of life of the City's residential neighborhoods; and

WHEREAS, The Council passed new legislation to reevaluate and redefine residential short-term rentals regulations on March 23, 2023 through Ordinance No. 29,382 M.C.S.; and

WHEREAS, The new regulations sought to mitigate the negative consequences of short-term rental use in residential neighborhoods; and

WHEREAS, The Council's regulatory efforts have been upended by litigation, leaving the Council with no remaining option other than a whole scale prohibition on all non-commercial short-term rental use; **NOW, THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to amend and reordain Ordinance No. 4264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to amend Article 19 to establish a new Interim Zoning District to be named the *Non-Commercial Short-Term Rental Interim Zoning District* (IZD), the intent of which is to prohibit the Short-Term Rental, Non-Commercial use within all areas of the City of New Orleans. These prohibitions shall apply citywide.

Aside from the use prohibited herein, all other permitted and conditional uses shall be as provided in the Comprehensive Zoning Ordinance.

BE IT FURTHER MOVED, That the Council hereby waives the Project Neighborhood Participation Program requirement of Article 4 of the Comprehensive Zoning Ordinance for purposes of this IZD.

BE IT FURTHER MOVED, That in accordance with Article 19, Section 19.3.C.4 of the Comprehensive Zoning Ordinance, all appropriate agencies of the City shall not accept any new applications for permits or licenses or issue any permits or licenses that are in conflict with the intent and provisions of the proposed IZD for any property during consideration of this matter; the IZD is to be in effect for a period of one year and is subject to extension as provided by Section 3-126 of the City Charter; and applications to appeal this IZD shall be submitted to the City Council which shall have 60 days from receipt to approve or deny the appeal by Council motion.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

Calendar No. 35,093 (Rev) (Exp)

21 DEC '24 PM04:15 RECEIVED CAO

Name Daisy Ellis Ext. 8-2508
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: The proposed ordinance restricts the sale of flavored alternative nicotine products, including pouches and vapes, to tobacco-specific businesses. The ordinance will reduce the accessibility of flavored nicotine products to youth in New Orleans.

1. _____
Department Head
2. _____ 12/11/24
Department of Law
3. _____ 12/12/2024
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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Health

Name of Contact Person: Dr. Jennifer Avegno

Telephone Number: 504-658-2518

Email Address: Jennifer.avegno@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

The proposed ordinance would restrict the sale of all flavored alternative nicotine products, including pouches and e-cigarettes, to tobacco-specific retailers (smoke shops). This would remove flavored alternative nicotine products from hundreds of retail locations and reduce youth access to these harmful and addictive items.

LEGISLATIVE SUMMARY

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

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

The parties involved:

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

Any fiscal implications for the City with the contract:

The public purpose and need for the contract:

The duration of the contract:

LEGISLATIVE SUMMARY

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

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

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

The proposed ordinance would add Chapter 82, Article XV. – 'Sale of Flavored Alternative Nicotine Products Limited to Tobacco-Specific Businesses' to the municipal code.

The general content/requirements of the existing Code provision:

Chapter 82 is concerned with health and sanitation in the City of New Orleans. This would be an additional, new article concerned with the sale of flavored alternative nicotine products.

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

The proposed ordinance will add an additional restriction to existing code that will remove flavored products from tobacco retailers like gas stations, convenience stores, and bodegas and their sale to tobacco-specific businesses.

Why these changes are needed:

In recent years, the use of flavored alternative nicotine products has exploded among young people. 30% of Louisiana students regularly use these products, and 90% of those youth use a flavored item. Flavored alternative nicotine products are addictive, damaging to the physical and mental health of these young people, and easily accessible at common locations like gas stations and corner stores.

REQUESTED ADOPTION DATE: _____

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: April 10, 2025

CALENDAR NO. 35,093

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS THOMAS, GIARRUSSO, GREEN, KING AND HARRIS (BY REQUEST)

AN ORDINANCE to ordain Chapter 82, Article XV, Sections 82-718 – 82-723 of the Code of the City of New Orleans to restrict the sale of flavored alternative nicotine products, specifically vapes and pouches, to tobacco-specific businesses; and otherwise to provide with respect thereto.

WHEREAS, the sale and distribution of tobacco products to individuals under the age of 21 is prohibited by Louisiana law (La. R.S. 14:91.8), with the intent to prevent youth access to harmful tobacco products; and

WHEREAS, flavored tobacco products, including alternative nicotine products like vapes and pouches, have been shown to appeal particularly to youth and young adults, with 90% of middle and high school tobacco users reporting use of a flavored product; and

WHEREAS, a study in San Francisco found that after implementing a flavor restriction, the prevalence of flavored tobacco use decreased significantly among young adults, with 20% of participants quitting tobacco use altogether and an additional 14% reducing their tobacco use; and

WHEREAS, flavored nicotine products have been made readily available to young people across New Orleans in corner stores and gas stations within close walking distance of every high school; and

WHEREAS, research has found that increased baseline exposure to e-cigarette advertising, including point-of-sale advertising in stores, is linked to a higher chance of subsequently reporting nicotine use within the last 30 days among youth aged 13-20; **NOW THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Chapter 82, Article XV of the Code of the City of New Orleans is hereby ordained to read as follows:

"Chapter 82 – HEALTH AND SANITATION

ARTICLE XV. – SALE OF FLAVORED ALTERNATIVE NICOTINE PRODUCTS LIMITED TO TOBACCO-NICOTINE SPECIFIC BUSINESSES

Sec. 82-718. – Definitions

For the purposes of this article, the following terms shall have the following meanings:

Tobacco-Nicotine Specific Business shall mean a retailer with a unique municipal address whose primary activity is the sale, manufacture, or promotion of tobacco, tobacco products, tobacco accessories, nicotine, nicotine products or nicotine product accessories, such that the sale of other products is merely incidental.

Tobacco-Nicotine Retail Location shall mean any retail store with a tobacco permit that sells gasoline, grocery or household items, any hot food items, alcohol, technology such as cell phones and chargers, wire transfer services, lottery, or other such products such that customers reasonably enter the store with the intent to purchase items that do not contain nicotine.

Alternative Nicotine Product shall mean any product or device not FDA approved for nicotine replacement therapy and not consisting of or containing tobacco, which provides for

nicotine to be ingested in the body, including but not limited to all types of vapes, e-cigarettes, and pouches.

Traditional Tobacco Product means any product intended for nicotine to be ingested into the body that contains tobacco, such as a cigar, cigarette, smokeless tobacco, dip, or smoking tobacco.

Flavored when qualifying alternative nicotine or traditional tobacco product shall mean that the product contains a constituent which imparts a flavor, including menthol.

Sec. 82-719. – Limitation of Sale of Flavored Alternative Nicotine Products

Notwithstanding anything else contained in the City Code, the sale of flavored alternative nicotine products shall be limited to tobacco-nicotine specific businesses.

Sec. 82-720. – Regulations

Pursuant to Section 2-1000 of the City Code, the New Orleans Health Department may promulgate rules and regulations in accordance with the provisions contained in this article and such other rules and regulations as may be necessary for the purpose of implementing and carrying out the provisions of this article.

Sec. 82-721. – Enforcement

1. The New Orleans Health Department, the New Orleans Department of Safety and Permits, and the New Orleans Police Department shall have the power to enforce the provisions of this article.
2. The New Orleans Health Department shall perform a compliance check after receiving a complaint to determine if a tobacco-nicotine retail location is in compliance with this article.

Sec. 82-722. – Violations and Penalties

1. Nothing contained in this article prohibits the sale of non-flavored alternative nicotine products and flavored traditional tobacco products by any tobacco-nicotine retail location.
2. It shall be unlawful for any tobacco-nicotine retail location to fail to comply with the limitation set forth in Section 82-720.
3. Any person or entity who violates this article shall be subject to penalties in accordance with Section 1-13 of this Code. Each day that such violation exists shall constitute a separate and distinct offense. Notice and hearing requirements for determining violation(s), fines, and penalties shall be in accordance with the administrative procedures provided in Chapter 6, Article II of the City Code."

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That the provisions of this ordinance shall become effective on July 1, 2025.

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:

ENGROSSED VERSION:

Chapter 82 – HEALTH AND SANITATION

ARTICLE XV. – SALE OF FLAVORED ALTERNATIVE NICOTINE PRODUCTS LIMITED TO TOBACCO-NICOTINE SPECIFIC BUSINESSES

Sec. 82-718. – Definitions

For the purposes of this article, the following terms shall have the following meanings:

Tobacco-Nicotine Specific Business shall mean a retailer with a unique municipal address whose primary activity is the sale, manufacture, or promotion of tobacco, tobacco products, tobacco accessories, nicotine, nicotine products or nicotine product accessories, such that the sale of other products is merely incidental and almost all transactions include a nicotine-containing product.

Tobacco-Nicotine Retail Location shall mean any retail store with a tobacco permit that sells gasoline, grocery or household items, any hot food items, alcohol, technology such as cell phones and chargers, wire transfer services, lottery, or other such products such that customers reasonably enter the store with the intent to purchase items that do not contain nicotine.

Alternative Nicotine Product shall mean any product or device not FDA approved for nicotine replacement therapy and not consisting of or containing tobacco, which provides for nicotine to be ingested in the body, including but not limited to all types of vapes, e-cigarettes, and pouches.

Traditional Tobacco Product means any product intended for nicotine to be ingested into the body that contains tobacco, such as a cigar, cigarette, smokeless tobacco, dip, or smoking tobacco.

Flavored when qualifying alternative nicotine or traditional tobacco product shall mean that the product contains a constituent which imparts a flavor, including menthol.

Sec. 82-719. – Limitation of Sale of Flavored Alternative Nicotine Products

Notwithstanding anything else contained in the City Code, the sale of flavored alternative nicotine products shall be limited to tobacco-nicotine specific businesses.

Sec. 82-720. – Regulations

Pursuant to Section 2-1000 of the City Code, the New Orleans Health Department may promulgate rules and regulations in accordance with the provisions contained in this article and

such other rules and regulations as may be necessary for the purpose of implementing and carrying out the provisions of this article.

Sec. 82-721. – Enforcement

1. The New Orleans Health Department, the New Orleans Department of Safety and Permits, and the New Orleans Police Department shall have the power to enforce the provisions of this article.
2. The New Orleans Health Department shall perform a compliance check after receiving a complaint to determine if a tobacco-nicotine retail location is in compliance with this article.

Sec. 82-722. – Violations and Penalties

1. Nothing contained in this article prohibits the sale of non-flavored alternative nicotine products and flavored traditional tobacco products by any tobacco-nicotine retail location.
2. It shall be unlawful for any tobacco-nicotine retail location to fail to comply with the limitation set forth in Section 82-720.
3. Any person or entity who violates this article shall be subject to penalties in accordance with Section 1-13 of this Code. Each day that such violation exists shall constitute a separate and distinct offense. Notice and hearing requirements for determining violation(s), fines, and penalties shall be in accordance with the administrative procedures provided in Chapter 6, Article II of the City Code.

MOTION
(LYING OVER)
NO. M-25-254

CITY HALL: **April 24, 2025**

BY: COUNCILMEMBERS THOMAS, GIARRUSSO, HARRIS, GREEN AND KING (BY REQUEST)

WHEREAS, Louisiana law (La. R.S. 14:91.8) prohibits the sale and distribution of tobacco products to individuals under the age of 21, with the intent to prevent youth access to harmful tobacco products; and

WHEREAS, research has shown that both vape shops and traditional tobacco product shops tend to be disproportionately located in communities of lower socio-economic status and with lower air quality; and

WHEREAS, research has found that increased baseline exposure to e-cigarette advertising, including point-of-sale advertising in stores, is linked to an increase in the subsequent reporting of nicotine use within the last 30 days among youth aged 13-20; and

WHEREAS, flavored tobacco and nicotine products sold at tobacco-nicotine businesses, including alternative products like vapes and pouches, have been shown to appeal particularly to youth and young adults, with 90% of middle and high school tobacco users reporting use of a flavored product; **NOW, THEREFORE**

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 amending and reordaining Article 26 of the Comprehensive Zoning Ordinance of the City of New Orleans (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to create a new use definition for a "Tobacco-Nicotine Business," which is defined as follows:

A retailer with a unique municipal address whose primary activity is the sale, manufacture, or promotion of tobacco, tobacco products and accessories, or nicotine, nicotine products and accessories, such that the sale of other products is merely incidental.

BE IT FURTHER MOVED, That the City Planning Commission is directed to identify which zoning districts shall allow Tobacco-Nicotine Business and any applicable use standards.

BE IT FURTHER MOVED, That the City Planning Commission is also directed to consider appropriate distance and density restrictions for Tobacco-Nicotine Businesses to ensure these businesses are appropriately spaced, are compatible with their surroundings, and that new Tobacco-Nicotine Businesses shall be at least one mile from existing Tobacco-Nicotine Businesses.

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 studying and reviewing this request, 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.

LEGISLATIVE SUMMARY

TO ACCOMPANY MOTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Health

Name of Contact Person: Daisy Ellis

Telephone Number: 504-250-5621

Email Address: Daisy.ellis@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE MOTION

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

The proposed motion would define "Tobacco-Nicotine Business" as a distinct land us

and direct the City Planning Commission to determine in which zoning districts these

businesses can operate, along with any rules or limitations that should apply to them.

It also calls for the CPC' s consideration of distance and density restrictions to ensure

compatibility with surrounding areas and limit youth exposure to harmful nicotine product

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

1460

Calendar No. (Rev)
(Exp)

Name Daisy Ellis Ext. 8-2508
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: The proposed motion would define "Tobacco-Nicotine Business" as a distinct land use and direct the City Planning Commission to determine in which zoning districts these businesses can operate, along with any rules or limitations that should apply to them. It also calls for the City Planning Commission's consideration of distance and density restrictions, including a requirement that new Tobacco-Nicotine Businesses are located at least one mile from existing ones, to ensure compatibility with surrounding areas and limit youth exposure to harmful and addictive nicotine products.

1. _____
Department Head
2. Hannah Rowe
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:

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: April 24, 2025

CALENDAR NO. 35,103

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS GIARRUSSO, MORRELL, MORENO, HARRIS, KING, GREEN AND THOMAS

AN ORDINANCE to establish the Children's Benevolence Fund as Division 55 of Article III in Chapter 70 of the Code of the City of New Orleans; to ordain Sections 70-415.344 through 70-415.349 of the Code of the City of New Orleans within said Division; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Children's Benevolence Fund be and hereby is established as Division 55 of Chapter 70, Article III of the Code of the City of New Orleans and that Sections 70-415.344 through 70-415.349 are ordained and established therein to read as follows:

"CHAPTER 70 - FINANCE

* * *

ARTICLE III. – FUN DS

* * *

DIVISION 55. Children's Benevolence Fund

Sec. 70-415.344. – Fund Created.

There is hereby created a special fund designated as the Children's Benevolence Fund (hereinafter "Fund").

Sec. 70-415.345. – Purpose.

The Fund shall be used exclusively to provide financial assistance to the Orleans Parish School Board and is intended both to resolve a dispute over the imposition of fees by the city in connection with certain taxes on behalf of the Orleans Parish School Board and to promote the valuable public purpose of ensuring continuity for vital services provided to children through the public schools.

Sec. 70-415.346. – Funding Sources and Uses.

The following amounts and funds shall be deposited annually by April 1 into the Fund, through and including fiscal year 2034, and distributed annually to the Orleans Parish School Board:

(a) The full amount of all "School Support Payments" described in Section 4.5 of the Second Amended and Restated Lease by and among the New Orleans Building Corporation, Jazz Casino Company, L.L.C. and the city;

(b) A $3 million appropriation from general revenue sources to fund the ThriveKids Student Wellness Project or a comparable program dedicated to serving the mental-health needs of students; and

(c) A $1 million appropriation from general revenue sources to fund programming through YouthForceNOLA, the New Orleans Career Center, or a comparable provider of vocational and workforce development services.

Sec. 70-415.347. – Restrictions on Fund.

Funds deposited into the Fund shall remain in the Fund until transferred for the purposes specified in section 70-415.346 and may not be transferred into the general fund or any other funds, except as expressly authorized in this section. If the city and the Orleans Parish School Board are unable to agree to a multi-year cooperative endeavor agreement memorializing the funding obligations established herein, the funding may be authorized and allocated through a budget ordinance authorizing an inter-governmental transfer.

Sec. 70-415.348. – Required Reports and Participation Requirements.

(a) The Director of Finance shall keep detailed and accurate records in the administration of the Fund and shall make annual reports to the Chief Administrative Officer and City Council, via the Clerk of Council, giving a complete and detailed written accounting of all revenues in the Fund, and any expenditures made therefrom.

(b) To receive an appropriation as described herein, a representative of the Orleans Parish School Board shall appear and present annually at the first scheduled budget hearing conducted each year as part of the annual budget and as otherwise requested by the Council or its committees.

Sec. 70-415.349. – Administration of Fund.

The Fund shall be administered by the Director of the Department of Finance and shall be kept in an interest-bearing account, with interest accruing to the benefit of and to become part of the Fund.

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:

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: June 12, 2025

CALENDAR NO. 35,133

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORENO, MORRELL, HARRIS AND KING

AN ORDINANCE to amend and reordain Section 147-7 of the Code of the City of New Orleans, relative to the establishment of a public-facing dashboard developed, monitored, and updated by the Police Department, acting in conjunction with the New Orleans Office of Homeland Security and Emergency Preparedness Real-Time Crime Center, providing required metrics, data, and information concerning the use of surveillance technologies; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Section 147-7 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"Chapter 147- SURVEILLANCE TECHNOLOGY AND DATA PROTECTION

* * *

Section 147-7. Public-facing dashboard.

The police department shall publish and maintain a dashboard on the city's website regarding the departments use of surveillance technology permitted pursuant to this chapter. The dashboard shall contain data regarding (i) each request for use of facial recognition technology; (ii) surveillance technology databases used pursuant to written agreement; and (iii) a link to NOPD's dashboards reporting disciplinary violations of this chapter. The data required by this section shall

be searchable and downloadable in a comma-separated value or similar spreadsheet format and shall include the following information:

(a) Data regarding requests for use of facial recognition technology.

(1) The name and employee ID number of the officer making the request;

(2) The name and employee ID number of the supervisor who approved the request;

(3) The date on which the request was granted;

(4) The enumerated crime(s) justifying the use;

(5) The age, gender, and race of the suspect;

(6) The accompanying NOPD item numbers;

(7) Whether the use of facial recognition technology resulted in a match; and

(8) Whether the use of facial recognition technology resulted in an arrest, including the associated enumerated crimes.

(b) Data regarding surveillance technology databases used pursuant to written agreement.

(1) The name, manufacturer and version of software used;

(2) Statistical data and any reports regarding the accuracy and efficiency of any software used as a surveillance technology; and

(3) The source of any databases or information which is used by the technology to provide identifications or solutions.

(c) Data regarding disciplinary violations of this chapter.

(1) Appointing authority of city employee disciplined for violating this chapter.

(2) Nature of the violation, including citation to the violated section of this chapter.

(3) Disciplinary action imposed.

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER ORDAINS, That the provisions of this Ordinance shall become effective 30 days after the date of adoption.

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:

ENGROSSED VERSION:

Chapter 147 – SURVEILLANCE TECHNOLOGY AND DATA PROTECTION

* * *

Section 147-7. – ~~Effective date.~~ Public-facing dashboard.

~~This chapter shall take effect on January 1, 2021.~~

The police department shall publish and maintain a dashboard on the city's website regarding the departments use of surveillance technology permitted pursuant to this chapter. The dashboard shall contain data regarding (i) each request for use of facial recognition technology; (ii) surveillance technology databases used pursuant to written agreement; and (iii) a link to NOPD's dashboards reporting disciplinary violations of this chapter. The data required by this section shall be searchable and downloadable in a comma-separated value or similar spreadsheet format and shall include the following information:

(a) Data regarding requests for use of facial recognition technology.

(1) The name and employee ID number of the officer making the request;

(2) The name and employee ID number of the supervisor who approved the request;

(3) The date on which the request was granted;

(4) The enumerated crime(s) justifying the use;

(5) The age, gender, and race of the suspect;

(6) The accompanying NOPD item numbers;

(7) Whether the use of facial recognition technology resulted in a match; and

(8) Whether the use of facial recognition technology resulted in an arrest, including the associated enumerated crimes.

(b) Data regarding surveillance technology databases used pursuant to written agreement.

(1) The name, manufacturer and version of software used;

(2) Statistical data and any reports regarding the accuracy and efficiency of any software used as a surveillance technology; and

(3) The source of any databases or information which is used by the technology to provide identifications or solutions.

(c) Data regarding disciplinary violations of this chapter.

(1) Appointing authority of city employee disciplined for violating this chapter.

(2) Nature of the violation, including citation to the violated section of this chapter.

(3) Disciplinary action imposed.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: October 23, 2025

CALENDAR NO. 35,280

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE authorizing the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement ("CEA") between the City of New Orleans ("City") and Grounds Krewe NOLA ("Grounds Krewe"), for the public purpose of providing recycling programming during the 2026 Carnival season in the City of New Orleans, to extend the term thereof for an additional twelve months, as more fully detailed in the CEA and the Amendment No. 1 to the CEA attached hereto as Exhibit "A"; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section 14(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City, may enter into cooperative endeavors with each other, or with any public or private corporation or individual; and further pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth and other public purposes; and

WHEREAS, Grounds Krewe, a non-profit corporation, whose principal address is located at 3962 Magazine Street, New Orleans, LA 70115; and

WHEREAS, the City and Grounds Krewe desire to enter into a CEA in order to accomplish the valued public purpose of proving recycling services along parade routes during the 2026 Carnival season in the City of New Orleans; **NOW THEREFORE**

SECTION I. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City of New Orleans, is hereby authorized to enter into Amendment No.

1, in the form attached hereto as Exhibit "A", to the previously executed CEA between the City of New Orleans and Grounds Krewe NOLA to extend the term thereof for an additional 12 months of the said previously executed CEA relative to the valued public purpose of providing recycling programming during the 2026 Carnival season in the City of New Orleans.

SECTION 2. That Amendment No. 1 to the CEA is attached to this ordinance as Exhibit "A" and incorporated and made a part hereof.

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

COOPERATIVE ENDEAVOR AGREEMENT BETWEEN

THE CITY OF NEW ORLEANS

AND

GROUNDS KREWE NOLA

[COVER PAGE]

AMENDMENT NO. 1 TO THE COOPERATIVE ENDEAVOR AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

GROUNDS KREWE

FOR RECYCLE DAT! MARDI GRAS RECYCLING INITIATIVE

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by LaToya Cantrell, Mayor (the "**City**"), and Grounds Krewe NOLA Inc., represented by Brett Davis, Founding Director ("**Grounds Krewe**" or the "**Contractor**"). The City and Grounds Krewe are sometimes each referred to as a "**Party,"** and collectively, as the "**Parties**." The Amendment is effective as of the date of execution by the City (the "**Effective Date**").

RECITALS

WHEREAS, on December 19, 2024, the City and the Contractor entered into a Cooperative Endeavor Agreement for the purposes of advancing recycling efforts during Mardi Gras (the "**Agreement**");

WHEREAS, the City and the Contractor, each having the authority to do so, desire to enter this Amendment to renew the Agreement for an additional year, to provide additional funding to the Agreement, and to add terms and conditions to the Agreement in order to further advance recycling efforts during the 2026 Mardi Gras Season; and

NOW THEREFORE, for good and valuable consideration, the City and the Contractor amend the Agreement as follows:

1. ***Extension*.** In accordance with Article IV, Section B of the Agreement, the term is extended for an additional one (1) year through December 18, 2026.
2. ***Funding*.** The funding described in Article III, Section A of the Agreement is increased by $200,000.00, from $50,000.00 to a total amount not to exceed $250,000.00. The budget for the additional funding includes the following and can be modified as needed by mutual agreement of both Parties.

Recycle Dat! 2026 Operational Budget (with City funds)	
Planning and Logistics	$20,000
Mardi Gras Parade Clean up Recycling (10 parade days) • Parade Recycling Workforce • Parade Recycling Equipment • Box Truck Rental (3 trucks * 2 weeks)	$125,000 • $115,000 • $6,400 • $3,600
Material Sorting, Hauling, and Deposit	$5,000
Marketing and Advertising	$15,000
Program Insurance	$10,000

Program Signage and Artwork	$20,000
Post-Program Assessment	$5,000
	= $200,000

3. ***The Contractor's Obligations.*** In accordance with Article XIV, Section A of the Agreement, Article I, Section A is amended to include the following: "9. Coordinate with Job-1, the Office of Resilience and Sustainability, the Department of Sanitation, as well as any subcontractors to strategize an efficient plan and execute the integration of recycling into Mardi Gras parade clean up efforts."

4. The City's Obligations. In accordance with Article XIV, Section A of the Agreement, Article II, Section A is amended to include the following: "9. Provide the Contractor with a branding guide for Recycle Dat."

5. ***Convicted Felon Statement.*** The Contractor swears that it complies with City Code Section 2-8(c). No Contractor principal, member, or officer has, within the preceding five 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.

6. ***Non-Solicitation Statement.*** The Contractor swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. 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 Amendment.

7. ***Prior Terms Binding.*** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

8. ***Counterparts.*** This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original copy of this Amendment, but all of which, when taken together, shall constitute one and the same agreement.

9. ***Electronic Signature and Delivery.*** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[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 Amendment.

CITY OF NEW ORLEANS

BY: _____

LATOYA CANTRELL, MAYOR

Executed on this _____of _____, 2025

FORM AND LEGALITY APPROVED:

Law Department

By: _____

Printed Name: _____

GROUNDS KREWE NOLA, INC.

BY: _____

C. BRETT DAVIS, FOUNDING DIRECTOR

_____

FEDERAL TAX I.D

1483

Calendar # XX.XXX

Name: Daniel Jatres Ext. 84947
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 THE DOCUMENT: An ordinance to authorize the Mayor to executive an amendment to a cooperative endeavor agreement with Grounds Krewe NOLA to support the 2026 Recycle Dat Program.

1. Greg Nichols
Department Head

2. **Department of Law**

3. **Chief Administrative Officer**

4. **Director of Council Relations**

5. **Initials of the 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.**

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

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): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

To authorize the execution of an amendment to a cooperative endeavor agreement between the City of New Orleans and Grounds Krewe NOLA to support Recycle Dat 2026.

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, Grounds Krewe NOLA

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

Ground Krewe will support and deliver 2026 Recycle Dat programming during the Carnival season.

Any fiscal implications for the City with the contract:

$200,000

The public purpose and need for the contract:

Provide recycling services along parade routes during the 2026 Carnival season.

The duration of the contract:

1 year extension

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: October 23, 2025

CALENDAR NO. 35,284

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City") and University Medical Center Management Corporation (UMC), relative to the public purpose of reducing community violence by supporting a Hospital Violence Intervention Program (HVIP) that provides intervention services to patients at the trauma center who have been shot as a result of gun violence, desire to modify the provisions of the CEA and extend the term thereof for an additional 1 year, as more fully set forth in the Amendment No. 1 form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section 14(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City, may enter into cooperative endeavors with each other, or with any public or private corporation or individual; and further pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth and other public purposes; and

WHEREAS, the City and UMC desire to modify the provisions of and extend the term thereof for an additional 1 year to the previously executed CEA between the City and UMC relative to the valued public purpose of reducing community violence by supporting an HVIP that provides intervention services to patients at the trauma center who have been shot as a result of gun violence in the City of New Orleans; and

WHEREAS, the Contractor will provide direct services and referrals to shooting victims, in coordination with other City and UMC violence prevention programs; and

WHEREAS, the HVIP will provide direct services and referrals to shooting victims, in

coordination with other City and UMC violence prevention programs; and

WHEREAS, the City and UMC desire to enter into this Amendment No. 1 to provide for continued and uninterrupted services to victims of gun violence, their families, and the entire community and to set forth certain other matters in connection therewith; **NOW THEREFORE**

SECTION I. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City of New Orleans, is hereby authorized to enter into Amendment No. 1 to the Cooperative Endeavor Agreement, in the form attached hereto as Exhibit "A", to the previously executed CEA between the City of New Orleans and UMC, to modify the provisions of, and extend the term thereof for an additional 1 year to the previously executed CEA relative to the valued public purpose of reduction of community violence in the City of New Orleans.

SECTION 2. That said Amendment No. 1 to the Cooperative Endeavor Agreement is attached to this ordinance as "Exhibit A" and incorporated and made a part hereof.

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

AMENDMENT NUMBER 1 TO THE

COOPERATIVE ENDEAVOR AGREEMENT BETWEEN

THE CITY OF NEW ORLEANS AND UMC

[COVER PAGE]

AMENDMENT NO. 1 TO PROFESSIONAL SERVICE AGREEMENT

CITY OF NEW ORLEANS

AND

UNIVERSITY MEDICAL CENTER MANAGEMENT CORPORATION

FOR

HOSPITAL-BASED VIOLENCE INTERRUPTION

THIS FIRST AMENDMENT is made and entered into by and between the City of New Orleans, represented by LaToya Cantrell, Mayor (the "**City**"), and University Medical Center Management Corporation, represented by Thomas Patrias, Chief Executive Officer (the "**Contractor**"). The City and the Contractor may sometimes be collectively referred to as the "**Parties**". The Agreement is effective as of the date of execution by the City (the "**Effective Date**").

WHEREAS, effective January 1, 2023, the City and the Contractor entered into a cooperative endeavor agreement to support the operation of a hospital-based violence interruption program (the "**Agreement**"); and

WHEREAS, the City and the Contractor, each having the authority to do so, desire to enter this Amendment to extend the term, increase compensation, modify obligations, and update or reaffirm essential terms and provisions.

NOW THEREFORE, for good and valuable consideration, the City and the Contractor amend the Agreement as follows:

I. Term: The term of the Agreement is extended for an additional one (1) year through December 31, 2026.

II. Compensation. The Agreement is amended to increase the compensation in the amount of $718,048.53. The maximum aggregate compensation payable under the Agreement is increased to $2,607,984.75.

III. Contractor's Obligations. The Contractor's obligations are modified as follows:

Subsections (d) and (j), located in Article 1, Section A.9 of the Agreement are deleted in their entirety and replaced with the following:

d. Number of individuals enrolled in HBVIP (as percentage of total eligible and approached); and

j. Number of individuals referred from HBVIP to community violence intervention team with a warm handoff for continued service outside the hospital.

IV. Additional Miscellaneous Provisions. The following terms and conditions are added to the Agreement:

A. Living Wage. In accordance with the Living Wage Ordinance, Living Wage shall be $16.01 per hour, plus any adjustments provided in subsection (1) below.

1. 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.

2. The Contractor shall be responsible for confirming the Current Living Wage by visiting https://nola.gov/next/workforce-development/topics/living-wage/.

B. Convicted Felon Statement. The Contractor swears that it complies with City Code § 2-8(c). No Contractor principal, member, or officer has, within the preceding five 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 swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. 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 Amendment.

D. Prior Terms Binding. Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

E. Electronic Signature and Delivery. The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[Remainder of this page intentionally left blank.]

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

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

UNIVERSITY MEDICAL CENTER MANAGEMENT CORPORATION

BY: _____
THOMAS PATRIAS, CEO

_____
FEDERAL TAX I.D.

1493

Calendar No. (Rev)
(Exp)

Name Jennifer Avegno Ext. 2598
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: This amendment extends for one year the CEA between the City and University Medical Center to operate a Hospital Violence Intervention Program to provide services to shooting victims and reduce community violence in New Orleans.

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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: New Orleans Department of Health

Name of Contact Person: Jennifer Avegno, MD

Telephone Number: (504) 658-2598

Email Address: Jennifer.Avegno@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

The purpose of the amendment is to extend the term of the original CEA for an additional 1-year and increase the funding in the amount of $718,048.53.

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:

University Medical Center Management Corporation and the City of New Orleans

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

Any fiscal implications for the City with the contract:

The funds are 2026 general budgeted funds

The public purpose and need for the contract:

To reduce comminity violence by continuing to support a hospital violence intervention program without interruption or loss of services.

The duration of the contract:

4 years

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 6, 2025

CALENDAR NO. 35,302

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER MORRELL

AN ORDINANCE to amend and reordain Section 154-777 of the Code of the City of New Orleans to align fees for non-consensual towing and recovery with the annual rates set by the Louisiana Public Service Commission; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That section 154-777 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"Chapter 154 – TRAFFIC AND VEHICLES

* * *

ARTICLE VIII. – STOPPING, STANDING, PARKING

* * *

DIVISION 3. – SEIZURE OR IMMOBILIZATION OF CERTAIN VEHICLES

* * *

Sec. 154-777. –Unoccupied vehicle in violation of law.

(a) Any unoccupied vehicle found on a street or highway against which there is a recorded and unpaid delinquent parking citation issued under the authority of this article shall be immediately immobilized or towed and impounded, or both, by any police officer or other person duly authorized.

(b) Such vehicle shall be surrendered or released only to the duly registered owner of such vehicle or his agent thereof upon:

(1) Such person depositing a cash bond in the amount of the fines and penalties for any unpaid parking citations (including the citation, if any, for which the vehicle was towed) recorded against such vehicle plus any towing, immobilization or storage fees; or

(2) Such person (but only if he is the same person charged with the parking citation) signing and executing a form prepared by the department of law for the purpose of waiving his right to a hearing, admitting liability for the parking offense charged, agreeing to and paying the parking fines, towing fee and storage fees or immobilization fee incurred for the period of impoundment or immobilization. The person duly authorized to collect parking fines, towing, immobilization, and storage fees is hereby authorized to accept such waivers of hearing and pleas of guilty to the offenses charged for entering of same in the proper court of competent jurisdiction, and such person shall be authorized to collect all such fines and fees and issue receipts therefore to the person making payment of same.

(c) If the person whose vehicle has been immobilized or impounded deposits a bond as provided in subsection (b)(1), such person shall be issued a notice to appear for hearing in accordance with the provisions of this article in the same manner and under the same procedures employed for any violation. Any person whose vehicle has been impounded or immobilized under the provisions of this section and desires an expedited hearing shall be afforded such a hearing within three business days of his written request therefore.

(d) [Forfeiture of bond.] If a person whose vehicle has been immobilized or impounded deposits a bond as provided in subsection (b)(1), such a bond will be subject to forfeiture if he fails to pay the fines and/or penalties assessed by the parking adjudication bureau within six months after such assessment. If such fee is deposited in the form of a bond and the responsible person is found not liable for all parking citations for which the vehicle was immobilized or impounded, such bond will be returned to the depositor or his agent.

(e) [Violations.] The purpose of this section is to provide for immobilization, impoundment by immobilization, and removal and/or impoundment of unoccupied vehicles when in violation of the following sections of chapter 34 and this chapter: section 34-19; section 34-20; section 154-861; section 154-864; section 154-866; section 154-868; section 154-869; section 154-870; section 154-874; section 154-875; section 154-876; section 154-877.1; section 154-878; section 154-923; section 154-925; section 154-973; section 154-975; section 154-976; section 154-977;

section 154-978; section 154-979; section 154-1031; section 154-1032; section 154-1035; section 154-1036; and section 154-1043.

(f) *Towing, immobilization, and storage rates.* The department shall collect fees for immobilization, towing, and storage, including, but not limited to, administrative fees and gate fees, at the rates established annually by the Louisiana Public Service Commission and published in its Schedule of Prescribed Rates and Requirements for Non-Consensual Towing and Recovery Services.

(g) If any vehicle, other than truck tractors, semitrailers, boats, buses, school buses, freight-carrying vehicles, trailers, tow trucks or dump trucks, dual-axle or tandem-axle is impounded, such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section, together with such fine as may be imposed in accordance with the law.

(h) If a truck tractor, semitrailer, boat, bus, school bus, freight-carrying vehicle, trailer, tow truck or dump truck, dual-axle or tandem-axle is impounded, such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section, together with such fine as may be imposed in accordance with law.

(i) The purpose of this section is to provide for the impoundment through immobilization of unoccupied oversized vehicles when in violation of the following sections of [chapter 34 and] this chapter: Section 34-19; section 34-20; section 154-861; section 154-866; section 154-868; section 154-869; section 154-870; section 154-874; section 154-875; section 154-877.1; section 154-923; section 154-925; section 154-973; section 154-975; section 154-976; section 154-977; section 154-978; section 154-979; section 154-1031; section 154-1035; and section 154-1043.

(j) If any vehicle, other than truck tractors, semitrailers, boats over 18 feet, buses, school buses, freight-carrying vehicles, trailers, tow trucks or dump trucks, is impounded through immobilization, such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section, together with such fine as may be imposed in accordance with law. If a truck tractor, semitrailer, boat, bus, school bus, freight-carrying vehicle, trailer, tow truck or dump truck is impounded through immobilization as provided for in subsection (i), such vehicle shall be assessed a towing fee in

(k) accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section, together with such fine as may be imposed in accordance with law."

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:

ENGROSSED VERSION

Sec. 154-777. – Unoccupied vehicle in violation of law.

(a) Any unoccupied vehicle found on a street or highway against which there is a recorded and unpaid delinquent parking citation issued under the authority of this article shall be immediately immobilized or towed and impounded, or both, by any police officer or other person duly authorized.

(b) Such vehicle shall be surrendered or released only to the duly registered owner of such vehicle or his agent thereof upon:

(1) Such person depositing a cash bond in the amount of the fines and penalties for any unpaid parking citations (including the citation, if any, for which the vehicle was towed) recorded against such vehicle plus any towing, immobilization, or storage fees; or

(2) Such person (but only if he is the same person charged with the parking citation) signing and executing a form prepared by the department of law for the purpose of waiving his right to a hearing, admitting liability for the parking offense charged, agreeing to and paying the parking fines, towing fee and storage fees or immobilization fee incurred for the period of impoundment or immobilization. The person duly authorized to collect parking fines, towing, immobilization, and storage fees is hereby authorized to accept such waivers of hearing and pleas of guilty to the offenses charged for entering of same in the proper court of competent jurisdiction, and such person shall be authorized to collect all such fines and fees and issue receipts therefore to the person making payment of same.

(c) If the person whose vehicle has been immobilized or impounded deposits a bond as provided in subsection (b)(1), such person shall be issued a notice to appear for hearing in accordance with the provisions of this article in the same manner and under the same procedures employed for any violation. Any person whose vehicle has been impounded or immobilized under the provisions of this section and desires an expedited hearing shall be afforded such a hearing within three business days of his written request therefore.

(d) *[Forfeiture of bond.]* If a person whose vehicle has been immobilized or impounded deposits a bond as provided in subsection (b)(1), such a bond will be subject to forfeiture if he fails to pay the fines and/or penalties assessed by the parking adjudication bureau within six months after such assessment. If such fee is deposited in the form of a bond and the responsible person is

found not liable for all parking citations for which the vehicle was immobilized or impounded, such bond will be returned to the depositor or his agent.

(e) *[Violations.]* The purpose of this section is to provide for immobilization, impoundment by immobilization, and removal and/or impoundment of unoccupied vehicles when in violation of the following sections of chapter 34 and this chapter: section 34-19; section 34-20; section 154-861; section 154-864; section 154-866; section 154-868; section 154-869; section 154-870; section 154-874; section 154-875; section 154-876; section 154-877.1; section 154-878; section 154-923; section 154-925; section 154-973; section 154-975; section 154-976; section 154-977; section 154-978; section 154-979; section 154-1031; section 154-1032; section 154-1035; section 154-1036; and section 154-1043.

(f) *Towing, immobilization, and storage rates.* ~~The towing and storage rates shall be as set forth in the rules and regulations of the Louisiana Public Service Commission. Immobilization fees shall be 75 percent of the applicable towing rate rounded up to the nearest dollar, and the impoundment by immobilization rate shall be the outside storage rate.~~ **The department shall collect fees for immobilization, towing, and storage, including, but not limited to, administrative fees and gate fees, at the rates established annually by the Louisiana Public Service Commission and published in its Schedule of Prescribed Rates and Requirements for Non-Consensual Towing and Recovery Services.**

~~(g) *Administrative fees.* The rates shall be as set forth by the State Department of Public Safety and Corrections, Office of State Police, title 55, chapter 19.~~

~~(h) *Gate fees*.: the rates shall be as set forth by R.S. 32:1734.~~

~~(i)~~**(g)** If any vehicle, other than truck tractors, semitrailers, boats, buses, school buses, freight-carrying vehicles, trailers, tow trucks or dump trucks, dual-axle or tandem-axle is impounded, **such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section,** ~~a towing fee of $125.00 and, after the first 24 hours, a storage fee of $25.00, not to exceed $500.00, for each day that the vehicle involved was impounded shall be assessed,~~ together with such fine as may be imposed in accordance with the law.

~~(j)~~**(h)** If a truck tractor, semitrailer, boat, bus, school bus, freight-carrying vehicle, trailer, tow truck or dump truck, dual-axle or tandem-axle is impounded, **such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section,** ~~a towing fee of $250.00 and, after the first 24 hours, a storage~~

~~fee of $50.00, not to exceed $1,000.00, for each day that the vehicle involved was impounded shall be assessed~~ together with such fine as may be imposed in accordance with law.

~~(k)~~**(i)** The purpose of this section is to provide for the impoundment through immobilization of unoccupied oversized vehicles when in violation of the following sections of [chapter 34 and] this chapter: Section 34-19; section 34-20; section 154-861; section 154-866; section 154-868; section 154-869; section 154-870; section 154-874; section 154-875; section 154-877.1; section 154-923; section 154-925; section 154-973; section 154-975; section 154-976; section 154-977; section 154-978; section 154-979; section 154-1031; section 154-1035; and section 154-1043.

~~(l)~~**(j)** If any vehicle, other than truck tractors, semitrailers, boats over 18 feet, buses, school buses, freight-carrying vehicles, trailers, tow trucks or dump trucks, is impounded through immobilization, **such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section,** ~~an immobilization fee of $100.00 and, after the first 24 hours, a storage fee of $25.00, but not to exceed $500.00, for each day that the vehicle involved was impounded shall be assessed~~ together with such fine as may be imposed in accordance with law. If a truck tractor, semitrailer, boat, bus, school bus, freight-carrying vehicle, trailer, tow truck or dump truck is impounded through immobilization as provided for in subsection ~~(k)~~**(i)**, **such vehicle shall be assessed a towing fee in accordance with this section and, after the first 24 hours, a storage fee shall be incurred in accordance with this section,** ~~an immobilization fee of $250.00 and, after the first 24 hours, a storage fee of $50.00, but not to exceed $1,000.00, for each day that the vehicle involved was impounded shall be assessed~~ together with such fine as may be imposed in accordance with law.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: NOVEMBER 6, 2025

CALENDAR NO. 35,303

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER MORRELL

AN ORDINANCE to amend and reordain Section 154-1087 of the Code of the City of New Orleans related to rates for metered parking on city streets; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That section 154-1087 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"Chapter 154 – TRAFFIC AND VEHICLES

* * *

ARTICLE VIII. – STOPPING, STANDING, PARKING

* * *

DIVISION 9. – PARKING METERS

* * *

Sec. 154-1087. –Meter rates.

(a) The rate for metered parking on public streets shall be $2.00 per hour, except in the French Quarter, Faubourg Marigny, Central Business District, and Warehouse District, where it shall be $3.00 per hour. The parking administrator may charge an additional fee up to $0.50 per metered parking transaction for payments made through the online

(b) payment system per section 154-1081. The minimum time increment charged in a single metered parking transaction shall be six minutes. The maximum time increment that may be purchased in a single meter transaction shall be four hours. A vehicle may remain parked in one location for successive four-hour periods, not to exceed twenty-four hours, provided that required payments are maintained continuously during periods of meter operation.

(c) For purposes of this section, French Quarter means the area bounded by and including Iberville Street, North Rampart Street, Esplanade Avenue, and the Mississippi River; Faubourg Marigny means the area bounded by and including Esplanade Avenue, North Rampart, Elysian Fields Avenue, and the Mississippi River; Central Business District means the area bounded by and including North Rampart Street, Iberville Street and Howard Avenue and Andrew Higgins Drive, and the Mississippi River; and Warehouse District means the area bounded by and including Poydras Street, Convention Center Boulevard, Calliope Street, and Saint Charles Avenue.

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:

ENGROSSED VERSION

Sec. 154-1087. Meter rates.

~~The following schedule shall be used to calculate the rate of charges on metered spaces on the streets of the city for parking in spaces thereon:~~

~~**Zones**~~	~~**Minimum Rate**~~	~~**Maximum Rate**~~
~~1-hour~~	~~$0.25 per 12 minutes~~	~~$0.25 per 4 minutes~~
~~2-hour~~	~~$0.25 per 12 minutes~~	~~$0.25 per 4 minutes~~
~~5-hour~~	~~$0.25 per 20 minutes~~	~~$0.25 per 5 minutes~~
~~10-hour~~	~~$0.25 per 20 minutes~~	~~$0.25 per 5 minutes~~

~~An additional fee up to $0.50 per transaction shall be charged when using OPS.~~

(a) **The rate for metered parking on public streets shall be $2.00 per hour, except in the French Quarter, Faubourg Marigny, Central Business District, and Warehouse District, where it shall be $3.00 per hour. The parking administrator may charge an additional fee up to $0.50 per metered parking transaction for payments made through the online payment system per section 154-1081. The minimum time increment charged in a single metered parking transaction shall be six minutes. The maximum time increment that may be purchased in a single meter transaction shall be four hours. A vehicle may remain parked in one location for successive four-hour periods, not to exceed twenty-four hours, provided that required payments are maintained continuously during periods of meter operation.**

(b) **For purposes of this section, French Quarter means the area bounded by and including Iberville Street, North Rampart Street, Esplanade Avenue, and the Mississippi River; Faubourg Marigny means the area bounded by and including Esplanade Avenue, North Rampart, Elysian Fields Avenue, and the Mississippi River; Central Business District means the area bounded by and including North Rampart Street, Iberville Street and Howard Avenue and Andrew Higgins Drive, and the Mississippi River; and Warehouse District means the area bounded by and including Poydras Street, Convention Center Boulevard, Calliope Street, and Saint Charles Avenue.**

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 6, 2025

CALENDAR NO. 35,304

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN (BY REQUEST)

AN ORDINANCE to approve and authorize the City of New Orleans ("City"), by and through the New Orleans Aviation Board ("NOAB"), to enter into a Lease Agreement at Louis Armstrong New Orleans International Airport with **GAT Airline Ground Support INC.**; and otherwise to provide with respect thereto.

WHEREAS, in accordance with Section 5-602 of the Home Rule Charter for the City, NOAB is charged with the administration and operation of the Airport; and

WHEREAS, State Law La. R.S. 2:135.1 permits airports eligible to receive funding from the Federal Aviation Administration to lease immovable property at fair market value without competitive solicitation; and

WHEREAS, State Law, La. R.S. 2:351 authorizes the NOAB to lease property with Council approval; and

WHEREAS, the NOAB negotiated with respect to immovable vacant properties outside of the main terminal building, identified as a facility at 163 S. Firehouse Road located at the southwest corner of S. Firehouse Road and Middle Access Road, Kenner, Louisiana, 70062, and now desires to amend the Agreement to modify certain provisions of the Agreement; **NOW, THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Council hereby approves and that the City of New Orleans, by and through the New Orleans Aviation Board, be and is hereby authorized to sign the following lease agreement in substantial conformance to and with Exhibit "A" attached hereto and made a part hereof:

Exhibit	Document
A	Lease Agreement

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

(Lease Agreement)

[SHOWN ON THE NEXT PAGE]

LEASE AGREEMENT

BETWEEN

THE NEW ORLEANS AVIATION BOARD

AN UNATTACHED BOARD OF THE CITY OF NEW ORLEANS

AND

GAT AIRLINE GROUND SUPPORT INC.

This **Lease Agreement** (hereinafter referred to as "Lease") is entered into by and between **THE NEW ORLEANS AVIATION BOARD** ("Board"), represented by the Hon. Michael G. Bagneris, its Chair, an unattached Board of the City of New Orleans ("City") (the City and the Board are collectively referred to as "Airport"), and **GAT Airline Ground Support INC. (GAT)**, represented by **David Fleming, its authorized representative** (the "Lessee"). The Airport and the Lessee are sometimes collectively referred to as the "Parties". The Agreement is effective September 8, 2025 (the "Effective Date").

WITNESSETH

WHEREAS, the City owns certain immovable property located in Jefferson Parish, Louisiana and more particularly described as the Louis Armstrong New Orleans International Airport and certain immovable property surrounding the Louis Armstrong New Orleans International Airport (the "Airport Property"); and

WHEREAS, the Board is charged with the custody, administration, and operation of the Louis Armstrong New Orleans International Airport (the "Airport") and all property owned in connection therewith; and

WHEREAS, Lessee desires to lease certain property and to exercise certain rights, licenses, services, and privileges in connection with Airport Property; and

WHEREAS, Lessor, in accordance with LA Rev. Stat. 2:135.1(A)(4) which authorizes the governing authority of any airport located in this state that is eligible to receive funding from the Federal Aviation Administration to lease to any person, land, areas for operations space, improvements, including industrial development, and equipment on airports at a fair and reasonable price as determined by appraisals and fair market value comparisons in accordance with Federal Aviation Administration guidelines, is willing to lease the land and grant such rights, licenses, services and privileges to Lessee upon the terms and subject to the conditions set forth in this Lease; and

WHEREAS, Lessor does receive funding from the Federal Aviation Administration; and

WHEREAS, Lessor has completed, paid for, and obtained an appraisal of the property at fair market value; and

WHEREAS, the Board approved the Lease at its September 18, 2025 meeting.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained in this Lease, and other valuable consideration, Lessor does hereby lease and let unto Lessee certain land and facilities, and does hereby grant to Lessee certain rights and privileges, and Lessee does hereby take from Lessor such facilities and rights and privileges in connection with and on the Airport Property as described in this Lease.

SECTION 1: LEASED PREMISES

Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, the following immovable property located in the City of Kenner, Jefferson Parish, State of Louisiana:

The facility is located at 163 S. Firehouse Road, consisting of a ground level, office/warehouse facility containing 4,594 SF with 744 SF of finished area, for use to maintain ground service equipment. The site is approximately 24,660 sf, and the facility is located at the southwest corner of S. Firehouse Road and Middle Access Road, Kenner, Louisiana, 70062. The property is zoned AH-1 Aviation Heavy Industrial District; as more fully shown on the map attached hereto as Exhibits A1 and A2 together with all improvements of and appurtenances in said space that exist as of the Effective Date (all of said property leased to Lessee and described in this being hereinafter referred to as the "Premises").

There will be no airside access to the Airport operations area granted pursuant to this Lease. Lessee acknowledges that all of said improvements and appurtenances that exist as of the Effective Date are owned exclusively by Lessor.

SECTION 2: TERM

The term ("Term") of this Lease shall commence on the Effective Date (September 8, 2025) and terminate on the day prior to the fifth (5^{th}) year anniversary of the Effective Date (September 7, 2030) (Expiration Date) unless earlier terminated pursuant to the provisions of this Lease. This lease may be terminated without cause prior to the expiration date by either party upon thirty (30) days' prior written notice in accordance with Section 32.3 of this Lease.

This Lease is what is commonly referred to as a "Modified Net Lease", it being the intention of the parties that the Lessee and Lessor shall have specific maintenance and repair responsibilities. Refer to Section 14: Maintenance and Repair of this Lease for responsibility details.

Lessee and Lessor agree that the premises shall be leased and that the Lessee shall accept possession of the premises, "as is, where is, with all faults", with no right of setoff or reduction in the base rent.

SECTION 3: RENT

3.1. Base Rent.

In consideration of Lessee's right to occupy the Premises, Lessee agrees to pay to Lessor base rent ("Base Rent") in an amount equal to $35,218.40 for year one. This base rental rate is based upon the Fair Market Value of the Premises as determined by appraisal.

The amount of the annual payment for the remaining years shall be adjusted on the date of the First Anniversary of the commencement of the first Agreement Year (the "Index Date") and annually on every anniversary date thereafter by a percentage equal to the percentage change, if any, of the CPI Index from the first day of the First Agreement Year or the preceding anniversary date, not to exceed 3% year to year. For the purposes of this Agreement, CPI Index shall mean the most recent Consumer Price Index presently designated as the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1982-1984 equals 100). In the event that the statistics are not available or in the event that publication of the Consumer Price Index is modified or discontinued in its entirety, the successor or substitute index to the CPI shall be used as appropriately adjusted. The term "Base Date" as used herein shall mean the date, on which the Index is published, which is closest in time but prior to the Index Date. In no event shall the rent be less than the prior year's rent.

3.2. Payment of Base Rent.

The Base Rent for the premises is payable in twelve equal monthly installments in advance. The monthly installment amount for the Base Rent in year one is $2,934.87 per month. The first installment of the Base Rent is due and payable on the Effective Date. All subsequent monthly Base Rent installments shall be due and payable on the first calendar day of each calendar month. On the first day of the calendar month in which the Expiration Date is to occur, the monthly Base Rent installment shall be calculated and prorated through the Expiration Date on the basis of a thirty-day (30) month.

3.3. Prorating of Rent.

If this Lease is terminated prior to the Expiration Date for reasons other than Lessee's default and if the effective date of termination is other than the first day of a calendar month, Base Rent shall be prorated to the date of termination based on a thirty-day (30) month, and Lessor shall refund to Lessee any rent paid but unearned for that calendar month as of that effective date of termination.

3.4. Unpaid Installment of Rent.

Unpaid installment of Base Rent or other sums due to the Lessor shall bear interest from the date due at the rate of 1.5% per month or at the highest lawful interest rate in Louisiana ("Interest"), whichever is greater and Lessee shall be obligated to pay all Base Rent and Interest when due.

3.5 Aeronautical Use.

If the current rental rate of the Premises is based on Lessee using the Premises for an aeronautical use, then in the event that the use ceases to be aeronautical and becomes a non-aeronautical use, Lessor has the right to increase the rental rate to the Fair Market Value as determined by an appraisal from a licensed Appraiser.

3.6 Security Deposit.

Lessee shall provide to the Director prior to the Effective Date and maintain during the term of this Lease, a sum equal to one (1) month's rent in the form of cash, or an irrevocable letter of credit or a performance bond. The letter of credit or performance bond must be in a form, drawn on a domestic bank, and acceptable to the Director. The letter of credit or performance bond must remain in effect throughout the term of this Lease and for a period of ninety (90) days thereafter. The Director shall periodically review the amount of the Security Deposit and may, by written notice to the Lessee, update such amount which will increase the amount of the Security Deposit which such increase shall be deposited with the Director by cash, or supplemental letter of credit or performance bond.

SECTION 4: USE

4.1. Permitted Use.

Lessee hereby agrees to use the Premises for the below-stated purposes only and strictly in accordance with the terms and conditions of this Lease. Lessee is prohibited from installing any permanent or temporary building structures on the Premises without permission of the NOAB. Lessee's use of the Premises shall be limited to the following purposes:

a) The Premises shall be used by Lessee only for the purpose of maintenance and storage of ground service equipment. In addition, the Premises contains a lobby area that Lessee may use for computer-based training.

b) It is an express condition of this Lease that Lessee remains in compliance with all applicable Federal, state, and local laws, rules, and regulations, including land use restrictions including, but not limited to Advisory Circular 150/5300-13A.

4.2. Non-Exclusive.

Lessee's rights and privileges in this Lease are non-exclusive, and nothing herein shall preclude the Lessor from entering into an agreement with any other parties during the term of this Lease for the sale/service in any part of the Airport of the same or similar merchandise or service which Lessee is permitted to sell or offer hereunder, whether such agreements are awarded competitively or through negotiations and regardless of whether the terms of such agreements are more or less favorable than the terms of this Lease.

SECTION 5: GOVERNMENTAL APPROVALS AND PERMITS.

Responsibility for securing all required governmental approvals and permits shall rest solely with the Lessee and shall be at the sole expense of the Lessee. The Board and the City shall not be liable for any expense or claim of the Lessee should the Lessee fail to timely obtain, or be unsuccessful in obtaining, any required governmental approvals and permits necessary for the construction and/or operation of the Premises. Notwithstanding the foregoing, Lessor agrees to cooperate with Lessee to obtain such permits.

SECTION 6: ACCEPTANCE AND CONDITION OF PREMISES

6.1. Condition of Premises.

Lessee hereby acknowledges that the Premises are in useable condition. Lessee shall return the Premises to as good a condition as they were on the Effective Date, with the exception of ordinary wear and tear, or other fully insured casualty to the extent insurance proceeds from or on behalf of Lessee are remitted to Lessor.

6.2. Surveys & Inspections.

Lessee, at Lessee's sole cost and expense, may, prior to the Effective Date, conduct surveys, tests, and inspections as Lessee considers reasonably necessary or desirable in connection with the intended use of the Premises.

6.3. Warranty or Representation of Premises.

Lessor makes no warranties or representations, either express or implied, whatsoever regarding the Premises. Without limiting the declaration contained in the immediately preceding sentence, Lessor makes no warranties or representations, either express or implied, as to the Premises' fitness or suitability for a particular purpose, as to the environmental condition of the Premises, as to redhibitory defects, or as to vices or defects of whatever kind or nature, and whether known, unknown, latent or hidden, as to the Premises, and disclaims all responsibilities, liabilities, and obligations that are or may be imposed on the Lessor by Louisiana Civil Code Articles 2696 through 2702, inclusive, or otherwise. Lessee affirms that Lessee has had full opportunity to examine and to inspect the Premises. Lessee accepts the Premises in an "as is, where is" condition. On behalf of Lessee and Lessee's officers, managers, members, directors, stockholders, employees, successors, assigns, and representatives:

a) Lessee hereby waives, to the fullest extent allowed under Louisiana Civil Code Article 2699 and otherwise under Louisiana law, any and all of Lessee's rights and remedies against the City and the Board relating to the Premises (including without limitation all of Lessee's rights and remedies under Louisiana Civil Code Articles 2696 through 2702, inclusive); and

b) Lessee hereby relieves and releases:

   i. The Lessor and all prior owners of the Premises;

   ii. All entities controlled in whole or in part by Lessor; and

   iii. The Lessor's, and said prior owners' respective officials, officers, directors, commissioners, members, employees, contractors, subcontractors, representatives, attorneys, agents, affiliates, agencies, successors, and assigns; from any and all claims, losses, causes of action, rights of action, damages, expenses (including without limitation reasonable attorney's fees) and costs (collectively "Claims") for vices or defects (whether known, unknown, latent, or hidden) of, for peaceful possession of, or otherwise relating to, the Premises, including without limitation any and all Claims based on environmental conditions; any and all Claims based on any one or more of Louisiana Civil Code Articles 2696 through 2702, inclusive; any and all Claims (if any) for redhibition pursuant to Louisiana Civil Code Articles 2520 et seq.; and any and all Claims based on Lessee's inability to obtain any and all applicable permits, approvals or other authorizations from any governmental entities, units or agencies.

6.4. Aviation Hazard.

Lessor reserves the right to take any action it considers necessary to protect the airspace and approaches of the Airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected or located, any light fixture, building, object, structure, or growth of natural object on the Premises or adjacent to the Airport which, in the opinion of Lessor, would limit the usefulness of the Airport or constitute a hazard to aircraft or obstruction to air navigation or communication facilities.

6.5. Avigation Servitude.

The Lessor reserves an avigation servitude for the unobstructed use and passage of all types of aircraft in and through the airspace above the Premises at and above 40 feet in height above ground level. The avigation servitude shall include all incidental rights related to aviation within this airspace, including without limitation the right to cause such noise, vibrations, fumes, deposits of dust or other particulate matter, fuel particles (which are incidental to normal aircraft operation), fear, interference with sleep and communication and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft within the airspace over 40 feet in height above ground level or in the vicinity of the Premises or in landing at or taking off from the Airport.

6. 6. Compliance with ADA.

Lessee, at its sole cost and expense, agrees to keep and maintain the Premises in full compliance at all times with the Americans with Disabilities Act of 1990, as amended ("ADA"). In addition, Lessee agrees that all alterations and improvements to the Premises, if permitted, shall comply with all ADA requirements.

SECTION 7: ALTERATIONS

Lessee is prohibited from installing any permanent or temporary building structures on the Premises unless authorized by Lessor. Lessee is also prohibited from making any other permanent or temporary alterations to the Premises (said alterations other than the leasehold improvements or alterations being hereinafter referred to as the "Alterations") without Lessor's prior written consent. Before making any Alterations, Lessee shall:

a) Submit a request and a copy of the Alterations plans to the Lessor in the form of a Tenant Project Application Form at least thirty (30) days prior to the planned commencement of the Alterations;

b) Comply with all applicable local, state, or federal laws, regulations, codes, or ordinances affecting such Alterations and the Premises; and

c) Perform the Alterations so as not to unreasonably interfere with or create a nuisance for aircraft, the operation of the Airport, and/or the tenancy of others.

d) Provide all required insurance and performance and payment bonds as may be requested by the Lessor in its sole discretion prior to the start of any construction.

All Alterations made by Lessee to the Premises shall remain Lessor's property at the end of the Lease term, regardless of how or when the Lease term ends. Lessor shall not have to pay or reimburse Lessee for any cost of such improvements unless the Lease term ends solely and exclusively due to Lessor's fault, in which case the cost amount shall be calculated in the manner set forth in the written agreement entered into between Lessor and Lessee at the time of the giving of Lessor's written consent to the Alterations pursuant to this Section.

The cost of any renovation, construction, alteration, or improvement authorized according to the provisions of this Lease shall be borne and paid for solely by Lessee. Lessor and Lessee agree that Lessor has no financial or other obligation of any kind under this Lease other than the lease to Lessee of the Premises which are the subject of this Lease for the term and considerations herein set forth. It is expressly understood and agreed that Lessee shall be responsible at Lessee's sole expense for any improvements made to the Premises.

SECTION 8: EQUIPMENT/MATERIAL

All equipment, and all items of personal or movable property that do not become fixtures or component parts, including any proprietary items owned by Lessee, that are located or placed by Lessee upon the Premises (collectively "Lessee's Personal Property") shall remain the property of Lessee. All said equipment and materials shall be removed from the Premises by Lessee upon the expiration of the lease. All equipment and materials left on the Premises after the expiration of the lease may be removed by the Lessor which cost of removal shall be the sole obligation of the Lessee.

Lessee shall remove all Personal Property prior to the termination of the Lease, with the failure to do so constituting a waiver of Lessee's ownership of Lessee's Personal Property. In the event Lessee fails to remove Lessee's Personal Property within ten (10) days after the termination of the Lease and Lessor elects to remove same, Lessee shall be required to reimburse the Lessor the entire cost of removing Lessee's Personal Property from the Premises.

SECTION 9: NO WASTE, NUISANCE, OR UNLAWFUL USE

Lessee shall not commit or allow to be committed any waste on the Premises, create or allow any nuisance to exist on the Premises, or use or allow the Premises to be used for any unlawful purpose.

SECTION 10: ENVIRONMENTAL OBLIGATIONS

Lessee hereby expressly covenants, warrants, and represents to Lessor, in connection with Lessee's operation at the Premises and Airport, the following:

a) Lessee is knowledgeable of all applicable federal, state, and local environmental laws, ordinances, rules, regulations, and orders ("Environmental Laws"), which apply to Lessee operations at the Premises and acknowledges that such Environmental Laws change from time to time and Lessee agrees to keep informed of any such future changes.

b) Lessee agrees to comply with all applicable Environmental Laws which apply to Lessee's operations at the Premises. As a supplement to the indemnification by Lessee in Section 17. below, Lessee agrees to hold harmless, defend, and indemnify the Lessor for any violation by Lessee or any one or more of Lessee's employees, agents, and contractors of such applicable Environmental Laws and for any non-compliance by Lessee or any one or more of Lessee's employees, agents, and contractors with any permits issued to Lessee pursuant to such Environmental Laws, which hold harmless, defense, and indemnity shall include, but not be limited to, enforcement actions to assess, abate, remediate, undertake corrective measures or monitor environmental conditions and for any monetary penalties, costs, expenses (including without limitation reasonable attorney fees and costs), and damages, imposed against Lessee, its employees, invitees, suppliers, or service providers or any one or more of Lessor's respective officers, agents, employees, representatives and attorneys by reason of Lessee's violation or non-compliance. The foregoing hold harmless, defense, and indemnity shall not apply to the extent any claim arises out of the negligence or willful misconduct on the part of any of the Lessor's respective officers, agents, employees, representatives, and attorneys provided in Section 17 below. Lessee has an immediate and independent obligation to, at the Airport's option: (1) defend the Airport from or (2) reimburse the Airport for its costs incurred in the defense of any claim that actually or potentially falls within this indemnity, even if the allegations are or may be groundless, false, or fraudulent or Lessee is ultimately absolved from liability.

c) Subject to the allowance provisions of Section 11, Lessee shall not use, store, or house any petroleum fuels, highly flammable, or Hazardous Materials on the Premises. For the purpose of this Section, the term "Hazardous Materials" means and includes the following: Any hazardous substance as defined in any Environmental Law, including any "Hazardous Waste" or "Hazardous Substance" as defined by CERCLA and the Louisiana Hazardous Waste Control Law, La R.S. 30-2171 et seq. and chemicals subject to the OSHA Hazard Communication Standard. 29 CFR Section 1910.1200 et seq.

SECTION 11: HAZARDOUS MATERIALS

11.1. Hazardous Waste Generation.

In any calendar month during the lease term, if the Lessee generates (a) an excess of 100 kilograms (approx. 220 pounds) of Hazardous Materials (as defined in Section 10(c)), (b) any residue, contaminated soil, waste, or other debris resulting from the clean-up of a spill, or (c) more than one kilogram of "acutely hazardous waste", then Lessee shall obtain and maintain a Hazardous Waste Generator Permit (hereinafter referred to as "HW Permit") from the Louisiana Department of Environmental Quality. If the Lessee is obligated to obtain an HW Permit pursuant to this section, then the Lessee shall procure an authorized collection and disposal company to properly remove and dispose of environmentally regulated materials on at least a quarterly basis. If the Lessee is not obligated to obtain an HW Permit pursuant to this section, then the Lessee shall provide documentation, upon request, that an authorized outside service provider has been contracted to service their equipment (i.e. forklifts) and legally dispose of waste products. Service and disposal records shall be made available for inspection by the Airport Environmental Engineer at all times.

"Acute hazardous waste" is any hazardous waste with a waste code beginning with the letter "P" or any state-only hazardous waste with a waste code beginning with the letters "P", "ORP" or any of the following "F" codes: F020, F021, F022, F023, F026, and F027; refer to the MSDS Sheet for applicable waste codes.

11.2. Hazardous Material Storage and Transport Election

Upon written request for approval to the Director of Aviation, Lessee shall have the option to store and transport certain Approved Hazardous Materials subject to the terms and conditions contained in this Section. Said approval shall be granted upon verification that Lessee has met the requirements contained in Section 11.2.B.

A. **Approved Hazardous Materials**.

Subject to the requirements of subsections B and C below, the following classes of Hazardous Materials as defined by the U.S. Department of Transportation are Approved Hazardous Materials under this Lease Agreement:

a) Class 2 Flammable Gases;
b) Class 3 Flammable Liquids;
c) Class 5 Oxidizers;
d) Class 6 Poisonous Liquids; and
e) Class 8 Corrosives.

B. Requirements for storage and transportation of Approved Hazardous Materials.

Lessee agrees to the following obligations in order to be granted the right to store and transport Approved Hazardous Materials.

a) Lessee must obtain, and maintain in good standing, a Hazardous Waste Storage and Transportation Permit from the Louisiana Department of Environmental Quality (DEQ) before any Approved Hazardous Materials can be used or stored on the Premises.

b) Lessee must develop an internal Best Management Practices for the handling, use, storage, and disposal of any and all regulated materials and Approved Hazardous Materials and submit same to the BOARD's Environmental Engineer for approval before any Approved Hazardous Materials can be used or stored on the Premises.

c) Lessee must file Quarterly Environmental Reports with NOAB's Environmental Engineer. The Quarterly Facility Inspection Log is attached as Exhibit C.

d) Lessee must ensure all employees that are located at the leased premises attend annual EPA-mandated Storm Water Pollution Prevention training, and document same through a signed attendance roster. The training material shall be provided by the BOARD Airport Environmental Engineer. The first EPA-mandated Storm Water Pollution Prevention training for all employees that are located at the leased Premises must take place before any Approved Hazardous Materials can be used or stored on the Premises.

C. Inspection.

Prior to the initial storage and use of Approved Hazardous Materials, the leased Premises must be inspected and approved by the BOARD Fire Chief. Thereafter, the BOARD Fire Chief shall have the right to enter the leased premises and inspect the conditions thereof at any time and without notice.

D. Termination of Allowance.

Lessor reserves the right to both amend the definition of Approved Hazardous Materials to remove or add classes of hazardous materials or to terminate the allowance of hazard materials completely as it deems appropriate and as may be required to comply with Federal Aviation Administration (FAA) rules, instructions, regulations, and guidance, Transportation Security Agency (TSA) rules, instructions, and regulations and/or to further any Airport development or improvement as it sees fit. Furthermore, the Lessee may elect to terminate the allowance as well.

SECTION 12: UTILITIES

Lessee shall be responsible for paying for all utilities, including without limitation water, sewer, telephone, electricity, and refuse collection used in and at the Premises. In no event shall the City or the Board be liable for damages, loss of business, and loss of profits or otherwise for any interruption, reduction, or failure in the supply, quality, or character of any utility service at the Airport.

SECTION 13: TAXES AND ASSESSMENTS

Lessee agrees to pay Lessor within thirty (30) days of receipt, and all other utility providers before delinquency, all uncontested lawful taxes, assessments, fees, or charges which at any time may be levied by the state, parish, city, or any tax or assessment levying body upon the immovable property or any activity carried on under this Lease, any interest in this Lease or any possessory right which Lessee may have in or to any property covered under this Lease or by reason of Lessee's use or occupancy thereof or otherwise, as well as all lawful taxes, assessments, fees and charges on goods, merchandise, fixtures, appliances, equipment and property owned by Lessee in or about the Premises.

SECTION 14: MAINTENANCE AND REPAIR

14.1 General Maintenance and Repair

Under the terms of this Modified Net Lease, the Lessee, at Lessee's sole cost and expense at all times during the term of this Lease, agrees to keep and maintain, or cause to be kept and maintained, the Premises, including the building, in a good state of appearance and repair, reasonable wear and tear excepted. Lessee shall be responsible for all interior maintenance, repairs, and inspections including but not limited to, interior ceilings, walls, windows, office entries, floors, HVAC systems, electrical systems, sprinkler systems, dock covers, dock bumpers, and plumbing and plumbing fixtures, to the Premises. Where applicable, Lessee shall provide and use suitable covered metal receptacles for all garbage, trash, and other refuse. Piling of boxes, cartons, barrels, pallets, or similar items, in an unsightly, unsafe manner, on or about the Premises, is prohibited. Lessee shall provide complete and proper arrangements for the adequate sanitary handling and disposal, away from the Premises, of all trash, garbage, and other refuse caused as a result of the Lessee's occupancy and use of the Premises.

Lessor, at the Lessor's sole cost and expense at all times during the term of this Lease, is responsible for maintenance and repair to, exterior walls, exterior doors, the roof and roof membrane, and the foundation of the facility, unless the need for such repair is caused by the act or omission of Lessee or Lessee's employees, agents, invitees, licensees, suppliers of materials, or furnishers of services. All landscaping of the Premises shall be the responsibility of the lessor.

14.2 Non-Responsibility of Lessor

Except as expressly set forth herein, there shall be no abatement from or reduction of the Rent due hereunder regardless of the reason or cause. Lessee shall not be entitled to damages, costs, losses, or disbursements from Lessor regardless of the cause or reason therefore. Lessee shall have no claim of any nature whatsoever against Lessor, no abatement or reduction of rent, and no recovery by Lessee from Lessor on account of partial or total failure of, or damage caused by (a) lessening of supply of, or stoppage of, heat, air-conditioning, electric light,

power, water, plumbing, sewerage, or any other service, (b) any damage or annoyance occasioned by water, snow, or ice being upon or coming through the roof, skylight, windows, or otherwise, (c) any defect or break in any pipes, tanks, fixtures, or otherwise whereby steam, water, snow, smoke or gas, leak, issue or flow into the Premises, (d) any damage or annoyance occasioned by the condition or arrangements of any electric or other wiring, (e) any damage or annoyance arising from any acts, omissions, or negligence of co-Lessees or other occupants of the Property, or of owners or occupants of adjacent or contiguous property, or (f) the making of major repairs, alterations, repairs, improvements, or structural changes to the Property, or anything or service therein or thereon or contiguous thereto provided the same shall be made with reasonable expedition.

14.3 Lessor Personal Property Damages

Loss and Damage. Notwithstanding any contrary provisions of this Lease, Lessee shall not be responsible for any loss of or damage to property of Lessor or of others located on the Leased Premises, except where caused by the willful act or omission or negligence of Lessee, or Lessee's agents, employees or contractors, provided, however, that if Lessor shall notify Lessee in writing of repairs which are the responsibility of Lessee under Section 14.1 hereof, and Lessee shall fail to commence and diligently prosecute to completion said repairs promptly after such notice, and if after the giving of such notice and the occurrence of such failure, loss of or damage to Lessor's property shall result from the condition as to which Lessee has been notified, Lessee shall indemnify and hold harmless Lessor from any loss, cost or expense arising therefrom.

Lessor shall maintain and keep in good repair the foundations and structure of the Property. Lessee shall give notice of the need for any repair after which Lessor shall have a reasonable opportunity to correct the same. Lessor's liability with respect to any repair or replacement shall be limited to the cost of such repair or replacement.

SECTION 15: SIGNS

Lessee shall have the right to place signs on the Premises subject to any applicable laws, code and ordinances, subject to any reasonable rules and regulations of the Lessor subject to the prior approval of the Lessor. Lessee shall be solely responsible for maintaining its signs in good condition and shall remove them and repair any damage caused by such removal on or before the Expiration Date. Lessee is not allowed to place or to erect any signs or advertising material on the Premises without the prior approval of the Lessor.

SECTION 16: ACCESS

Lessor and Lessor's authorized representatives shall have the right to enter the Leased Premises following 24 hours' notice to Lessee for the purpose of:

a) Performing any maintenance or repairs that Lessee has failed to undertake, and

b) Inspecting the Premises to verify that fire, safety, sanitation regulations, and other provisions contained in this Lease are being adhered to by Lessee.

Lessor shall use its best efforts to conduct Lessor's activities in the Premises in a reasonable manner that will seek to minimize interference with Lessee's business operations. Lessor shall be permitted access to the Premises for emergencies without prior notice to Lessee, so long as Lessee is notified as soon thereafter as is reasonably possible.

SECTION 17: INDEMNIFICATION

To the fullest extent permitted by law, the Lessee shall fully indemnify, defend, and hold harmless and defend the City, Board, and all their respective officers, agents, contractors, employees, representatives, and attorneys ("Indemnified Parties") from and against all suits, actions, claims, damages, losses and expenses, direct, indirect or consequential, including but not limited to fees and charges of attorneys and other professionals and court and arbitration costs, of any character, name, and description brought for or on account of any injuries or damages,

including but not restricted to death, received or sustained by any persons or property on account of, arising out of, or in connection with:

a) The operations of the Lessee, its contractors, sub-contractors, vendors, visitors, and suppliers; and

b) Any negligent act or intentional omission, misconduct, or fault of the Lessee, its contractors, sub-contractors, vendors, visitors and suppliers, or their agents or employees in the execution of the lease or performance of the services required thereunder; and

c) Any violation of law, ordinance, regulation, or order of any public authority having jurisdiction over the services required hereunder.

Limitation. Lessee'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 Lessee nor any of its agents or employees contributed to such gross negligence or willful misconduct.

Independent Duty. Lessee has an immediate and independent obligation to, at the Airport's option: (1) defend the Airport from or (2) reimburse the Airport for its costs incurred in the defense of any claim that actually or potentially falls within this indemnity, even if the allegations are or may be groundless, false, or fraudulent or Lessee is ultimately absolved from liability.

Expenses. Notwithstanding any provision to the contrary, Lessee shall bear the expenses including, but not limited to, the Board's and City's reasonable attorney fees and expenses, incurred by the Board and the City in enforcing this indemnity.

The Lessor shall fully indemnify, save harmless and defend Lessee and all its officers, agents, employees, representatives, and attorneys from and against all suits, actions, claims, damages, losses, and expenses, direct, indirect, or consequential (including but not limited to fees and charges of attorneys and other professionals and court and arbitration costs) of any character, name, and description brought for or on account of any injuries or damages (including but not restricted to death) received or sustained by any persons or property on account of, arising out of, or in connection with:

a) The operations of the Lessor, its contractors, sub-contractors, vendors, visitors and suppliers; and

b) Any negligent act or intentional omission, misconduct, or fault of the Lessor, its contractors, sub-contractors, vendors, visitors, suppliers, and their agents and employees in the execution of this Lease Agreement or performance of the services required thereunder.

SECTION 18: INSURANCE

18.1. Minimum Coverage.

Lessee shall, at its own cost and expense, maintain the following insurance coverages throughout the Term. Prior to the Execution Date, Lessee shall produce to the Board certificates of insurance evidencing the coverages required herein and listing the Board and the City as additional insureds. Lessee shall require any sub-contractors, sub-Lessees, and sub-tenants doing business with or for the Lessee to comply with the provisions of this Section or the liability for said sub-contractors, sub-Lessees, and sub-tenants shall be covered by the Lessee:

(a) Commercial General Liability Insurance: The Lessee agrees to maintain CGL coverage covering all operations pursuant to this Lease performed by the Lessee, or on its behalf, in the following amounts (inclusive of any amounts provided by an umbrella or excess policy):

- Per Occurrence: $5,000,000

This insurance shall include coverage for premises operations, broad-form contractual liability, products, and completed operations, use of contractors and subcontractors, personal injury, and

broad-form property damage. A "Claims made" form shall not be acceptable. The "occurrence form" shall not have a "sunset clause".

(b) Business Automobile Liability Insurance: Lessee shall maintain Business Auto Liability coverage for all owned, hired, and non-owned vehicles with the following policy limits (inclusive of any amounts provided by an umbrella or excess policy):

- Combined Single Limit per Occurrence (both bodily injury and property damage): $1,000,000

In the event Lessee operates vehicles on the AOA used or intended to be used for aircraft landings, the minimum limits of Business Automobile Liability insurance (inclusive of any amounts provided by an umbrella or excess policy) covering all owned, hired, and non-owned vehicles are:

- Combined Single Limit per Occurrence (both bodily injury and property damage): $10,000,000

(c) Workers' Compensation and Employer's Liability Insurance: Lessee agrees to maintain Workers' Compensation and Employer's Liability Insurance with the following policy limits (inclusive of any amount provided by umbrella or excess):

- Workers' Compensation: Statutory Limits
- Employer's Liability:
  - Each Accident: $1,000,000
  - Disease (policy limit): $1,000,000
  - Disease (each employee): $1,000,000

(d) Property Insurance: Lessee shall maintain Property Insurance covering all forms of risk on all Alterations or Improvements and any other interests of Lessee, including inventory, supplies, and other property of Lessee located on the Premises, insuring against perils typically covered by property insurance including, but not limited to, fire, lightning, extended coverage, vandalism, malicious mischief, glass breakage, sprinkler, Named Storm and terrorism in an amount equal to the full replacement value of Lessee improvements and any other interests of Lessee in or about said Premises. The policy shall name or be endorsed to name the City and Board as "Loss Payee" as their interests may appear.

(e) Business Interruption Insurance: Lessee shall maintain Business Interruption insurance in an amount sufficient to compensate Lessee for the direct or indirect loss of earnings under this Lease and attributable to the perils commonly covered by the Lessee's property insurance, which shall include losses arising from mechanical or utility failures on or interruption of services to the Premises.

(f) Commercial Crime Insurance: If Lessee's use of the Airport involves handling money, then Lessee shall maintain Commercial Crime insurance covering including, but not limited to, loss arising from employee theft, employee dishonesty, forgery or alteration, robbery, burglary, embezzlement, disappearance, destruction; money orders and counterfeit currency; depositors forgery; computer fraud, on- and in-transit:

- Each Occurrence: $1,000,000

(g) Liquor Legal Liability: If Lessee's use of the Airport involves the provisioning or selling of liquor, Lessee shall maintain Liquor Legal Liability coverage covering the selling, serving, or furnishing of any alcoholic beverage pursuant to this Lease performed by Lessee, or on its behalf, in the following amounts (inclusive of any amounts provided by an umbrella or excess policy):

- General Aggregate: $2,000,000
- Each Occurrence: $1,000,000

The insurance policies herein required shall contain or be endorsed to contain the following provisions:

A. Workers' Compensation coverage shall contain an express waiver of all rights against the City and NOAB, its elected and appointed officials, officers, agents, directors, volunteers, and employees, for losses arising from the services performed by the Lessee for the City and the Board.

B. The City and Board and their respective officers, officials, and employees are to be added as additional insured to the Commercial General Liability and the Automobile Liability insurance policies with respect to (i) liability arising out of activities performed by or on behalf of the Lessee; (ii) products and completed operations of the Lessee, and (iii) the insurance obtained by Lessee insuring the Premises against casualty losses. The coverage shall contain no special limitations on the scope of protection afforded the additional insured. The Certificate Holder shall be in the name of:

The City of New Orleans by and through the New Orleans Aviation Board
PO Box 20007
New Orleans, LA 70141

Within the Certificate of Insurance "Description of Operations/Locations/Vehicles/Remarks" field, please include the following language:

"Where required by written contract, The City of New Orleans, The New Orleans Aviation Board, and their respective members, officers, employees, agents, and assigns are included as Additional Insured and Loss Payee as their interest may appear."

C. Certificates of insurance acceptable to the BOARD and the City shall be provided prior to commencement of the Lease. The Lessee shall be responsible for providing 30 days prior written notice of cancellation/non-renewal except 10 days for non-payment. Company endorsements shall be provided with the certificate of insurance.

18.2. All insurance required by this Section shall be placed with insurers that are licensed and authorized to do business in the State of Louisiana and have a rating of no less than A-VI in the most current edition of the A.M. Best Insurance Report, AAA in Moody's, and AAA in Standard and Poor's. The providing of any insurance required herein does not relieve the Lessee of any of the responsibilities or obligations for which the Lessee may be liable by law, lease or otherwise. The Lessee's failure to provide and maintain such insurance in force as required above shall materially breach the Lease and, at the City and /or Board's option, occasion an immediate cancellation for cause thereof. The Lessee and any subcontractors shall comply with all laws relating to immigration and naturalization; failure to comply shall constitute an event of default under the Lease.

In the event Lessee does not have the required certificate(s) of insurance evidencing the proper insurance coverage, or the required insurance coverage lapses, this Lease shall be immediately terminated at the discretion of the Director. Any policy endorsement should be attached to the certificate(s). Lessee must require Lessee's contractors or sub-contractors and other persons doing business with or for the Lessee to maintain at least the insurance as required above or the liability for said contractors or sub-contractors and other persons doing business with or for the Lessee shall be covered by the Lessee.

18.3. Additional Insurance.

The Board reserves the right to require Lessee to provide such additional amounts of insurance coverage, or such additional types of insurance coverage, as the Board deems necessary during the term of this Lease upon receipt of prior reasonable written notice from the Board. Lessee will use its commercially reasonable best efforts to furnish the Board, within sixty (60) days of said request, a certificate of insurance evidencing such insurance with increased limits in full force and effect.

18.4. Insurance Not a Limitation on Liability.

Compliance with the foregoing requirements shall not relieve Lessee of its liability under any other provision of this Lease, or by law.

SECTION 19: CASUALTY

If, due to fire or other casualty which is not the fault of Lessee, the Premises are totally destroyed or rendered incapable of being occupied and operated by Lessee for the purposes set forth herein, within one hundred eighty (180) days of the date of the fire or other casualty, in Lessee's sole discretion, Lessee shall have a right to terminate this Lease. In such a case, all insurance proceeds covering the improvements on the Premises shall be the property of the Lessor.

If, due to fire or other casualty which is not the fault of Lessee, the Premises are partially damaged or rendered partially incapable of being occupied and operated by Lessee for the purposes set forth herein, in Lessee's sole discretion, this Lease shall continue in effect except that the damages to the Premises for which Lessor is responsible to repair under Section 14 Maintenance and Repair shall be repaired within a reasonable time by Lessor. Until full use of the Premises is restored, Base Rent shall partially abate in the proportion that the subject area incapable of the aforesaid occupancy and operation bears to the entire area of the Premises. If full tenancy is not restored within One Hundred Eighty (180) calendar days from the date of the casualty, either Lessee or Lessor may terminate this Lease upon ten days written notice, without liability to either party, and any pre-paid Base Rent shall be pro-rated and refunded to Lessee. Repair of the Premises by Lessor shall be limited to rebuilding those structures which existed as of the Effective Date and insurance proceeds received.

In the event of a Casualty, parties may enter into a Restoration Agreement that allows the Lessee to perform the restoration of those portions of the building in which Lessor may be responsible for under Section 14 of the Lease Agreement. Lessor will reimburse Lessee for the cost of that restoration as long as the restoration was approved in advance by NOAB's Planning, Development & Construction Department and Lessee performs the restoration in accordance with all applicable, laws, rules, regulations, and building codes of all government authorities having jurisdiction over the premises.

SECTION 20: CONDEMNATION

In the event that any federal, state, or local government or agency or instrumentality thereof shall, by condemnation or otherwise, take title, possession, or the right to possession of the Premises or any part thereof, the Lessor may, at its option, terminate this Lease as of the date of such taking, and if Lessee is not in default under any of the provisions of this Lease on said date, any rent or concession fees prepaid by Lessee shall, to the extent allocable to any period subsequent to the effective date of the termination, be promptly refunded to Lessee. In addition, the Lessee shall be entitled to participate in any compensation paid in the event of a taking, not to exceed the leasehold improvements or alterations.

During any war or national emergency, Lessor shall have the right to lease any part of the Airport, including its landing area, to the United States Government. In this event, any provisions of this Lease which are inconsistent with the provisions of the lease to the Government shall be suspended. Lessor shall not be liable for any loss or damages alleged by Lessee as a result of this action. However, nothing in this Lease shall prevent the Lessee from pursuing any rights it may have for reimbursement from the United States Government.

This Lease shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States Government relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport. Should the effect of such agreement with the United States government be to take all or any of the Premises or substantially alter or destroy the commercial value of the leasehold interest granted herein, Lessor shall not be held liable therefore, but in such event, Lessee may cancel this Lease upon ten (10) days written notice to Lessee.

SECTION 21: ASSIGNMENT AND SUBLETTING

21.1. Mortgage.

Lessee shall not be allowed to mortgage, to grant a security interest in, to assign for security or collateral purposes, or otherwise to encumber Lessee's interest in and to the Premises or this Lease.

21.2. Transfer/Sublet.

Lessee shall not transfer, assign, sublet, or otherwise alienate Lessee's interest in and to the Premises without first obtaining the written consent of Lessor, which consent shall not be unreasonably withheld. Any transfer, assignment, subletting, or alienation of this Lease or of Lessee's leasehold interest in the Premises without the prior written consent of the Lessor shall be null and void.

21.3. Permission to Sublease.

In the event Lessee requests permission to sublease, the request shall be submitted to the Director of Aviation and must be approved by the Board prior to the effective date of the sublease requested and shall be accompanied by a copy of the proposed sublease agreements and all agreements collateral thereto. The area or space to be subleased, the rental to be charged, the type of business to be conducted, and the identity and financial history of the sub-tenant shall be specified. Each transfer, assignment, or subletting to which there has been consent shall be by instrument, in writing, and shall be executed by the transferee, assignee, or sub-lessee who shall agree in writing, for the benefit of Lessor, to be bound by and to perform the terms, covenants, and conditions of this Lease. Five (5) executed copies of such written instrument shall be delivered to Lessor. Failure to first obtain written consent from the Lessor, or failure to comply with the provisions herein contained, shall operate to prevent any such transfer, assignment, or subletting from becoming effective. At Lessee's option, Lessee shall record a memorandum of this Lease with the recorder of mortgages for Jefferson Parish within 15 days of all parties signing this Lease.

21.4. Lessor Consent.

Should the assignment of this Lease be consented to by Lessor and to the extent that such assignee assumes Lessee's obligations hereunder, Lessee shall not, by virtue of such assignment, be released from Lessee's obligations under the Lease unless, at the time of the giving of Lessor's written consent, Lessor expressly agrees in writing to the contrary. Should the subletting of the Premises be consented to by Lessor, Lessee agrees and acknowledges that Lessee shall remain fully and primarily liable under this Lease, notwithstanding any such sublease and that any such sub-lessee shall be required to attorn to Lessor under the terms of this Lease.

The receipt by the Lessor of rent from any assignee, subtenant, or occupant of the Premises shall not be deemed a waiver of the requirements in this Section 20 or an acceptance by the Lessor of the assignee, subtenant or occupant as a tenant or a release of the Lessee from further observance or performance by the Lessee of the covenants and obligations contained in this Lease. No provisions of this Lease shall be deemed to have been waived by the Lessor unless such waiver is in writing, signed by the Lessor's Director of Aviation. Lessor reserves the right to transfer Lessor's interest in the Lease.

SECTION 22: DEFAULT

22.1. Lessee Conditions of Default.

The occurrence of any one or more of the following events ("Lessee Event of Default") shall constitute an event of default and breach of this Lease by Lessee:

a) Vacating or abandonment of the Premises by Lessee for more than sixty (60) days;

b) Failure by Lessee to make any payment of Base Rent or any other payment required to be made by Lessee under this Lease when due where such failure continues for a period of ten (10) days after written notice by Lessor to Lessee;

c) Breach of any Lessee covenant or obligation under Sections 10 and 11 in this Lease which is not cured immediately after written notice by Lessor to Lessee; or

d) Breach of any Lessee covenant or obligation in the Lease other than under Sections 10 and 11 of the Lease where such failure continues for a period of thirty (30) days after written notice by Lessor to Lessee.

22.2. Lessor Conditions of Default.

The occurrence of any one or more of the following events ("Lessor Event of Default") shall constitute an event of default and breach of this Lease by Lessor:

a) Breach of any Lessor covenant contained herein where such failure continues for a period of thirty (30) days after written notice by Lessee to Lessor.

22.3. Remedies for Lessee Event of Default.

Except as specifically provided to the contrary in this Lease, if a Lessee Event of Default occurs, the Lessor shall be entitled to exercise any one or more of the following rights, which shall be deemed cumulative:

a) Terminate the Lease and evict the Lessee if the Lessee does not vacate the Lease Premises within 30 days' notice. Lessee hereby waives all rights to notice of termination of lease and/or notice to vacate pursuant to Louisiana Civil Code article 4701;

b) Pursue claims for damages against Lessee if they exceed the accelerated rent due;

c) Charge interest (at the then applicable highest annual rate of legal interest under Louisiana law) on all due and unpaid Base Rent and other payments owed by Lessee under this Lease, on and after the occurrence of an Event of Default;

d) Charge Lessee an amount equal to Lessor's reasonable legal fees and costs incurred on and after a default by Lessee under the Lease;

e) Accelerate all rents due for the unexpired term of the Lease; or

f) Exercise any and all rights and remedies available at law.

22.4. Remedies for Lessor Event of Default.

Except as specifically provided to the contrary in this Lease, if a Lessor Event of Default occurs, Lessee shall be entitled to exercise any one or more of the following rights, which shall be deemed cumulative:

a) Terminate the Lease;

b) Pursue claims for damages against Lessor;

c) Charge Lessor an amount equal to Lessee's reasonable legal fees and costs incurred on and after a default by Lessor under the Lease; or

d) Pursue any and all other remedies available at law or equity.

Other than the notices of default provided in Section 21.1 and Section 21.2, respectively, neither party shall be required to give thirty (30) days' notice to the other, in order to exercise any one or more of the foregoing remedies. Likewise, neither party shall be liable to the other if said party exercises any one or more of the foregoing remedies.

SECTION 23: BROKERS

Lessor represents and warrants that Lessor is solely responsible for any real estate broker retained or otherwise utilized by Lessor in connection with the Lease of the Premises described herein and that no real estate or broker commissions are due by Lessee to anyone retained or used by Lessor.

SECTION 24: TITLE AND QUIET POSSESSION

Lessor represents and warrants that:

a) The Lessor is the owner of the Premises;

b) The Lessor has the right to enter into this Lease; and

c) The person signing this Lease on behalf of Lessor has the authority to sign this Lease on behalf of Lessor.

Lessor and anyone claiming by and through Lessor hereby covenants that Lessee is entitled to access to the Premises at all times and to the quiet possession of the Premises during the term of the Lease, subject to the access and occupancy limitations set forth elsewhere in this Lease, provided that Lessee is not in default of any Lessee's obligations under this Lease.

SECTION 25: RELOCATION RIGHTS

Lessor reserves the right to develop and improve the Airport as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance by or on behalf of the Lessee. Accordingly, nothing contained in this Lease shall be construed to obligate Lessor to relocate Lessee as a result of any such Airport developments or improvements.

SECTION 26: RULES AND REGULATIONS

Lessee shall observe the rules and regulations which Lessor shall from time to time promulgate with respect to the Premises. Lessor reserves the right from time to time to make reasonable modifications to such rules and regulations which shall be binding on Lessee and all other tenants and subtenants upon delivery of a copy of the modified rules and regulations to Lessee. Lessee shall also observe all federal, state, and local rules and regulations which may affect Lessee's operations under this Lease.

In the event the Federal Aviation Administration (FAA), its successors, or the Transportation Security Agency (TSA) requires modifications or changes in this Lease as a condition precedent to the granting of funds for the improvement of the Airport, Lessee agrees to consent to such amendments, modifications, revisions, supplements, or deletions of any of the terms, conditions, or requirements of this Lease as may be reasonably required to obtain such fund; provided, however, that in no event will Lessee be required, pursuant to this subsection, to agree to an increase in the rent or other charges.

SECTION 27: SUCCESSORS

This Lease and the terms and conditions contained herein shall run with the Premises and inure to the benefit of and be binding upon the parties hereto and each of their respective heirs, executors, administrators, successors, and permitted assigns.

SECTION 28: JURISDICTION & GOVERNING LAW

The Lessee consents and yields to the exclusive jurisdiction of the State Civil Courts of the Parish of Orleans, and does hereby formally waive any pleas of jurisdiction on account of the residence elsewhere of the Lessee, as to all disputes arising from or related to the Lease. The Lease shall be construed and enforced according to the laws of the state of Louisiana, excepting its conflict of laws provisions.

SECTION 29: AMENDMENT

This Lease shall not be modified except by written agreement signed by Lessor and Lessee through their respective duly authorized representatives.

SECTION 30: NO WAIVER

The failure of Lessee or Lessor hereto at any time to require performance by the other of any provision of this Lease shall in no way affect the party's right to enforce such provision, nor shall the waiver by either party of any breach of any provision of this Lease be taken or held to be a waiver of any further breach of the same provision or any other provision.

SECTION 31: FORCE MAJEURE

Except as herein provided, neither Lessor nor Lessee shall be deemed to be in default hereunder if either party is prevented from performing any of the obligations, other than the payment of rentals, fees, and charges hereunder, by reason of strikes, boycotts, labor disputes, embargoes, shortages of energy or materials, acts of God, acts of the public enemy, epidemics, natural disasters, floods, tornado, hurricane, riots, rebellion, sabotage, war, or any other circumstances for which it is not responsible or which are not within its control.

SECTION 32: MISCELLANEOUS PROVISIONS

32.1. Legal Construction.

In the event any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, of unenforceability shall not affect any other provision thereof, and this Lease shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

32.2. Prior Agreements Superseded.

This agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

32.3. Notices.

All notices provided to be given under this Lease shall be deemed properly served if such notice is given by certified mail, return receipt requested, addressed to the other party at the following address, or such other address as either party may, from time to time, designate in writing:

Lessor: Director of Aviation
New Orleans Aviation Board
P. O. Box 20007
New Orleans, Louisiana 70141

With a copy to: Deputy Director of Aviation – Commercial Development
New Orleans Aviation Board
P. O. Box 20007
New Orleans, Louisiana 70141

Lessee: GAT Airline Ground Support Inc.
P.O. Box 88029
Mobile, AL 36608

Notices mailed in accordance with the provisions hereof shall be deemed to have been given as of the date of receipt or the third business day following the date of such mailing, whichever is earlier.

32.4. Successors and Assigns.

The covenants and agreements contained in this lease shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

32.5. Severability.

If any provision in this Lease is held to be unenforceable for any reason whatsoever, the remaining provisions of this Lease shall remain in full force and effect.

32.6. Electronic Signature and Delivery.

The Parties agree that a manually signed copy of this Lease and any other document(s) attached to this Lease delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Lease. 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 Lease.

32.7. Conflict of Interest.

In the interest of ensuring that efforts of Lessee do not conflict with the interests of the Board, and in recognition of Lessee's responsibility to the Board, Lessee agrees to decline any offer of employment if its independent work on behalf of the Board is likely to be adversely affected by the acceptance of such employment. The initial determination of such a possibility rests with Lessee. It is incumbent upon Lessee to notify the Board and provide full disclosure of the possible effects of such employment on Lessee's independent work on behalf of the Board. Final decision on any disputed offers of other employment for Lessee shall rest with the Board.

32.8. Counterparts.

This Lease may be executed in one or more counterparts, each of which shall be deemed to be an original copy of this Lease, but all of which, when taken together, shall constitute one and the same Lease.

32.9. Incorporation into Subcontracts.

Lessee will incorporate Lease Terms and Conditions into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with these provisions.

32.10. Limitations of the City's Obligations.

The Board and the City have no obligations not explicitly set forth in this Lease or any incorporated documents or expressly imposed by law.

32.11. No Third Party Beneficiaries.

This Lease is entered into for the exclusive benefit of the Board, City, and Lessee, and the Board, City, and Lessee expressly disclaim any intent to benefit anyone not a party to this Lease.

32.12. Choice of Laws.

This Lease shall be construed and enforced in accordance with the laws of the State of Louisiana, without regard to its conflict of laws provisions.

32.13. Entire Lease.

This Lease, 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 Lease and are without effect to vary or alter any terms or conditions of this Lease.

32.14. Exclusive Jurisdiction and Venue.

For all claims arising out of or related to this Lease, Lessee hereby consents and yields to the jurisdiction of the Civil District Court for the Parish of Orleans, and expressly waives any (A) pleas of jurisdiction based upon Lessee's residence and (B) right of removal to federal court based upon diversity of citizenship.

SECTION 33: EQUAL EMPLOYMENT OPPORTUNITY

In all hiring or employment made possible by, or resulting from the Lease, there (1) will not be any discrimination against any employee or applicant for employment because of race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry, and (2) where applicable, affirmative action will be taken to ensure that the Lessee/developer/operator's employees are treated during employment without regard to their race, color, religion, 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, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry. The Lessee shall include the provisions of this paragraph in all subleases if permitted.

Lessee, for itself, its personal representatives, successors in interest, and assigns, as part of the consideration herein, agrees as a covenant running with the land that no person shall be excluded from participation in or denied the benefits of Lessee's use of the Premises on the basis of race, color, national origin, religion, handicap, sex, sexual orientation or familial status. Lessee further agrees for itself, its personal representatives, successors in interest, and assigns that no person shall be excluded from the provision of any services on or in the construction of any improvements or alterations to the Premises on grounds of race, color, national origin, religion, handicap, sex, sexual orientation or familial status.

Lessee agrees to furnish its accommodations and to price its goods and services on a fair and equal basis to all persons. In addition, Lessee covenants and agrees that it will at all times comply with any requirements imposed by or pursuant to Title 49 of the Code of Federal Regulations, Part 21, Non-Discrimination in Federally Assisted Programs of the Department of Transportation, and with any amendments to this regulation which may hereafter be enacted.

In the event of a breach of any of the above nondiscrimination covenants, the Lessor shall have the right to terminate the Lease and to reenter and repossess the Premises and hold the same as if the Lease had never been made or issued; provided however, that the Lessee allegedly in breach shall have the right to contest said alleged breach under applicable Federal Aviation Administration procedures, and any sanctions under or termination of the Lease shall be withheld pending completion of such procedures.

If any claim arises from an alleged violation of this non-discrimination covenant by Lessee, its personal representatives, successors in interest, or assigns, Lessee agrees to indemnify Lessor and hold Lessor harmless pursuant to Section 17.

SECTION 34: CONFLICT OF INTEREST

Lessee covenants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the services and obligations required to be performed under this Lease.

SECTION 35: INDEPENDENT CONTRACTOR

35.1 Acknowledgment of Exclusion of Worker's Compensation and Unemployment Compensation Coverage.

The Lessee hereby and in this Lease expressly agrees and acknowledges that it is an independent contractor and as such, it is expressly agreed and understood that the Lessor shall not be liable for any benefits or coverage as provided by the Workmen's Compensation Law of the State of Louisiana or applicable unemployment compensation law, and further, anyone employed by the Lessee shall not be considered an employee of the Lessor for the purpose of workers compensation or unemployment compensation coverage, or for any other purpose.

35.2 Waiver of Sick and Annual Leave Benefits.

It is expressly agreed and understood that the Lessee, acting as an independent entity, shall not receive any sick or annual leave benefits from the Lessor.

SECTION 36: DELINQUENT TAXES

Lessee swears that it complies with City Code §2-8 (a). Lessee is not delinquent in any taxes owed to the City.

SECTION 37: CONVICTED FELON

Lessee swears that it complies with City Code §2-8 (c). No Lessee principal, member, or officer has, within the preceding five 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.

SECTION 38: NON-SOLICITATION

Lessee swears that it has not employed or retained any company or person to solicit or secure this Lease other than a 1) bona fide employee working solely for Lessee; 2) a consultant representing the Lessee; or 3) an attorney representing the Lessee. The Lessee has not paid or agreed to pay any person any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Lease other than a 1) bona fide employee working solely for Lessee; 2) consultant representing the Lessee; or 3) an attorney representing the Lessee.

SECTION 39: INSPECTOR GENERAL COOPERATION

It is agreed that the Lessee or applicant will abide by all provisions of City Code §2-1120, including but not limited to City Code §2-1120(12), which requires the Lessee 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. In signing this contract, Lessee agrees that it is subject to the jurisdiction of the Orleans Parish Civil District Court for purposes of challenging a subpoena.

SECTION 40: OWNERSHIP INTEREST PROVISION

The Lessee shall provide a sworn affidavit listing all persons, natural or artificial, with an ownership interest in the Lessee and stating that no other person holds an ownership interest in the Lessee via a counter letter. For the purposes hereof, 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. Lessee agrees to provide to the Lessor a sworn affidavit attesting to the above provisions if requested by the Lessor to do so; failure to provide such affidavit upon request shall give Lessor the option to cancel this Lease.

SECTION 41: SUBCONTRACTING

The Lessor did not set an ACDBE participation goal for this lease agreement but continues to encourage the use of ACDBE firms. The Lessor desires to achieve, to the greatest extent possible, quality participation by certified ACDBE firms in order to reach its annual overall goal of 23.35%. Although there is no ACDBE participation requirement, Lessee is encouraged to present a creative and responsive plan that provides for participation that is commercially meaningful and useful in the areas of construction build-out and procurement of goods and services.

SECTION 42: SUBORDINATION

This Lease is subordinate to the Lessor's obligations to the federal government under existing and future agreements for federal aid for the development and maintenance of the airport.

SECTION 43: REQUIRED FEDERAL CONTRACT PROVISIONS

The Lessee agrees to comply with the Required Federal Contract Provisions attached hereto as Exhibit B.

SECTION 44: COST RECOVERY

In accordance with Section 2-8.1 of the New Orleans Municipal Code entitled "Cost recovery in contracts, cooperative endeavor agreements, and grants," to the maximum extent permitted by law, the Lessee shall reimburse the Lessor or disgorge anything of value or economic benefit received from the Lessor if the Lessee fails to meet its contractual obligations.

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[SIGNATURES CONTAINED ON NEXT PAGE]

IN WITNESS WHEREOF the parties hereto through their duly authorized representatives, have executed this contract to be effective as of the Effective Date as set forth above.

Approved by resolution of the New Orleans Aviation Board dated September 18, 2025, and directing the Chair and Director of Aviation to execute the same:

NEW ORLEANS AVIATION BOARD

By: _____
The Hon. Michael G. Bagneris, Chair Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Michele Allen-Hart Date
General Counsel and Deputy Director of Legal Affairs
New Orleans Aviation Board

[LESSEE SIGNATURE CONTAINED ON NEXT PAGE]

GAT AIRLINE GROUND SUPPORT INC.

By:_____

Print Name: _____

Taxpayer Identification Number: _____

Date: _____

Exhibit A1

MAP OF LOCATION OF PREMISES

The facility is located at 163 S. Firehouse Road, consisting of a ground level, office/warehouse facility containing 4,594 SF with 744 SF of finished area, for use to maintain ground service equipment. The site is approximately 24,660 sf, and the facility is located at the southwest corner of S. Firehouse Road and Middle Access Road, Kenner, Louisiana, 70062.

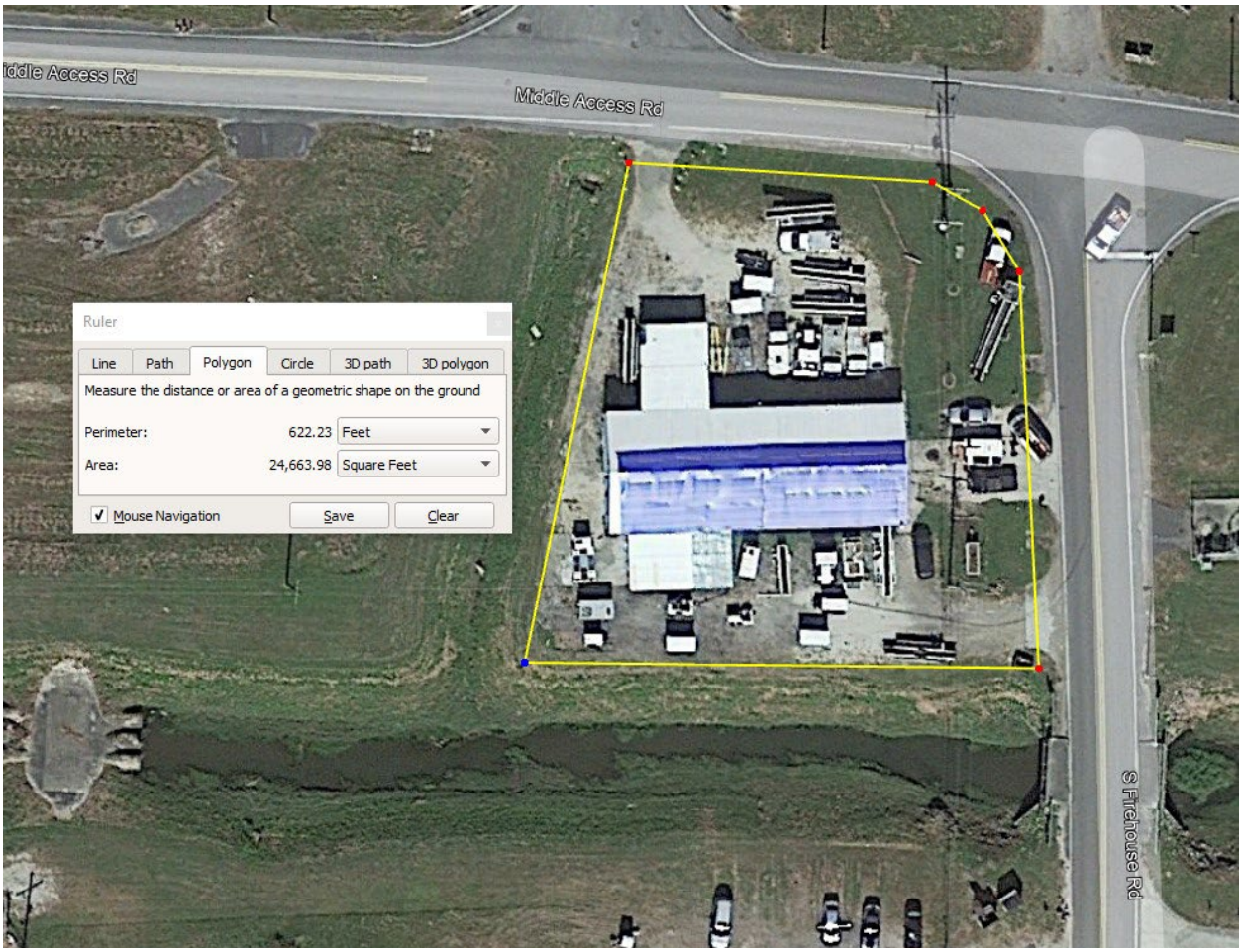

Exhibit A2

DIAGRAM OF OFFICE/WAREHOUSE FACILITY

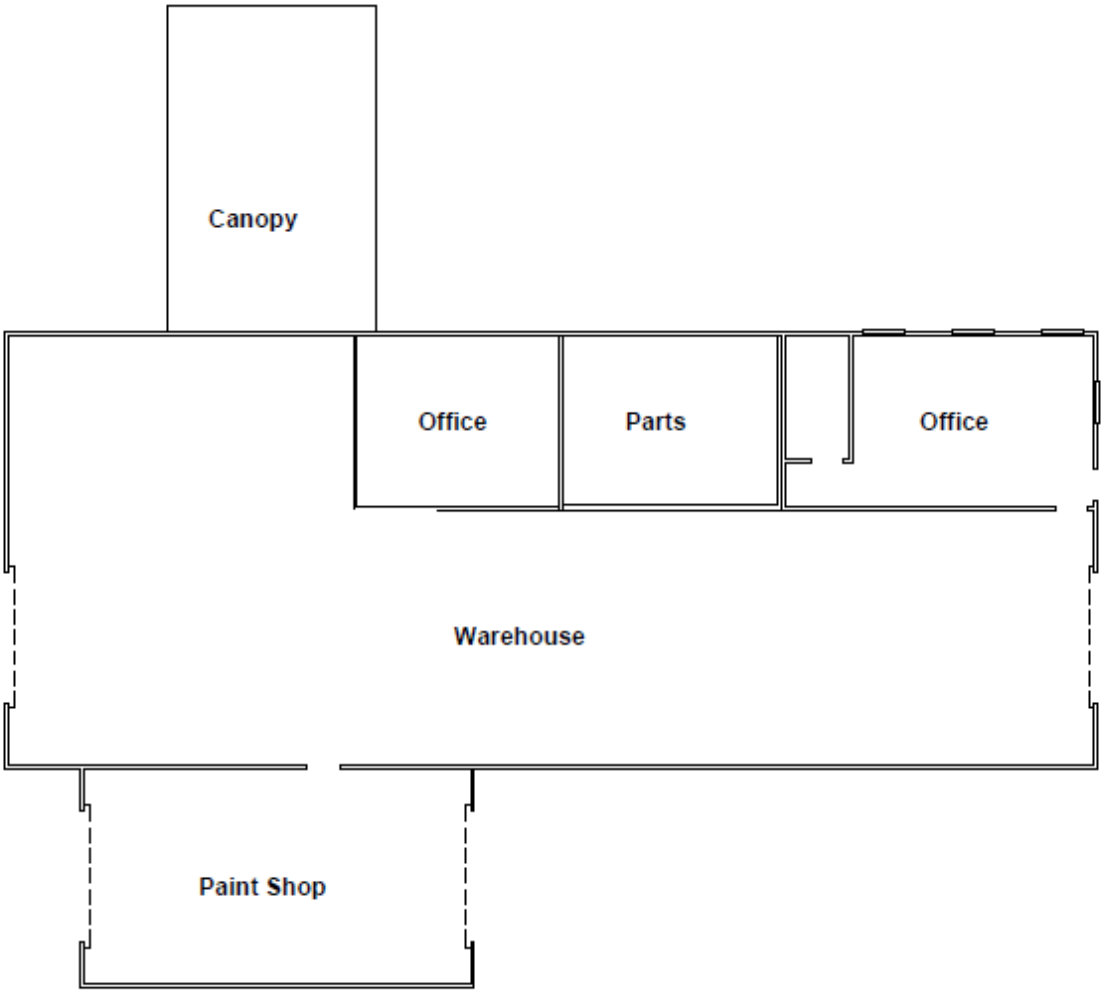

EXHIBIT B: REQUIRED FEDERAL PROVISIONS

PROVISION 1. ACCESS TO RECORDS AND REPORTS

The Lessee must maintain an acceptable cost accounting system. The Lessee agrees to provide the sponsor, the Federal Aviation Administration, and the Comptroller General of the United States or any of their duly authorized representatives, access to any books, documents, papers, and records of the Lessee which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The Lessee agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

PROVISION 2. BREACH OF CONTRACT TERMS

Any violation or breach of terms of this lease on the part of the Lessee or its sub- lessee may result in the suspension or termination of this lease or such other action that may be necessary to enforce the rights of the parties of this agreement.

Sponsor Airport will provide Lessee written notice that describes the nature of the breach and corrective actions the Lessee must undertake in order to avoid termination of the lease. The Sponsor Airport's notice will identify a specific date by which Lessee must correct the breach. Sponsor Airport may proceed with termination of the lease if Lessee fails to correct the breach by deadline indicated in the Sponsor Airport's notice.

The duties and obligations imposed by the Lease Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

PROVISION 3. CIVIL RIGHTS PROVISIONS-GENERAL

The Lessee and its transferee agree to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision obligates the Lessee or its transferee for the period during which Federal assistance is extended to the airport through the Airport Improvement Program.

In cases where Federal assistance provides, or is in the form of personal property; real property or interest therein; structures or improvements thereon, this provision obligates the party or any transferee for the longer of the following periods:

A. The period during which the property is used by the airport sponsor or any transferee for a purpose for which Federal assistance is extended, or for another purpose involving the provision of similar services or benefits; or
B. The period during which the airport sponsor or any transferee retains ownership or possession of the property.

PROVISION 4. CIVIL RIGHTS-TITLE VI NONDISCRIMINATION REQUIREMENTS COMPLIANCE

During the performance of this contract, the Lessee, for itself, its assignees, and successors in interest (hereinafter referred to as the "Lessee") agrees as follows:

A. **Compliance with Regulations:** The Lessee will comply with the Title VI List of Pertinent Nondiscrimination Acts And Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
B. **Non-discrimination:** The Lessee, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Lessee will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
C. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Lessee for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Lessee of the Lessee's obligations under this contract and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.
D. **Information and Reports:** The Lessee will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts And Authorities and instructions. Where any information required of a Lessee is in the exclusive possession of another who fails or refuses to furnish the information, the Lessee will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
E. **Sanctions for Noncompliance:** In the event of a Lessee's noncompliance with the Non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
    1) Withholding payments to the Lessee under the contract until the Lessee complies; and/or
    2) Cancelling, terminating, or suspending a contract, in whole or in part.
F. **Incorporation of Provisions:** The Lessee will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Lessee will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Lessee becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Lessee may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the Lessee may request the United States to enter into the litigation to protect the interests of the United States.

PROVISION 5. CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the City of New Orleans, through the New Orleans Aviation Board, pursuant to the provisions of the Airport Improvement Program grant assurances.

A. The Lessee for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a servitude running with the land that:
    1) In the event facilities are constructed, maintained, or otherwise operated on the property described in this lease for a purpose for which a Federal Aviation Administration activity,

facility, or program is extended or for another purpose involving the provision of similar services or benefits, the Lessee will maintain and operate such facilities and services in compliance with all requirements imposed by the Nondiscrimination Acts and Regulations listed in the Pertinent List of Nondiscrimination Authorities (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Nondiscrimination covenants, City of New Orleans, through the New Orleans Aviation Board will have the right to terminate the lease and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the lease had never been made or issued.

PROVISION 6. CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by City of New Orleans, through the New Orleans Aviation Board, pursuant to the provisions of the Airport Improvement Program grant assurances.

A. The Lessee for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a servitude running with the land that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Lessee will use the premises in compliance with all other requirements imposed by or pursuant to the List of discrimination Acts And Authorities.

B. With respect to leases in the event of breach of any of the above nondiscrimination covenants, City of New Orleans, through the New Orleans Aviation Board, will have the right to terminate the lease and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said Lessee had never been made or issued.

PROVISION 7. TITLE VI LIST OF PERTINENT NONDISCRIMINATION ACTS AND AUTHORITIES

During the performance of this lease, the Lessee, for itself, its assignees, and successors in interest (hereinafter referred to as the "Lessee") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq*., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);

- 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);

- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq*.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;

- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq*.), (prohibits discrimination on the basis of age);

- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Lessees, whether such programs or activities are Federally funded or not);

- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;

- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;

- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

PROVISION 8. CLEAN AIR AND WATER POLLUTION CONTROL

Lessee agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 U.S.C. § 740-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251-1387). The Lessee agrees to report any violation to the Sponsor Airport immediately upon discovery. The Sponsor Airport assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration. Lessee must include this requirement in all subcontracts that exceeds $150,000.

PROVISION 9. RACE/GENDER NEUTRAL LANGUAGE

The requirements of 49 CFR part 26 apply to this contract. It is the policy of the City of New Orleans, through the New Orleans Aviation Board, to practice nondiscrimination based on race, color, sex or national origin in the award or performance of this contract. The Sponsor Airport encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

PROVISION 10. TEXTING WHEN DRIVING

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving" (10/1/2009) and DOT Order 3902.10 “Text Messaging While Driving” (12/30/2009), the FAA encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or sub-grant.

In support of this initiative, the Sponsor Airport encourages the Lessee to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Lessee must include the substance of this clause in all sub-tier contracts exceeding $3,500 and involve driving a motor vehicle in performance of work activities associated with the project.

PROVISION 11. ENERGY CONSERVATION REQUIREMENTS

Lessee agrees to comply with mandatory standards and policies relating to energy efficiency as contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 621*et seq*).

PROVISION 12. FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers.

The Lessee has full responsibility to monitor compliance to the referenced statute or regulation. The Lessee must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

PROVISION 13. CERTIFICATION REGARDING LOBBYING

The Lessee certifies by signing and submitting this lease, to the best of his or her knowledge and belief, that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Lessee, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
C. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under

grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

PROVISION 14. OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

All contracts and subcontracts that result from this lease incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Lessee must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Lessee retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Lessee must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

PROVISION 15. TRADE RESTRICTION CERTIFICATION

The Lessee certifies that with respect to this lease, the Lessee -

1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (U.S.T.R.);
2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the U.S.T.R; and
3) has not entered into any subcontract for any product to be used on the Federal on the project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the U.S.T.R.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code, Section 1001.

The Lessee must provide immediate written notice to the Sponsor Airport if Lessee learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Lessee must require subcontractors provide immediate written notice to the Lessee if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to a Lessee or subcontractor:

1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the U.S.T.R. or
2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such U.S.T.R. list or

3) who incorporates in the public works project any product of a foreign country on such U.S.T.R. list;

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a Lessee is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Lessee agrees that it will incorporate this provision for certification without modification in in all subcontracts. The Lessee may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by U.S.T.R, unless the Lessee has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Lessee or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration may direct through the Sponsor Airport cancellation of the contract or subcontract for default at no cost to the Sponsor Airport or the FAA.

PROVISION 16. VETERAN'S PREFERENCE

In the employment of labor (excluding executive, administrative, and supervisory positions), the Lessee and all sub-tier contractors must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 U.S.C. 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

EXHIBIT C - QUARTERLY FACILITY INSPECTION LOG

Date: _____
Weather Conditions: _____
Facility: _____
Inspector: _____

Inspection Items	Yes	No
Does the facility store or use deicing materials?		
If yes, are the deicing chemicals stored in enclosed containers indoors, or a sheltered area?		
Is the MSDS information easily accessible, and the deicing chemicals properly labeled?		
Approximately how many pounds or gallons of deicing materials were used by this facility operator last year?		
Are inlet control mats stored onsite and have they been used when handling or transferring hazardous materials?		
Does the facility fix or fuel or clean aircraft, ground vehicles or other equipment?		
If yes, are these activities done indoors, or in a sheltered area?		
If yes, is the floor sloped to allow spills to drain into a sump?		
If not a sump, is all drainage indoors properly connected to the City of Kenner sanitary sewer system?		
Are dry clean-up methods encouraged, and are those materials located onsite?		
Does the facility have a plan to dispose of used oil, filters, and other hazardous materials?		
Are all chemicals stored indoors, labeled and kept in an organized manner?		
Is the MSDS information for all chemicals stored or used at the facility readily available?		
Are chemicals stored in a manner to reduce the risk of spillage?		
If there is fuel stored onsite, is secondary containment provided?		
If there are other chemicals stored outside, is there secondary containment provided?		
For material storage outside, are there control measures to limit “run-on” stormwater?		
If yes, what measures are in place?		
Is the facility maintained in a fairly clean, swept and orderly fashion?		
Is there observable debris, litter, or other wastes outside where stormwater may come into contact?		
Are ditches and culverts free of debris and trash?		

Inspection Items	Yes	No
Any signs of leaks or spills in areas where maintenance, fueling or cleaning activities occur?		
Is the dumpster (if one onsite) covered during rain or when not in use?		
Are all storage containers (e.g. used oils, hydraulic fluids, spent solvents, waste aircraft fuel) maintained with good integrity?		
Any signs of leaks or spills anywhere on the property?		
Is the property clean from debris and garbage?		
Do the fuel containment structures have drains, valves on the drains, are maintained in the "closed' position?		
Are the used oil drums in good condition, sealed, labeled, and stored within a containment pan?		
Are all waste materials centrally stored?		
Are all chemical containers clearly labeled?		
Are all tanks and containers in good condition, not bulging or leaking?		
Is there an inventory of all chemicals and materials stored onsite?		
On liquid storage: Are there fluid level indicators?		
Does the facility have a Spill Response Plan, and is it clearly posted or available onsite?		
Does the facility store fuel or other liquid chemical in tanks with a capacity of 10,000 gallons or greater?		
If yes, does the facility have a Spill Prevention, Containment and Countermeasure Plan (SPCC) and has that plan been provided to the NOAB's Environmental Engineer?		
Are there any apparent leaks at storage tanks or piping systems such as pipes, pumps, flanges, couplings, or valves?		
Are fueling operations conducted on impervious surfaces, contained pad, or under a roof or canopy?		
Are drip pans used during fueling operations?		
Do all fueling hosed have check valves to reduce the risk of spills?		
Are spill kits made available on all fuel trucks, at fueling stations and at hanger locations (if applicable)?		
Are bollards installed at fuel pumps to prevent collisions from vehicles?		
Does the facility have an oil/ water separator?		
If yes, does the effluent discharge into the City of Kenner's sanitary sewer system?		
Are all portable drums or containers stored either indoors, or within an area which provides secondary containment?		

Inspection Items	Yes	No
Comments:		
Signature:	Date:	

Deficiencies Noted:

Corrective Actions:
Signature: Date:

1546

Name: Diane Buckley Ext.: 504-303-7600

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: Ordinance granting a lease agreement to GAT Airline Ground Support INC.

1. _____ _____
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. _____
Executive Assistant for Intergovernmental Relations

5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

COUNCILMEMBERS PRESENT: _____ ABSENT: _____

AMENDMENTS: FINAL ADOPTION:

MOVED:
2, u:
YEAS:
NAYS:
ABSENT:
RECUSED:

6. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3(R)

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Legal

Name of Contact Person: Diane Buckley

Telephone Number: 504-303-7600

Email Address: dianeb@flymsy.com

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE MOTION

GAT Airline Ground Support INC. to lease a facility at 163 S. Firehouse Road located at the southwest corner of S. Firehouse Road and Middle Access Road, Kenner, Louisiana, 70062. GAT will use the the facility and land for the purpose of maintenance and storage of ground service equipment and for computer-based training. The lease term is five (5) years (expiring September 7, 2030, subject to a 30-day cancellation notice by either party). The rent is $35,218.40 for year one plus annual CPI increases not to exceed 3%.

LEGISLATIVE SUMMARY

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

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

The parties involved:

The City of New Orleans, by and through the New Orleans Aviation Board, and GAT Airline Ground Support INC.

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

Maintenance and storage of ground service equipment and for computer-based training. The rent is $35,218.40 for year one plus annual CPI increases not to exceed 3%.

Any fiscal implications for the City with the contract:

None

The public purpose and need for the contract:

To enter into a Lease Agreement with GAT Airline Ground Support INC.

The duration of the contract:

The lease term is five (5) years (expiring September 7, 2030 subject to a 30-day cancellation notice by either party)

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,310

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Chief Administrative Office (CAO) and State of Louisiana Office of Juvenile Justice to continue to implement the "Juvenile Electronic Monitoring Program," and to extend the Subrecipient Agreement's term for one (1) year and twelve (12) days as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is an independent political subdivision of the State of Louisiana, located at 7919 Independence Blvd Baton Rouge, LA 70806; and

WHEREAS, the City and State of Louisiana Office of Juvenile Justice desire to enter into the attached Amendment to the parties' Subrecipient Agreement relative to the valued public purpose of increasing positive outcomes for youth involved with the juvenile justice system; to

demonstrate the efficacy of providing enhanced real-time monitoring of youth placed on in-home probation or parole supervision; and

WHEREAS, the City and State of Louisiana Office of Juvenile Justice desire to enter into this Amendment, extending the term of the parties' Subrecipient Agreement for one (1) year and twelve (12) days and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City and the Chief Administrative Office, is hereby authorized to enter into an amendment to its Subrecipient Agreement with State of Louisiana Office of Juvenile Justice to extend the Subrecipient Agreement's term for one (1) year and twelve (12) days, in the form 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:

EXHIBIT A

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
AND
OFFICE OF JUVENILE JUSTICE
Juvenile Electronic Monitoring Program

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

OFFICE OF JUVENILE JUSTICE

Juvenile Electronic Monitoring Program

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and State of Louisiana Office of Juvenile Justice, represented by Kenneth Loftin, Deputy Secretary (the "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of date of December 20, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on December 20, 2024, the City and the Subrecipient entered into a Subrecipient Agreement for the Juvenile Electronic Monitoring Program, the real-time monitoring of youth placed on in-home probation or parole supervision(the "**Agreement**"); and

WHEREAS, the City and the Subrecipient, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. ***Extension*.** In accordance with Article VI, Section B of the Agreement, the term is extended for an additional one (1) year and twelve (12) days from December 20, 2025, through December 31, 2026.
2. ***Convicted Felon Statement.*** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.
3. ***Non-Solicitation Statement.*** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.
4. ***Prior Terms Binding.*** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.
5. ***Electronic Signature and Delivery*.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this

Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
JOSEPH W. THREAT, SR., CHIEF ADMINISTRATIVE OFFICER

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

OFFICE OF JUVENILE JUSTICE

BY: _____
KENNETH LOFTIN, DEPUTY SECRETARY

_____
FEDERAL TAX I.D.

[END OF AMENDMENT]

Calendar No. (Rev)
(Exp)

Name Brandye DeLarge Ext.
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: Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Chief Administrative Office (CAO). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. State of Louisiana Office of Juvenile Justice will continue implementation of the Juvenile Electronic Monitoring Program, providing continuous and uninterrupted monitoring of Orleans Parish youth referred for supervision, monitoring compliance with the conditions of supervision.

1. BADeharge
Department Head
2.
Department of Law
3.
Chief Administrative Officer
4. Elizabeth Brusseau
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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Chief Administrative Office (CAO)

Name of Contact Person: Brandye A. DeLarge

Telephone Number: 504-658-2587

Email Address: badelarge@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Chief Administrative Office (CAO). State of Louisiana Office of Juvenile Justice will continue to implementation of the Juvenile Electronic Monitoring Program, providing continuous and uninterrupted monitoring of Orleans Parish youth referred for supervision, monitoring compliance with the conditions of supervision.

The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 State of Louisiana Office of Juvenile Justice

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

State of Louisiana Office of Juvenile Justice will continue implementation of the Juvenile Electronic Monitoring Program. The Amendment extends the term of the Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$2,000,000 of ARPA funds

The public purpose and need for the contract:

The public purpose is to increase positive outcomes for youth involved with the juvenile justice system. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,311

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the New Orleans Police Department (NOPD) and Washer Hill Lipscomb Cabaniss Architecture (LA) LLC to continue to implement the "Crime Laboratory Forensic Biology Redesign Project," and to extend the Subrecipient Agreement's term by one (1) year and two (2) days as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is an independent political subdivision of the State of Louisiana, located at 1744 Oakdale Drive, Baton Rouge, LA 70810; and

WHEREAS, the City and Washer Hill Lipscomb Cabaniss Architecture (LA) LLC desire to enter into the attached Amendment to the parties' Subrecipient Agreement relative to the valued public purpose of producing design and construction documents for the renovation of the New Orleans Police Department Crime Laboratory ("NOPDCL") Forensic Biology Unit; to

demonstrate the efficacy of scoping and schematic design services related to the redesign/reconfiguration for existing space that has been allotted for the DNA Lab in the existing Criminal Evidence and Processing Complex facility; and

WHEREAS, the City and Washer Hill Lipscomb Cabaniss Architecture (LA) LLC desire to enter into this Amendment, extending the term of the parties' Subrecipient Agreement for one (1) year and two (2) days and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. **THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS**, That the Mayor, on behalf of the City and the New Orleans Police Department (NOPD), is hereby authorized to enter into an amendment to its Subrecipient Agreement with Washer Hill Lipscomb Cabaniss Architecture (LA) LLC to extend the Subrecipient Agreement's term for one (1) year and two (2) days, in the form 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:

EXHIBIT A

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT
BY AND BETWEEN
THE CITY OF NEW ORLEANS
AND
WASHER HILL LIPSCOMB CABANISS ARCHITECTURE (LA) LLC
RFQ No. 4086 | Crime Laboratory Forensic Biology Redesign

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT

BY AND BETWEEN

THE CITY OF NEW ORLEANS

AND

WASHER HILL LIPSCOMB CABANISS ARCHITECTURE (LA) LLC

RFQ No. 4086 | Crime Laboratory Forensic Biology Redesign

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and Washer Hill Lipscomb Cabaniss Architecture (LA) LLC, represented by Micah Morgan, Partner (the "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." This Amendment is effective as of December 30, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on December 30, 2024, the City and the Subrecipient entered into a Subrecipient Agreement for the design and construction documents for the renovation of the New Orleans Crime Laboratory (the "**Agreement**"); and

WHEREAS, the City and the Subrecipient, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. ***Extension*****.** Pursuant to Article VII, Section (B) of the Agreement, the term is extended by an additional one (1) year and two (2) days, from the Effective Date through December 30, 2026.

***

2. ***Convicted Felon Statement*****.** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.

3. ***Non-Solicitation Statement*****.** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.

4. ***Prior Terms Binding*****.** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement, as amended, remain in full force and effect.

5. ***Counterparts*****.** This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original copy of this Amendment, but all of which, when taken together, shall constitute one and the same agreement.

6. ***Electronic Signature and Delivery*****.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
JOSEPH W. THREAT, SR.,
CHIEF ADMINISTRATIVE OFFICER

Executed on this _____ day of _____, 2025.

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

WASHER HILL LIPSCOMB CABANISS ARCHITECTURE (LA) LLC

BY: _____
MICAH MORGAN, PARTNER

_____
FEDERAL TAX I.D.

Calendar No. (Rev)
(Exp)

Name Stephanie Landry Ext.
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: Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the New Orleans Police Department (NOPD). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. Washer Hill Lipscomb Cabaniss Architecture (LA) LLC will continue the Crime Laboratory Forensic Biology Redesign, provide Scoping and Schematic Design Services under the current fees related to the redesign/reconfiguration for existing space that has been allotted for the DNA Lab in the existing Criminal Evidence and Processing Complex facility.

1. _____ 10/30/2025
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. Elizabeth Brusseau
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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: New Orleans Police Department (NOPD)

Name of Contact Person: Stephanie M. Landry

Telephone Number: 504-658-3643

Email Address: stmlandry@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the New Orleans Police Department (NOPD). Washer Hill Lipscomb Cabaniss Architecture (LA) LLC will continue to implement the “Crime Laboratory Forensic Biology Redesign Project," providing scoping and schematic design services related to the redesign for existing space that has been allotted for the DNA Lab. The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 Washer Hill Lipscomb Cabaniss Architecture (LA) LLC

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

Washer Hill Lipscomb Cabaniss Architecture (LA) LLC will continue the Crime Laboratory Forensic Biology Redesign. The Amendment extends the term of the Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$54,160.78 of ARPA funds

The public purpose and need for the contract:

The public purpose is to produce design and construction documents for the renovation of the NOPD Crime Laboratory ("NOPDCL") Forensic Biology Unit. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,312

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Chief Administrative Office (CAO) and Orleans Parish Communication District to continue to facilitate the "Fire Station Alerting System Project" and to extend the Subrecipient Agreement's term for fourteen months as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is an independent political subdivision of the State of Louisiana, located at 118 City Park Avenue, New Orleans, Louisiana 70119; and

WHEREAS, the City and Orleans Parish Communication District desire to enter into the attached Amendment No. 2 to the parties' Subrecipient Agreement relative to the valued public purpose of improving public safety by enhancing the quality of the processing, dispatch and management of the New Orleans Fire Department incidents; to demonstrate the efficacy of a city-wide and comprehensive fire station alerting system to replace the existing system at approximately 34 fire department facilities throughout the city of New Orleans; and

WHEREAS, the City and Orleans Parish Communication District desire to enter into Amendment No. 2, extending the term of the parties' Subrecipient for one (1) year, two (2) months, and six (6) days and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. **THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS**, That the Mayor, on behalf of the City and the Chief Administrative Office, is hereby authorized to enter into Amendment No. 2 to its Subrecipient Agreement with Orleans Parish Communication District to extend the Subrecipient Agreement's term for one (1) year, two (2) months, and six (6) days, in the form 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:

EXHIBIT A

AMENDMENT NO. 2 TO THE SUBRECIPIENT AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
AND
ORLEANS PARISH COMMUNICATION DISTRICT
Fire Station Alerting System (FSAS) Project

AMENDMENT NO. 2 TO THE SUBRECIPIENT AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

ORLEANS PARISH COMMUNICATION DISTRICT

Fire Station Alerting System (FSAS) Project

THIS SECOND AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and Orleans Parish Communication District, represented by Karl Fasold, Executive Director ("**OPCD**" or "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of October 26, 2025, City (the "**Effective Date**").

RECITALS

WHEREAS, on October 26, 2023, the City and OPCD entered into a subrecipient agreement for OPCD to facilitate the Fire Station Alerting System Project ("**FSAS Project**"), funded by the American Rescue Plan Act in responses to the Covid-19 Pandemic, which involves OPCD creating a comprehensive, city -wide fire station alerting system for use in OPCD's emergency communications center and in the New Orleans Fire Department's thirty-four fire stations (the "**Agreement**");

WHEREAS, on October 10, 2024, and effective October 26, 2024, the City and OPCD entered into an amendment to extend the term of the Agreement for the continuity of services ("**Amendment No. 1**"); and

WHEREAS, the City and the OPCD, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. ***Extension*.** In accordance with Article VI, Section (B) of the Agreement, the term is extended for an additional one year, two months, and six days from October 26, 2025, through December 31, 2026.

2. ***Convicted Felon Statement*.** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.

3. ***Non-Solicitation Statement*.** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.

4. ***Prior Terms Binding.*** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement, as amended, remain in full force and effect.

5. ***Electronic Signature and Delivery.*** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
JOSEPH W. THREAT, SR., CHIEF ADMINISTRATIVE OFFICER

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

ORLEANS PARISH COMMUNICATION DISTRICT

BY: _____
KARL FASOLD, EXECUTIVE DIRECTOR

_____
FEDERAL TAX I.D.

Calendar No. (Rev)
(Exp)

Name Brandye DeLarge Ext.
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: Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Chief Administrative Office (CAO). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. Orleans Parish Communication District (OPCD) will continue to facilitate the Fire Station Alerting System Project, creating a comprehensive and city-wide fire station alerting system for use in OPCD's emergency communications center and in the New Orleans Fire Department's thirty-four fire stations.

1. BADeLarge
Department Head

2.
Department of Law

3.
Chief Administrative Officer

4. Elizabeth Brusseau
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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Chief Administrative Office (CAO)

Name of Contact Person: Brandye A. DeLarge

Telephone Number: 504-658-2587

Email Address: badelarge@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Chief Administrative Office (CAO). Orleans Parish Communication District will continue to facilitate the Fire Station Alerting System Project, creating a comprehensive and city-wide alerting system for use in OPCD's emergency communications center and in the New Orleans Fire Department's thirty-four fire stations.The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 Orleans Parish Communication District

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

Orleans Parish Communication District will continue implementation of the Fire Station Alerting System Project. The Amendment extends the term of the Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$2,000,000 of ARPA funds

The public purpose and need for the contract:

The public purpose is to improving public safety by enhancing the quality of the processing, dispatch and management of the NOFD incidents. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,313

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and Arts Council of New Orleans to continue implementation of the "Young Artist Movement (YAM) Juvenile Diversion Program," and to extend the Subrecipient's term for one (1) year and sixteen (16) days as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is a non-profit corporation, organized in the State of Louisiana, located at PO Box 58739, New Orleans, LA 70158; and

WHEREAS, the City and Arts Council of New Orleans desire to enter into the attached Amendment to the parties' Subrecipient Agreement relative to the valued public purpose of providing humane and comprehensive justice for all persons at all points in the legal system to foster safe and

flourishing communities; to demonstrate the efficacy of providing juvenile system-involved youth opportunities to engage in community-centered public art projects; and

WHEREAS, the City and Arts Council of New Orleans desire to enter into this Amendment, extending the term of the parties' Subrecipient Agreement for one (1) year and sixteen (16) days and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. **THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS**, That the Mayor, on behalf of the City and the Mayor's Office of Criminal Justice Coordination, is hereby authorized to enter into an amendment to its Subrecipient Agreement with Arts Council of New Orleans to extend the Subrecipient's term for one (1) year and sixteen (16) days, in the form 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:

EXHIBIT A

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
AND
ARTS COUNCIL OF NEW ORLEANS
Young Artist Movement (YAM) Juvenile Diversion Program

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

ARTS COUNCIL OF NEW ORLEANS

Young Artist Movement (YAM) Juvenile Diversion Program

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and Arts Council of New Orleans, represented by Joycelyn Reynolds, President and CEO (the "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of date of December 16, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on December 16, 2024, the City and the Subrecipient entered into a Subrecipient Agreement for the Young Artist Movement (YAM) Juvenile Diversion Program to provide juvenile system-involved youth opportunities to engage in community-centered public art projects (the "**Agreement**"); and

WHEREAS, the City and the Subrecipient, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. ***Extension*.** In accordance with Article VI, Section B of the Agreement, the term is extended for one (1) year and sixteen (16) days from December 16, 2025, through December 31, 2026.

2. ***Convicted Felon Statement*.** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.

3. ***Non-Solicitation Statement*.** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.

4. ***Prior Terms Binding*.** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

5. ***Electronic Signature and Delivery*.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment

delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
JOSEPH W. THREAT, SR., CHIEF ADMINSITRATIVE OFFICER

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

ARTS COUNCIL OF NEW ORLEANS

BY: _____
JOYCELYN REYNOLDS, PRESIDENT AND CEO

_____
FEDERAL TAX I.D.

[END OF AMENDMENT]

Calendar No. (Rev)
(Exp)

Name Kate Hoadley Ext.
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: Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Office of Criminal Justice Coordination (OCJC). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. Arts Council of New Orleans will continue to implement Young Artist Movement (YAM) Juvenile Diversion Program, providing juvenile system-involved youth opportunities to engage in community-centered public art projects.

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.

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of Criminal Justice Coordination (OCJC)

Name of Contact Person: Kate Hoadley

Telephone Number: 504-658-4988

Email Address: Kate.Hoadley@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Office of Criminal Justice Coordination (OCJC). Arts Council of New Orleans will continue to implement Young Artist Movement (YAM) Juvenile Diversion Program, providing juvenile system-involved youth opportunities to engage in community-centered public art projects. The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 Arts Council of New Orleans

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

Arts Council of New Orleans will continue implementation of the Young Artist Movement (YAM) Juvenile Diversion Program. The Amendment extends the term of the Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$500,000 of ARPA funds

The public purpose and need for the contract:

The public purpose is to provide humane and comprehensive justice for all persons at all points in the legal system to foster safe and thriving communities. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,314

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and Family Center of Hope to continue implementation of the "New Orleans Youth Assessment Center (NOYAC) Project," and to extend the Subrecipient Agreement's term for one (1) year and five (5) days as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is a non-profit corporation, organized in the State of Louisiana, located at 4422 St. Charles Avenue New Orleans, LA 70115; and

WHEREAS, the City and Family Center of Hope desire to enter into the attached Amendment No. 1 to the parties' Subrecipient Agreement relative to the valued public purpose of providing humane and

comprehensive justice for all persons at all points in the legal system to foster safe and flourishing communities; to demonstrate the efficacy of a centralized research-based, data-driven, community-based, Juvenile Assessment Center in the City of New Orleans; and

WHEREAS, the City and Family Center of Hope desire to enter into this Amendment, extending the term of the parties' Subrecipient Agreement for one (1) year and five (5) days and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City and the Mayor's Office of Criminal Justice Coordination, is hereby authorized to enter into Amendment No. 1 to its Subrecipient Agreement with Family Center of Hope to extend the Subrecipient Agreement's term for one (1) year and five (5) days, in the form 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:

EXHIBIT A

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
AND
FAMILY CENTER OF HOPE
New Orleans Youth Assessment Center (NOYAC) Project

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

FAMILY CENTER OF HOPE

New Orleans Youth Assessment Center (NOYAC) Project

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and Family Center of Hope, represented by Patricia Watson, Chief Executive Officer (the "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of date of December 27, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on December 27, 2024, the City and the Subrecipient entered into a Subrecipient Agreement for the National Youth Assessment Center (NOYAC) Project (the "**Agreement**"); and

WHEREAS, the City and the Subrecipient, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. **Extension.** In accordance with Article VI, Section B of the Agreement, the term is extended for an additional one (1) year and five (5) days from December 27, 2025, through December 31, 2026.

2. **Convicted Felon Statement.** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.

3. **Non-Solicitation Statement.** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.

4. **Prior Terms Binding.** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

5. **Electronic Signature and Delivery.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email, or other means of electronic transmission shall be

deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
JOSEPH W. THREAT, SR., CHIEF ADMINISTRATIVE OFFICER

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

FAMILY CENTER OF HOPE

BY: _____
PATRICIA WATSON, CHIEF EXECUTIVE OFFICER

_____
FEDERAL TAX I.D.

[END OF AMENDMENT]

Calendar No. (Rev)
(Exp)

Name Kate Hoadley Ext.
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: Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Office of Criminal Justice Coordination (OCJC). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. Family Center of Hope will continue to plan for, manage and operate a centralized, research and community-based Juvenile Assessment Center as part of the New Orleans Youth Assessment Center (NOYAC) Project.

1. Keisha Stevens
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. Elizabeth Brusseau
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.

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of Criminal Justice Coordination (OCJC)

Name of Contact Person: Kate Hoadley

Telephone Number: 504-658-4988

Email Address: Kate.Hoadley@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Office of Criminal Justice Coordination (OCJC). Family Center of Hope will continue to plan for, manage and operate a centralized, research and operate a community-based Juvenile Assessment Center as part of the New Orleans Youth Assessment Center as part of the New Orleans Youth Assessment Center (NOYAC) Project. The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 Family Center of Hope

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

Family Center of Hope will continue to operate the NOYAC, the city's first Juvenile Assessment Center. The Amendment extends Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$3,775,000 of ARPA funds

The public purpose and need for the contract:

The public purpose is to provide humane and comprehensive justice for all persons at all points in the legal system to foster safe and thriving communities. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,315

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER THOMAS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into an Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and National Assessment Center Association to continue implementation of the "New Orleans Youth Assessment Center (NOYAC) Technical Assistance Project," and to extend the Subrecipient Agreement's term for one (1) year and five (5) days as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is a non-profit corporation, organized in the State of Florida, located at 9614 Braden Run Bradenton, FL 34202; and

WHEREAS, the City and National Assessment Center Association desire to enter into the attached Amendment to the parties' Subrecipient Agreement relative to the valued public purpose of providing humane and comprehensive justice for all persons at all points in the legal system to foster safe and flourishing communities; to demonstrate the efficacy of technical assistance for the new centralized research-based, data-driven, community based, National Youth Assessment Center in the City of New Orleans; and

WHEREAS, the City and National Assessment Center Association desire to enter into this Amendment, extending the term of the parties' Subrecipient for one (1) year and five (5) days and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City and the Mayor's Office of Criminal Justice Coordination, is hereby authorized to enter into an amendment to its Subrecipient Agreement with National Assessment Center Association to extend the Subrecipient Agreement's term for one (1) year and five (5) days, in the form 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:

EXHIBIT A

AMENDMENT NO. 1 THE SUBRECIPIENT AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
AND
NATIONAL ASSESSMENT CENTER ASSOCIATION
New Orleans Youth Assessment Center (NOYAC) Technical Assistance Project

AMENDMENT NO. 1 THE SUBRECIPIENT AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

NATIONAL ASSESSMENT CENTER ASSOCIATION

New Orleans Youth Assessment Center (NOYAC) Technical Assistance Project

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and National Assessment Center Association, represented by Molli Cook, Executive Director (the "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of date of December 27, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on December 27, 2024, the City and the Subrecipient entered into a Subrecipient Agreement for technical assistance for the new centralized research-based, data-driven, community-based National Youth Assessment Center (NOYAC) in the City of New Orleans (the "**Agreement**"); and

WHEREAS, the City and the Subrecipient, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. ***Extension*.** In accordance with Article VI, Section B, the term of the Agreement is extended for an additional one (1) year and five (5) days from December 27, 2025, through December 31, 2026.

2. ***Convicted Felon Statement*.** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.

3. ***Non-Solicitation Statement*.** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.

4. ***Prior Terms Binding*.** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

5. ***Electronic Signature and Delivery*.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment

delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

NATIONAL ASSESSMENT CENTER ASSOCIATION

BY: _____
MOLLI COOK, EXECUTIVE DIRECTOR

_____
FEDERAL TAX I.D.

Calendar No. (Rev)
(Exp)

Name Kate Hoadley Ext.
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: Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Office of Criminal Justice Coordination (OCJC). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. National Assessment Center Association will continue to provide technical assistance to Family Center of Hope, ensuring effective and efficient operations of the research and community-based Juvenile Assessment Center, the New Orleans Youth Assessment Center (NOYAC).

1. Jenisha Reeves
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. Elizabeth Brusseau
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. _____

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of Criminal Justice Coordination (OCJC)

Name of Contact Person: Kate Hoadley

Telephone Number: 504-658-4988

Email Address: Kate.Hoadley@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for an ARPA-funded project in coordination with the Office of Criminal Justice Coordination (OCJC). National Assessment Center Association will continue to provide technical assistance to Family Center of Hope, ensuring effective and efficient operations of the research and community-based Juvenile Assessment Center, the New Orleans Youth Assessment Center (NOYAC). The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 National Assessment Center Association

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

National Assessment Center Association will continue providing technical assistance to Family Center of Hope for NOYAC, the city's first Juvenile Assessment Center. The Amendment extends Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$175,000 of ARPA funds

The public purpose and need for the contract:

The public purpose is to provide humane and comprehensive justice for all persons at all points in the legal system to foster safe and thriving communities. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,316

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into Amendment No. 2 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City"), and Volunteers of America Southeast Louisiana, Inc., relative to public purpose of providing medical respite to unhoused individuals in New Orleans by managing and reserving four (4) respite beds to provide respite care to the unhoused population in New Orleans, desire to modify the provisions of the CEA and extend the term thereof for an additional 12 months as more fully set forth in the Amendment No. 2 form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section 14(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City, may enter into cooperative endeavors with each other, or with any public or private corporation or individual; and further pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth and other public purposes; and

WHEREAS, the City and Volunteers of America Southeast Louisiana, Inc. desire to modify the provisions of and extend the term thereof for an additional 12 months to the previously executed CEA between the City and Volunteers of America Southeast Louisiana, Inc. relative to the valued public purpose of providing medical respite to unhoused individuals in New Orleans by managing and reserving four (4) respite beds to provide respite care to the unhoused population in the City of New Orleans; and

WHEREAS, the City and Volunteers of America Southeast Louisiana, Inc. desire to enter into this Amendment No. 2 to provide for medical respite to unhoused individuals and to set forth certain other matters in connection therewith; **NOW THEREFORE**

SECTION I. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City of New Orleans, is hereby authorized to enter into Amendment No. 2 to the Cooperative Endeavor Agreement, in the form attached hereto as Exhibit "A", to the previously executed CEA between the City of New Orleans and Volunteers of America Southeast Louisiana, Inc. to modify the provisions of and extend the term thereof for an additional 12 months to the previously executed CEA relative to the valued public purpose of providing medical respite to unhoused individuals in New Orleans by managing and reserving four (4) respite beds to provide respite care to the unhoused population in the City of New Orleans.

SECTION 2. That said Amendment No. 2 to the Cooperative Endeavor Agreement is attached to this ordinance as "Exhibit A" and incorporated and made a part hereof.

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

AMENDMENT NUMBER 2 TO THE

COOPERATIVE ENDEAVOR AGREEMENT BETWEEN

THE CITY OF NEW ORLEANS AND VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.

[COVER PAGE]

AMENDMENT NO. 2 TO COOPERATIVE ENDEAVOR AGREEMENT

CITY OF NEW ORLEANS

AND

VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.

MEDICAL RESPITE

THIS SECOND AMENDMENT is made and entered into by and between the City of New Orleans, represented by LaToya Cantrell, Mayor (the "**City**"), and Volunteers of America Southeast Louisiana, Inc., represented by Voris Vigee, President and Chief Executive Officer (the "**Contractor**"). The City and the Contractor may sometimes be collectively referred to as the "**Parties**." This Amendment is effective as of December 11, 2025 (the "**Effective Date**").

WHEREAS, the City and the Contractor are parties to a cooperative endeavor agreement, effective December 11, 2024, to provide medical respite to unhoused individuals in New Orleans (the "**Agreement**");

WHEREAS, the Agreement was amended on May 14, 2025, to make a correction to the Agreement (the "**First Amendment**");

WHEREAS, the City and the Contractor, each having the authority to do so, desire to enter this Amendment to increase the funding amount, extend the term, and to reaffirm essential provisions.

NOW THEREFORE, for good and valuable consideration, the City and the Contractor amend the Agreement as follows:

1) Term: The term of the Agreement is extended for an additional one (1) year through December 10, 2026.

2) Compensation: The Agreement is amended to increase the compensation in the amount of $450,000.00. The maximum aggregate compensation payable under the Agreement is increased to $950,000.00.

3) Additional Miscellaneous Provisions: The following terms and conditions are added to the Agreement:

a. ***Convicted Felon Statement.*** The Contractor swears that it complies with City Code § 2-8(c). No Contractor principal, member, or officer has, within the preceding five 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.

b. ***Non-Solicitation Statement.*** The Contractor swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. 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 Amendment.

c. ***Prior Terms Binding.*** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

d. ***Electronic Signature and Delivery*****.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[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 Amendment.

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

VOLUNTEERS OF AMERICA SOUTHEAST LOUISIANA, INC.

BY: _____
VORIS VIGEE, PRESIDENT & CHIEF EXECUTIVE OFFICER

_____
FEDERAL TAX I.D.

1618

Calendar No. (Rev)
(Exp)

Name DR. AVEGNO Ext. x2518
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 amendment that extends the term by 12 months of a CEA between the City and Volunteers of America to provide medical respite to unhoused individuals by managing and reserving four (4) respite beds to provide respite care to the unhoused population in New Orleans

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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: New Orleans Department of Health

Name of Contact Person: Jennifer Avegno, MD

Telephone Number: (504) 658-2598

Email Address: Jennifer.Avegno@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

The purpose of the amendment is to extend the term of the original CEA for an additional 1-year and increase the funding in the amount of $450,000.

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:

Volunteers of America and the City of New Orleans

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

Any fiscal implications for the City with the contract:

The funds are 2026 general budgeted funds

The public purpose and need for the contract:

To provide medical respite to unhoused individuals in New Orleans by managing and reserving four (4) respite beds to provide respite care to the unhoused population

The duration of the contract:

2 years

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 20, 2025

CALENDAR NO. 35,317

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 Amendment to the Subrecipient Agreement ("Agreement") between the Mayor's Office of Criminal Justice Coordination and Total Community Action, Inc. to continue implementation of the "Advancing Safety and Justice Project," and to extend the Subrecipient Agreement's term for one (1) year and three (3) months as more fully set forth in the form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section (14)(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City of New Orleans ("City"), may enter into cooperative endeavors with each other or with any public or private corporation or individual; and

WHEREAS, pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth or other public purposes; and

WHEREAS, a subrecipient agreement is a type of cooperative endeavor agreement and therefore falls under Section 9-314 of the Home Rule Charter of the City of New Orleans; and

WHEREAS, the Subrecipient is a non-profit corporation, organized in the State of Louisiana, located at 1420 South Norman C. Francis Parkway, New Orleans, LA 70125; and

WHEREAS, the City and Total Community Action, Inc. desire to enter into the attached Amendment to the parties' Subrecipient Agreement relative to the valued public purpose of improving equity in the local criminal legal system in Orleans Parish, promoting a more safe and

just New Orleans, where all communities have access to thrive, and working to eliminate racial and ethnic inequities in disadvantaged communities in the wake of the Covid-19 Pandemic; to demonstrate the efficacy of providing funding to organizations that work to strengthen and

integrate efforts of BIPOC community-rooted and BIPOC community-led non-profit organizations that advance structural well-being and equitably reduce the impact of mass incarceration in the wake of the Covid-19 Pandemic; and

WHEREAS, the City and Total Community Action, Inc. desire to enter into this Amendment No. 1, extending the term of the parties' Subrecipient Agreement for one (1) year and three (3) months and to set forth certain other matters in connection therewith; **NOW, THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the Mayor, on behalf of the City and the Mayor's Office of Criminal Justice Coordination, is hereby authorized to enter into Amendment No. 1 to its Subrecipient Agreement with Total Community Action, Inc. to extend the Subrecipient Agreement's term for one (1) year and three (3) months, in the form 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:

EXHIBIT A

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
AND
TOTAL COMMUNITY ACTION, INC.
Advancing Safety And Justice Project

AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

TOTAL COMMUNITY ACTION, INC.

Advancing Safety And Justice Project

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Joseph W. Threat, Sr., Chief Administrative Officer (the "**City**"), and Total Community Action, Inc., represented by Thelma H. French, President and CEO (the "**Subrecipient**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of date of October 1, 2025 (the "**Effective Date**").

RECITALS

WHEREAS, on October 30, 2024, and effective October 1, 2024, the City and the Subrecipient entered into a Subrecipient Agreement for the Advancing Safety and Justice Project for the Subrecipient to provide support funding to various community-based organization that will support advocacy, education, community engagement, program and services to equitably reduce the footprint and impact of mass incarceration in New Orleans in the wake of Covid-19 Pandemic, by implementing the strategies defined in the "Blueprint to Advance Safety and Justice" (the "**Agreement**"); and

WHEREAS, the City and the Subrecipient, each having the authority to do so, desire to enter into this Amendment to extend the term of the Agreement for the continuity of services.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. ***Extension*.** In accordance with Article VI, Section B, the term of the Agreement is extended for an additional one (1) year and (3) months from October 1, 2025, through December 31, 2025.

2. ***Convicted Felon Statement*.** The Subrecipient swears that it complies with City Code Section 2-8(c). No Subrecipient principal, member, or officer has, within the preceding five 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.

3. ***Non-Solicitation Statement*.** The Subrecipient swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Subrecipient 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 Amendment.

4. ***Prior Terms Binding*.** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

5. ***Electronic Signature and Delivery*.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. 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 Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Subrecipient, through their duly authorized representatives, execute this Amendment.

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

TOTAL COMMUNITY ACTION, INC.

BY: _____
THELMA H. FRENCH, PRESIDENT AND CEO

_____
FEDERAL TAX I.D.

Calendar No. (Rev)
(Exp)

Name Kate Hoadley Ext.
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: Amendment to a Subrecipient agreement for the ARPA-funded Advancing Safety and Justice Project in coordination with the Office of Criminal Justice Coordination (OCJC). Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026. Total Community Action will continue to provide support funding to BIPOC community led organizations in support of advocacy, education, community engagement, program and services to equitably reduce the footprint and impact of mass incarceration in New Orleans by implementing strategies defined in the "Blueprint to Advance Safety and Justice."

1. Jenisha Stevens
Department Head
2. _____
Department of Law
3. _____
Chief Administrative Officer
4. Elizabeth Brusseau
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 ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Office of Criminal Justice Coordination (OCJC)

Name of Contact Person: Kate Hoadley

Telephone Number: 504-658-4988

Email Address: Kate.Hoadley@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Amendment to a Subrecipient agreement for the ARPA-funded Advancing Safety and Justice Project in coordination with the Office of Criminal Justice Coordination (OCJC). Total Community Action will continue to provide support funding to BIPOC community led organizations in support of advocacy, education, community engagement, programs and services to equitably reduce the footprint and impact of mass incarceration in New Orleans. The Amendment will extend the term of the Agreement from the Effective Date through December 31, 2026, allowing for continuity of services.

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 Total Community Action

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

Total Community Action will continue implementation of the Advancing Safety and Justice Project. The Amendment extends the term of the Agreement from the Effective Date through December 31, 2026.

Any fiscal implications for the City with the contract:

$250,000 of ARPA funds

The public purpose and need for the contract:

The public purpose is to improve equity in the local criminal legal system in Orleans Parish, promoting a more safe and just New Orleans. The Amendment extends the Agreement through December 31, 2026, allowing for continuity of services.

The duration of the contract:

Effective through December 31, 2026

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: 10/23/2025

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 25, 2025

CALENDAR NO. 35,318

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GIARRUSSO

AN ORDINANCE authorizing the continuance and renewal of the designation of the local sales and use taxes to be used in determining the sales tax increment for the New Orleans City Park Taxing District ("the District") for an additional six years to be used for economic development purposes, including the acquisition of equipment to authorized purposes; to increase the maximum amount the District may receive to seven hundred thousand dollars ($700,000.00) per year; to authorize such increments to continue to be collected and deposited into a special trust fund held by the New Orleans City Park Taxing District for economic development, infrastructure and equipment acquisition purposes; and otherwise to provide with respect thereto.

WHEREAS, the New Orleans City Park Taxing District (the "District") is a special taxing district and political subdivision of the State of Louisiana created pursuant to Act No. 266 of the 2007 Regular Session of the Louisiana Legislature (the "Act") for the purpose of providing cooperative economic development between the City of New Orleans (the "City"), the New Orleans City Park Improvement Association (the "CPIA") and the District in order to provide for the renovation, restoration, and development of the property in the City of New Orleans which is known as New Orleans City Park; and

WHEREAS, pursuant to the provisions of the Act, the District must designate the local sales and use taxes to be used to determine the sales tax increment (the "Increment") to be pledged and dedicated to the payment of economic development projects of the District and, pursuant to a resolution adopted on December 18, 2007, the District designated the local sales and use taxes as those sales taxes paid at, by or in connection with activities which generate sales taxes within the District which are the City's aggregate 2.5% sales and use taxes collected on the sale at retail, the use, the lease or rental, the consumption, and the storage for use or consumption of tangible personal property, and the sales of services, all as defined by law (the "Designated Sales Taxes"); and

WHEREAS, pursuant to the provisions of the Act, the Increment is the amount of sales taxes to be collected in the District in excess of the Initial Annual Baseline Collection Rate (as hereinafter defined); and

WHEREAS, pursuant to a resolution adopted by the District on December 18, 2007, the District designated the initial annual baseline collection rate for the District, which is the amount of the Designated Sales Taxes collected in the District in fiscal year 2006, and such amount is $83,543.00 (the "Initial Annual Baseline Collection Rate") and the monthly baseline collection rate for the District is $6,961.92 (the "Monthly Baseline Collection Rate"); and

WHEREAS, pursuant to the provisions of La. R.S. 33:9038.34A(6), the District will request that the State of Louisiana also designate a portion of its share of sales taxes and pledge and dedicate its state sales tax increment to the payment of the economic development projects of the District; and

WHEREAS, pursuant to Ordinance No. 23010 M.C.S., adopted by the City Council on March 6, 2008, the Council of the City of New Orleans agreed with the District (i) that the

Designated Sale Taxes were the City's aggregate 2.5% sales and use tax collected on the sale at retail, the use, the lease or rental, the consumption, and the storage for use or consumption of tangible personal property, and the sales of service and (ii) that for a period of six (6) years from the date thereof, such Increment, in an amount not to exceed five hundred thousand dollars ($500,000.00) per year, would be pledged and dedicated to the payment of economic development projects of the District, which is limited to projects for public works and infrastructure ("Public Amenity Project") and is collected and deposited as received to the Trust Fund; and

WHEREAS, pursuant to Ordinance No. 25705 M.C.S., adopted on February 20, 2014, the Council of the City of New Orleans agreed to the continuation and renewal of (i) Designated Sale Taxes and (ii) that for a period of six (6) years from the date thereof, such Increment, in an amount not to exceed five hundred thousand dollars ($500,000.00) per year, would be pledged and dedicated to the payment of Public Amenity Projects to be collected and deposited as received to the Trust Fund; and

WHEREAS, pursuant to Ordinance No. 28276 M.C.S., adopted on December 19, 2019, the Council of the City of New Orleans agreed to the continuation and renewal of (i) Designated Sales Taxes and (ii) that for a period of six (6) years from the date thereof, such Increment, in an amount not to exceed six hundred thousand dollars ($600,000.00) per year, would be pledged and dedicated to the payment of Public Amenity Projects to be collected and deposited as received to the Trust Fund; and

WHEREAS, the pledge and dedication of the Increment is set to expire, and in order for the District to continue to collect the Increment for deposit into the Trust Fund for economic development projects, the City desires to agree to the continuation and renewal of such

designation to the local sales and use taxes and the pledge, dedication, collection and deposit of such Increment to the Trust Fund; and

WHEREAS, on November 12, 2025, the board of the New Orleans City Park Taxing District adopted Resolution 2025-01 requesting the New Orleans City Council to extend the City's participation in the District until January 23, 2032 and to increase the maximum amount of funds the district may receive in any given year from six hundred thousand dollars ($600,000.00) to seven hundred thousand dollars ($700,000.00), and that the acquisition of equipment required to achieve the purposes of the District shall be authorized as a permitted use of the funds; and

WHEREAS, The City agrees the amount the District may receive from such Increment shall not exceed seven hundred thousand dollars ($700,000.00) and that the acquisition of equipment shall be authorized as may be required to achieve the purposes of the District be added as a permitted use of the funds; and

WHEREAS, the District will recognize the contribution of the City's share of sales and use taxes pledged and dedicated to the Trust Fund by installing signage or any other appropriate display at any Public Amenity Project (as hereinafter defined) within New Orleans City Park.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS and agrees to the continuation and renewal of (i) that the Designated Sales Taxes and (ii) that for a period of six (6) years from the expiration date of January 23, 2026, such increment in an amount not to exceed seven hundred thousand dollars ($700,000.00) per year, is hereby pledged and dedicated to the payment Public Amenity Projects within the District, including the acquisition of equipment dedicated for such purposes shall continue to be collected and deposited as received to the Trust Fund, all in the manner described in the preamble hereto;

provided that the District continues to recognize the contribution of the City's share of sales and use taxes pledged and dedicated to the Trust Fund by installing signage or any other appropriate display at any Public Amenity Project within New Orleans City Park.

SECTION 2. The Mayor and her/his staff are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

SECTION 3. If any section, clause or provision of this ordinance should be declared by the courts to be invalid, the same shall not affect the validity of this ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION 4. The provisions of this Ordinance shall become effective immediately.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
CLERK OF COUNCIL

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

MOTION

(LYING OVER)
NO. M-25-182

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.

RESOLUTION

NO. R-25-600

CITY HALL: December 4, 2025

BY: COUNCILMEMBER THOMAS

SECONDED BY:

A RESOLUTION urging the port of New Orleans and the Harbor Police Department to produce a formal report on the status of the investigation into the disappearance of Darius Clement.

WHEREAS, the New Orleans City Council is committed to ensuring transparency, accountability, and collaboration among all public safety and governmental agencies operating within the City of New Orleans; and

WHEREAS, on or about April 21, 2025, Port of New Orleans employee, Darius Clement, was reported missing, prompting concern from family members, community advocates, and the public regarding his safety, the circumstances of his disappearance, and the progress of efforts to locate him; and

WHEREAS, the Port of New Orleans, through its law-enforcement arm, the Harbor Police Department, has jurisdiction over certain areas and waterways that may be relevant to the investigation into Mr. Clement's disappearance; and

WHEREAS, family members and community members have expressed the need for clear communication and timely updates regarding investigative steps taken by agencies with relevant jurisdiction; and

WHEREAS, the City Council recognizes that the effective coordination of investigative information is essential to building public trust and supporting families affected by missing-person cases; **NOW THEREFORE**

BE IT RESOLVED, That the New Orleans City Council formally urges the Port of New Orleans and the Harbor Police Department to produce a written report, within 30 days of adoption of this resolution, on the status of the investigation into the disappearance of Darius Clement.

BE IT FURTHER RESOLVED, That this report shall include, to the extent permissible by law and without compromising any active investigative steps:

1. A summary of the Harbor Police Department's investigative actions to date;
2. Any coordination or information-sharing with other agencies;
3. An outline of next steps or ongoing investigative priorities; and
4. Any recommendations for interagency support or resources that may aid in resolving the case.

AND BE IT FURTHER RESOLVED, That the Council extends its continued concern, support, and solidarity to the family and loved ones of Darius Clement and affirms its commitment to ensuring that every missing-person case is addressed with diligence, transparency, and urgency.

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

YEAS:

NAYS:

ABSENT:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-25-604

CITY HALL: December 4, 2025

BY: COUNCILMEMBER MORRELL

SECONDED BY:

A RESOLUTION requesting the Industrial Development Board of the City of New Orleans consider changes to its by-laws to increase transparency, maximize stakeholder engagement, and ensure economic development projects provide a strong financial return that benefits both businesses and residents.

WHEREAS, the Industrial Development Board of the City of New Orleans (IDB) serves as an economic development driver for Orleans Parish; and

WHEREAS, the IDB's primary tool for incentivizing new projects, creation and retention of jobs, and revitalization of existing sites is by the granting of Payment in Lieu of Taxes (PILOTs) and tax-exempt bonds; and

WHEREAS, PILOTs provide reductions in ad valorem taxes as an incentive for economic development, this incentive has a direct impact on local governing authorities, like the City and the Orleans Parish School Board, whose operating budgets are substantially dependent on ad valorem tax revenues; and

WHEREAS, the process for granting reductions in ad valorem taxes should be done judiciously and with careful scrutiny of projects to ensure that local governing authorities are receiving a return for their investment; and

WHEREAS, the current process for granting PILOTs is not codified in law or in the IDB by-laws, IDB meetings are often held in inconvenient locations or locations with limited space for public participation, and the IDB's ranked list of primary activity priorities is out-of-step with the City's economic development goals; and

WHEREAS, prioritizing agriculture over major industry, and parking lot development over transportation development are just a few examples of how the IDB by-laws do not reflect the economic development needs of Orleans Parish; and

WHEREAS, the Council encourages the IDB to engage in a comprehensive evaluation and amendment process for its by-laws to improve transparency, public engagement, oversight, and process; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the New Orleans City Council requests the Industrial Development Board ("IDB") approval process, to vest in the City Council the final approval of the payment in lieu of tax ("PILOT") incentive for a development project upon IDB's recommendation, and establish in its by-laws a detailed process for a development project to proceed from initial application to IDB recommendation.

BE IT FURTHER RESOLVED, That the City Council requests 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.

BE IT FURTHER RESOLVED, That the City Council requests the IDB perform a comprehensive audit of all PILOTs granted in the last ten years analyzing all of the following criteria: (1) the project's proposed benefit versus the proven benefit to businesses and residents; (2) whether applicants undervalued property for lower taxes, and how did applicant valuations differ from third party appraisals; (3) detailed accounting of how long projects took to complete after the initial granting of a PILOT, if delays played a role in diminished project return, if re-negotiation could have improved the projected return, and how IDB can improve its evaluation criteria to ensure PILOTs are recommended for projects with the highest benefit return.

BE IT FURTHER RESOLVED, That the Clerk of Council transmit certified copies of this resolution to all members of the Industrial Development Board of the City of New Orleans.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-25-605

CITY HALL: December 4, 2025

BY: COUNCILMEMBER GREEN (BY REQUEST)

SECONDED BY:

RESOLUTION

RESOLUTION PROVIDING PRELIMINARY APPROVAL AND AUTHORIZATION FOR THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED MILLION DOLLARS ($300,000,000) OF NEW ORLEANS AVIATION BOARD REVENUE AND REFUNDING BONDS IN ONE OR MORE SERIES TO PAY OFF AND DISCHARGE THE SERIES 2024 BOND ANTICIPATION NOTES; TO FINANCE CAPITAL IMPROVEMENTS AT THE LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the New Orleans Aviation Board (the "**Aviation Board**") is charged with the administration, operation, and maintenance of the Louis Armstrong New Orleans International Airport (the "**Airport**") pursuant to Article V, Section 5-602 of the Home Rule Charter of the City of New Orleans, Louisiana (the "**City**"); and

WHEREAS, Part XIV of Chapter 4 of Subtitle II of Title 39 of the Louisiana Revised Statutes of 1950, as amended, in particular Section 1034(D) thereof, together with other constitutional and statutory authority supplemental thereto, including, without limitation, La. R.S. 39:1430, and La. R. S. 39:1444 through 1455 inclusive, (collectively, the "**Act**"), authorizes the issuance of revenue bonds by the Board in its own name payable out of the income revenues and receipts derived, or to be derived, from the properties or facilities administered, maintained, or operated by the Board, subject to the approval of such issuances by the City Council and the State Bond Commission; and

WHEREAS, the Aviation Board did adopt on November 20, 2025, a resolution captioned:

RESOLUTION PROVIDING PRELIMINARY APPROVAL AND AUTHORIZATION FOR THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED MILLION DOLLARS ($300,000,000) OF NEW ORLEANS AVIATION BOARD REVENUE AND REFUNDING BONDS IN ONE OR MORE SERIES TO PAY OFF AND DISCHARGE THE SERIES 2024 BOND ANTICIPATION NOTES; TO FINANCE CAPITAL IMPROVEMENTS AT THE LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

(the "**Authorizing Resolution**");

WHEREAS, the Council desires to authorize and approve the issuance by the Aviation Board of not to exceed Three Hundred Million Dollars ($300,000,000) of New Orleans Aviation Board Revenue and Refunding Bond, Series 2025, in one or more series (the "**Series 2025 Bonds**"), to pay off and discharge all of the Series 2024 Bond Anticipation Notes (the "**Series 2024 BANS**"), to pay for the costs of the Capital Improvements at the Airport, to pay capitalized interest with respect to the components of Capital Improvements through their placed in service dates, to pay for the costs of issuing the Series 2025 Bonds, and to fund a debt service reserve for the Series 2025 Bonds as required by the General Indenture; and

WHEREAS, the Council desires to authorize and approve the issuance by the New Orleans Aviation Board of the Series 2025 Bonds in one or more series in its own name for the purposes described in the Authorizing Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Council, acting as the Governing Authority of the City of New Orleans, Louisiana (the "**City**"), that:

Section 1. **Authorization and Approval of Series 2025 Bonds.** The Council does hereby authorize and approve the issuance, sale, and delivery from time to time by the New Orleans Aviation Board in its own name pursuant to the provisions of La. R.S. 39:1034 in combination with other constitutional and statutory authority supplemental thereto, including without limitation La. R.S. 39:1430 of not to exceed Three Hundred Million Dollars ($300,000,000) of General

Airport Revenue and Refunding Bonds (the "Series 2025 Bonds") in one or more series for the purposes described in the Authorizing Resolution attached hereto as **Exhibit A**, all of which shall be secured by and payable from the income, revenues, and receipts derived or to be derived from the properties or facilities administered, maintained or operated by the Aviation Board at the Airport as permitted in the Authorizing Resolution. The Council does hereby authorize the Mayor and the Director of Finance to countersign the Series 2025 Bonds when issued. The execution by the Mayor, or in her absence, the appropriate officer of the City, and the attestation of the Mayor's signature by the Director of Finance shall constitute due evidence of the approval of such document by the officer executing same by and behalf of the City.

Section 2. Approval of Execution of Eleventh Supplemental Indenture Relating to Series 2025 Bonds when issued. In order to deliver the Series 2025 Bonds, the Council does hereby authorize and approve the Eleventh Supplemental Indenture to the General Revenue Bond Trust Indenture dated as of February 1, 2009 (the "**General Indenture**") with such provisions as shall be approved by the officer of the Aviation Board executing same and bond counsel to the Aviation Board.

Section 3. Approval of Execution of Other Certificates or Documents. In order to facilitate the desire of the Aviation Board as set forth in the Authorizing Resolution, the Council does hereby authorize and approve the execution and delivery by the Mayor or in her absence an appropriate officer of the City on behalf of the City of the Eleventh Supplemental Indenture, certificates and other documents necessary in order to accomplish the issuance of the Series 2025 Bonds. The Council does hereby authorize the Mayor and the Director of Finance to countersign the Series 2025 Bonds when issued. The execution by the Mayor, or in her absence an appropriate officer of the City, and the attestation of either's signature by the Director of Finance to any

documents contemplated by this resolution shall constitute due evidence of the approval of such document by the officer executing same by and on behalf of the City.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

EXHIBITS:

EXHIBIT A Authorizing Resolution

EXHIBIT A

NEW ORLEANS AVIATION BOARD AUTHORIZATION RESOLUTION
REVENUE AND REFUNDING BONDS

(SHOWN ON THE NEXT PAGE)

EXHIBIT A

RESOLUTION PROVIDING PRELIMINARY APPROVAL AND AUTHORIZATION FOR THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED MILLION DOLLARS ($300,000,000) OF NEW ORLEANS AVIATION BOARD REVENUE AND REFUNDING BONDS IN ONE OR MORE SERIES TO PAY OFF AND DISCHARGE THE SERIES 2024 BOND ANTICIPATION NOTES; TO FINANCE CAPITAL IMPROVEMENTS AT THE LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

(SHOWN ON THE NEXT PAGE)

RESOLUTION PROVIDING PRELIMINARY APPROVAL AND AUTHORIZATION FOR THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED MILLION DOLLARS ($300,000,000) OF NEW ORLEANS AVIATION BOARD REVENUE AND REFUNDING BONDS IN ONE OR MORE SERIES TO PAY OFF AND DISCHARGE THE SERIES 2024 BOND ANTICIPATION NOTES; TO FINANCE CAPITAL IMPROVEMENTS AT THE LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the New Orleans Aviation Board (the "**Aviation Board**") through its Board of Commissioners (the "**Commissioners**") is charged with the administration, operation, and maintenance of the Louis Armstrong New Orleans International Airport (the "**Airport**") pursuant to Article V, Chapter 6, Section 5-602 of the Home Rule Charter of the City of New Orleans, Louisiana (the "**City**"); and

WHEREAS, Part XIV of Chapter 4 of Subtitle II of Title 39 of the Louisiana Revised Statutes of 1950, as amended, particularly La. R.S. 39:1034 (D) and (F), together with the other constitutional and statutory authority supplemental thereto, including without limitation, the provisions of Chapter 13 of Subtitle III of Title 39, including La. R.S. 39:1430 and the provisions of Chapter 14-A of Title 39 (La. R.S. 39:1444 through 1456, inclusive) of the Louisiana Revised Statutes of 1950, as amended (collectively, the "**Act**"), authorize the issuance of revenue bonds by the Aviation Board in its own name payable out of the income, revenues, and receipts derived or to be derived from the properties or facilities administered, maintained, or operated by the Aviation Board, subject to the approval of such issuance by the Council of the City (the "**Council**"); and

WHEREAS, the following designated general airport revenue bonds and subordinate obligations have been issued and are outstanding pursuant to the provisions of that General Revenue Bond Trust Indenture dated as of February 1, 2009 (the "**General Indenture**") among the Board, the City, and The Bank of New York Mellon Trust Company, N.A., (the "**Trustee**") as amended by their applicable Supplemental Indentures and remain outstanding as follows:

(i) "**Series 2017 Bonds**" issued pursuant to a Third Supplemental Indenture dated as of May 1, 2017 (the "**Third Supplemental Indenture**");

(ii) "**Series 2019 Bonds**" issued pursuant to a Fifth Supplemental Indenture dated as of December 1, 2019 (the "**Fifth Supplemental Indenture**");

(iii) "**Series 2023 Bonds**" issued pursuant to a Seventh Supplemental Trust Indenture dated as of April, 2023 (the "**Seventh Supplemental Indenture**);

(iv) "**Draw-Down Bond Anticipation Notes Series 2024**" (the "**Series 2024 BANS**") issued pursuant to an Eight Supplemental Indenture dated as of February 1, 2024 (the "**Eighth Supplemental Indenture**");

(v) "**Series 2024 Bonds**" issued pursuant to a Ninth Supplemental Indenture dated as of November 1, 2024 (the "**Ninth Supplemental Indenture**");

(vi) "**New Orleans Aviation Board General Airport Revenue Interim Drawdown Note (AMT) (North Terminal Project) Series 2025**" issued pursuant to a Tenth Supplemental Indenture dated as of September 1, 2025 (the "**Tenth Supplemental Indenture**");

WHEREAS, the Aviation Board has determined to issue not to exceed **Three Hundred Million Dollars ($300,000,000)** of New Orleans Aviation Board Revenue and Refunding Bonds (the "**Series 2025 Bonds**") in one or more series to pay off and discharge the Series 2024 BANS as planned and to finance capital improvements at the Airport identified in **Exhibit "A"** hereto (the "**Capital Improvements**"), including planning, architectural, engineering, and similar costs, for constructing and equipping the Capital Improvements; and

WHEREAS, the Series 2025 Bonds will be issued in one or more series pursuant to an Eleventh Supplemental Indenture to the General Indenture to pay off and discharge all of the Series 2024 BANS, to pay for the costs of the Capital Improvements at the Airport, to pay capitalized interest with respect to the components of Capital Improvements through their placed in service dates, to pay for the costs of issuing the Series 2025 Bonds, and to fund a debt service reserve for the Series 2025 Bonds as required by the General Indenture; and

WHEREAS, the Aviation Board anticipates that a portion of the costs (the "**Original Expenditures**") of the Capital Improvements may be paid from the general fund or other available moneys prior to the issuance of the Series 2025 Bonds; and

WHEREAS, the Aviation Board reasonably expects to reimburse the Original Expenditures with proceeds of the Series 2025 Bonds to be issued under the General Indenture;

NOW THEREFORE, BE IT RESOLVED:

SECTION 1. The Aviation Board hereby incorporates and adopts the preamble clauses as is fully stated herein and hereby further authorizes and approves the Series 2025 Bonds in one or more series in an aggregate principal amount not to exceed **Three Hundred Million Dollars ($300,000,000)** as described in the preamble clauses. This resolution also is the affirmative official action of the Aviation Board acting by and through its Commissioners towards the issuance of that portion of the Series 2025 Bonds to finance the Capital Improvements in accordance with the United States Treasury Department Regulations, Section 1.150-2.

SECTION 2. The Series 2025 Bonds are to be issued under the General Indenture at either fixed rates not exceeding eight percent (8.00%) per annum with maturities not exceeding thirty-one (31) years from the issue date of the Series 2025 Bonds. The Series 2025 Bonds shall be payable from the income, revenues, and receipts derived or to be derived from the properties or facilities administered, maintained, or operated by the Aviation Board at the Airport or such

portion of such revenues as may be determined by the Aviation Board in a supplemental sale resolution.

SECTION 3. Upon issuance of the Series 2025 Bonds, Original Expenditures will be reimbursed from a portion of the proceeds of the Series 2025 Bonds during the reimbursement period as described in United States Treasury Department Regulations, Section 1.150-2(d)(2).

SECTION 4. Application is hereby made to the Louisiana State Bond Commission for consent, authority, and approval of the Series 2025 Bonds. The not-to-exceed costs of issuance attached hereto as **Exhibit B** for the Series 2025 Bonds and the Series 2025 are hereby approved.

By virtue of the Aviation Board's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, the Aviation Board resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc.", adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

SECTION 5. In order to satisfy the "Public Approval" requirement of Section 147(f) of the Code with respect to the Series 2025 Bonds which may be issued as qualified airport private activity tax-exempt bonds to finance the Capital Improvements, the Aviation Board will cause a public hearing to be held to afford all interested individuals a reasonable opportunity to express their views, both orally and in writing, concerning the intention of the Aviation Board to issue the Series 2025 Bonds. The Director of Aviation, or in his absence any proper officer of the Aviation Board is hereby authorized, empowered, and directed to (i) execute and publish a Notice of Public Hearing regarding the Intention to Issue the Series 2025 Bonds and a Notice of Public Hearing in the form approved by Bond Counsel, in the Times-Picayune, a daily newspaper published in and of general circulation in the City and (ii) conduct one or more such public hearings on dates and times and at places to be selected by said officer with the concurrence of Bond Counsel as may be required under the circumstances.

SECTION 6. A copy of this resolution shall be published as soon as possible after its adoption in the official journal of the Aviation Board. For a period of thirty (30) days from the date of such publication any person in interest shall have the right to contest the legality of this resolution and of the Series 2025 Bonds to be issued pursuant hereto and the provisions securing the Series 2025 Bonds. After the expiration of said thirty (30) days, no one shall have any right of action to contest the validity of the Series 2025 Bonds or the provisions of this resolution, and the Series 2025 Bonds shall be conclusively presumed to be legal and no court shall thereafter have authority to inquire into such matters.

SECTION 7. The prior selection of Butler Snow LLP as Bond Counsel to the Aviation

Board in accordance with the prior request for qualifications for Bond Counsel and evaluations of the responses thereto is hereby ratified. Further the Commissioners do hereby ratify the retention of Auzenne & Associates, L.L.C., as SL-DBE Bond Counsel for the Aviation Board

SECTION 8. The Aviation Board does hereby formally request of the City Council that it adopt a resolution approving the issuance, sale and delivery of the Series 2025 Refunding Bonds and the Series 2025 Bonds and authorizing the taking of all actions and execution of all documents needed to accomplish the purposes hereof.

This Resolution was offered by _____ and seconded by _____ and having been submitted to a vote, the vote hereon was as follows:

Board Member	**Yea**	**Nay**	**Absent**	**Recused**
Hon. Michael G. Bagneris, Chairman				
J. Douglas Thornton, Vice-Chairman				
Octave J. "Todd" Francis III				
Chief Justice Bernette J. Johnson (Retired)				
Ruth Kullman				
Gregory W. Carroll				
Roger H. Ogden				
Gary L. Smith, Sr.				
Hon. Neil C. Abramson				

This resolution was adopted on the 20th day of November, 2025.

_____
Hon. Michael G. Bagneris, Chairman
New Orleans Aviation Board

EXHIBIT A

CAPITAL IMPROVEMENTS

	Project Name	Total Costs	Hard Costs	Soft Costs	Contingency	Series 2025 Bonds	Other Funds
	CIP Projects						
MII #2	South Terminal Demo (Conc A-B)	$ 24,195,246	$ 18,000,000	$ 2,700,000	$ 3,495,246	$ 24,195,246	$ -
MII #2	Airfield Emergency Repair	$ 11,425,533	$ 8,500,000	$ 1,275,000	$ 1,650,533	$ 11,425,533	$ -
MII #2	Airfield Lighting Vault - Regulator Upgrades	$ 6,720,902	$ 5,000,000	$ 750,000	$ 970,902	$ 6,720,902	$ -
MII #2	Conc A Sewer Relo	$ 13,441,803	$ 10,000,000	$ 1,500,000	$ 1,941,803	$ 13,441,803	$ -
MII #2	Storm Water Pump Station upgrades (RR, Security, Rplc VFDs)	$ 16,130,164	$ 12,000,000	$ 1,800,000	$ 2,330,164	$ 16,130,164	$ -
MII #2	Existing Elevator Oil Coolers	$ 672,090	$ 500,000	$ 75,000	$ 97,090	$ 672,090	$ -
MII #2	Ancillary Office Expansion	$ 1,344,180	$ 1,000,000	$ 150,000	$ 194,180	$ 1,344,180	$ -
MII #2	CUP Discharge Lift Station and Water Recirculation	$ 2,688,361	$ 2,000,000	$ 300,000	$ 388,361	$ 2,688,361	$ -
MII #2	Elevated Roadway Repairs	$ 3,360,451	$ 2,500,000	$ 375,000	$ 485,451	$ 3,360,451	$ -
MII #2	Planning, Design/PDD, Soft Costs for Master Plan/ACIP (<10% Phase 1)	$ 17,021,000	$ -	$ 17,021,000	$ -	$ 17,021,000	$ -
MII #2	MSY Security/Ops/I.T. Enhancements	$ 2,688,361	$ 2,000,000	$ 300,000	$ 388,361	$ 2,688,361	$ -
MII #2	AOA Perimeter Fence Upgrades	$ 7,527,410	$ 5,600,000	$ 840,000	$ 1,087,410	$ 7,527,410	$ -
FAA/AIP	Runway 2-20 Rehab (AIP 75/25)	$ 33,982,450	$ 27,052,450	$ 6,930,000	$ -	$ 5,547,976	$ 28,434,474
Emergency	13.8kv Elec Feeder and Cooling Tower Elec	$ 7,200,000	$ 6,000,000	$ 1,200,000	$ -	$ 7,200,000	$ -
Emergency	Fire Water Tank inlet/outlet, Bypass, and Recertification	$ 900,000	$ 750,000	$ 150,000	$ -	$ 900,000	$ -
CO 44	CBIS Expansion: Addition of 5th EDS in CBIS, and 2nd Mainline in Sortation	$ 36,915,000	$ 32,100,000	$ 4,815,000		$ 36,915,000	$ -
CO 44	Pavement and Piles - Terminal, Conc Connector	$ 21,585,500	$ 18,770,000	$ 2,815,500		$ 21,585,500	$ -
CO 44	BHS Upgrade - Devicenet to Ethernet	$ 14,148,000	$ 13,100,000	$ 1,048,000		$ 14,148,000	$ -
CO 44	Sewer - Terminal	$ 13,092,750	$ 11,385,000	$ 1,707,750		$ 13,092,750	$ -
CO 44	North / South Connector - Enabling	$ 24,800,000	$ 24,800,000	$ -		$ 2,400,000	$ 22,400,000
CO 44-B	North-South Connector Phase 2 (AIG 75/15/10)	$ 1,985,967	$ 1,985,967	$ -		$ -	$ 1,985,967
CO 44-B	North-South Connector Phase 4 (AIG 75/10/15)	$ 16,439,816	$ 15,364,815	$ 1,075,000		$ 1,075,000	$ 15,364,816
	North-South Connector Phase 4 (AIG 75/10/15)	$ 34,574,000	$ 32,274,000	$ 2,300,000		$ 2,300,000	$ 32,274,000
CO 44-B	BHS Elevator Enhancements - Hard Cost	$ 4,600,000	$ 4,000,000	$ 600,000		$ 4,600,000	$ -
CO 44-B	TSA Security Checkpoint (ELBC and Door Upgrades)	$ 4,025,000	$ 3,500,000	$ 525,000		$ 603,750	$ 3,421,250
CO 44-B	Entrance Monument Sign	$ 5,750,000	$ 5,000,000	$ 750,000		$ 862,500	$ 4,887,500
CO 44-B	Departures Canopy Extension	$ 9,372,500	$ 8,150,000	$ 1,222,500		$ 1,405,875	$ 7,966,625
CO 44-B	Emergency Inverter/Emerg Lighting Upgrades - Hard Cost	$ 1,725,000	$ 1,500,000	$ 225,000		$ 1,725,000	$ -
CO 44-B	Wayfinding Enhancements South Campus / Airline Hwy - Hard C	$ 2,300,000	$ 2,000,000	$ 300,000		$ -	$ 2,300,000
CO 44-B	Admin Office Upgrades (Concessions Ofc, STC, etc) - Hard Cost	$ 920,000	$ 800,000	$ 120,000		$ 138,000	$ 782,000
							$ -
	Total Series 2025 CIP Projects	**$ 341,531,483**	**$ 275,632,232**	**$ 52,869,750**	**$ 13,029,500**	**$ 221,714,851**	**$ 119,816,632**

EXHIBIT B

COSTS OF ISSUANCE

		NTE Costs of Issuance	
Butler Snow LLP	Co-Bond Counsel	$	184,752.36
Auzenne & Associates, L.L.C.	Co-Bond Counsel	$	86,147.64
State of Louisiana	State Bond Commission Fee	$	111,775.00
Butler Snow LLP	POS/OS Fee	$	95,000.00
Frasca & Associates, LLC (and the Hackett Group)	Financial Advisory	$	320,000.00
Unison Consulting	Feasibility Consultant	$	250,000.00
Bank of New York Mellon Trust Company	Trustee	$	15,000.00
Gregory A. Pletsch & Associates	Trustee	$	15,000.00
TBD	Underwriter Fees	$	1,800,000.00
TBD	Underwriter Counsel Fees	$	75,000.00
Image Master	POS/OS Posting	$	15,000.00
NOAB	Issuer Advertising Costs	$	5,000.00
[Moody's, Fitch & S&P]	Rating Agency	$	600,000.00
AGM/ BAM or other entity	Insurance	$	2,000,000.00
		$	**5,572,675.00**

Name: Diane Buckley Ext.: 504-303-7600

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: Resolution to City Council to allow the New Orleans Aviation Board ("NOAB") to issue NOAB General Airport Revenue Refunding Bonds (the Series 2025 Bonds) in one or more series to pay off and discharge all of the Series 2024 Bond Anticipation Notes (the Series 2024 BANS).

1. _____
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. _____
Executive Assistant for Intergovernmental Relations

5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

COUNCILMEMBERS PRESENT: _____ ABSENT: _____

AMENDMENTS: FINAL ADOPTION:

MOVED:
2, u:
YEAS:
NAYS:
ABSENT:
RECUSED:

6. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3(R)

1679

LEGISLATIVE SUMMARY
TO ACCOMPANY RESOLUTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: The New Orleans Aviation Board

Name of Contact Person: Diane Buckley

Telephone Number: 504-303-7600

Email Address: dianeb@flymsy.com

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF DOCUMENT

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

Issuance of not to exceed Three Hundred Million ($300,000,000) of New Orleans Aviation Board General Airport Revenue Refunding Bonds (GARBs) in one or more series. The GARBs will be used to finance the costs of the Additional Capital Improvements at the Louis Armstrong New Orleans International Airport (the "Airport"), to pay for the costs of issuing the Series 2025 Bonds, and to fund a debt service reserve for the Series 2025 Bonds as required by the General Indent at the Louis Armstrong N.O. Orleans International Airport; & to provide for other matters in connection therewith.

REQUESTED ADOPTION DATE: _____

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